

NAZEING PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Thursday 13th August 2020 at 8pm.

Members present: Cllrs Joslin (Chairman of the Planning Committee), Arnold, Benton, Carter, Clarkson, Shorter, Skipper, Stock.

Also present: Lorraine Ellis (Clerk), 3 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

None.

3. Councillor Resignation:

The Council has been advised that Cllr Smith has resigned from the Parish Council. The Clerk advised that Cllr Smith had written to all the Cllrs advising of her decision, including the reason for the resignation and that Cllr Smith had not been happy with the Clerk's responses on certain matters.

4. Public participation:

Cllr Joslin proposed that participation would be included at the appropriate item.

5. Declarations of Interest:

None.

6. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 9th July 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

7. Enforcement Notices/Appeals:

It was noted that no closed Enforcement Cases or Appeals have been received.

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1498/20 **Officer:** Brendan Meade
Applicant Name: Mr J & Ms N Chambers & Griffith
Location: Carlton Farm, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Proposed two storey rear extension.

Cllr Arnold proposed no objection. Cllr Clarkson seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection.

- (b) **Application No:** EPF/0957/20 **Officer:** Natalie Price
Applicant Name: Messrs Brien, O'Brien, & Connors
Location: Land at Homefield Nursery, Meadgate Road, Nazeing, EN9 2PB

Proposal: Proposed provision of 6 Gypsy/Traveller pitches each comprising 1 mobile home and 1 touring caravan together with the provision of hardstanding & boundary fencing.

It was noted that Cllr Skipper joined the meeting during discussion on this item (connection problems).

Cllr Joslin outlined some information about the application. Cllr Shorter made reference to the former Total Site being a contaminated site and also that this is a retrospective planning application.

Cllr Shorter proposed object to the application as the site is not fit for residential purposes and in addition, the Parish of Nazeing has a high concentration of Traveller sites. Cllr Skipper seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – to object to the application for the following reasons

(i) The site is not fit for residential purposes due to the potential land contamination issues, as identified by the District Council

(ii) It is not in accordance with the Submission version of the EFDC Local Plan. Policy SP2 sets out the approach of the District Council to Traveller sites in the District and additional pitches provided through allocation of sites (No additional sites identified for Nazeing or Roydon)

(iii) The proposed development is contrary to Government guidelines in relation to concentrations of Traveller sites

(iv) The Parish of Nazeing has a high concentration of Traveller sites, probably one of the highest in the Epping Forest District. According to the EFDC Public Register of Licensed Gypsy Sites dated Dec 2018:- The total number of Sites in the District is 30: in Nazeing – 10; in Roydon Parish, adjoining Nazeing – 15; in the remainder of the District - 5.

The total number of Pitches in the District is 111; in Nazeing – 55; in Roydon – 46; in remainder of the District – 10.

In addition, the Council was concerned that work appears to have already started on the site, prior to permission being sought and granted.

(c) Application No: EPF/1580/20 **CLD Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Gary Berry
Location: Osborne, Nazeing Road, Waltham Abbey, EN9 2HU

Proposal: Application for a Certificate of Lawful Development for Existing storage of building materials.

The applicant's representative provided some information on the previous application, which had permission refused. The District Council did not pursue any enforcement action. As ten years have elapsed, the applicant has now applied for permission under a Certificate of Lawful Development (CLD) application.

Cllr Clarkson asked if anything had been received from neighbours and Cllr Arnold asked if anything had been received from residents. It was noted no letters had been received from neighbours or residents. Cllr Skipper clarified the position of the building, if it was positioned away from neighbouring properties, which it is.

Cllr Clarkson proposed no objection due to the location, no complaints from neighbours / residents, continued use & no enforcement action taken by EFDC. Cllr Arnold seconded the proposal. Seven Cllrs were in favour of the proposal and one Cllr was against the proposal.

Resolved – no objection to the application as

(i) The location of the storage is down the bottom of the garden,

(ii) There have been no complaints from neighbours or residents,

(iii) It has continued to be used to store building materials and

(iv) There has been no enforcement action taken by the District Council.

These are provided for information only, EFDC do not normally accept comments on these applications.

(d) Application No: EPF/1540/20 **Officer:** Graham Courtney
Applicant Name: Mr Filipe Souze
Location: 14 Langley Green Nazeing Road, Nazeing, Waltham Abbey, EN9 2JJ

Proposal: Prior approval for a 6 metre deep single storey rear extension, height to eaves 3 metres and maximum height 3,27 metres.

Resolved – no comment.

9. Nazeing Marina Village Planning Application:

The developer covered some background details, the information available and what had been sent to the District Council. He continued by saying that the Government have introduced new guidelines to free up land for residential properties. These new guidelines would be beneficial for the developer at Nazeing Glassworks but he is

committed to the scheme and would like Nazeing to benefit from the s106 financial agreements. Consequently he is asking the Parish to support him, as the developer, and to ask the District Council to include the application on the District Development Management Committee (DDMC) meeting on 16/09/20 if possible.

Cllr Skipper sees this as a very important development for Nazeing & the residents and believes the Council should be asking County Cllr Jackson and Rt. Hon. Robert Halfon MP for their support. She is concerned that Nazeing could miss out on the s106 financial benefits to the village. Cllr Shorter queried whether people had checked the new legislation and it could mean that Nazeing losses out financially. Cllr Benton says it was not supported by all Cllrs and there were objections by some residents. Cllr Clarkson stated again that there is a lot of benefit for residents.

A resident asked if the application was bypassing the Area Planning Sub-Committee. The developer clarified that due to size of the application, it goes straight to DDMC. The resident then asked if it was about the 'white paper' and the developer advised that it wasn't. The resident then asked a final question as to whether Essex Highways (EH) have responded. The developer replied that EH have raised no objection in principle. He continued by saying that there will be provision of a new bus for Epping Forest Community Transport which will provide an additional service for Nazeing.

Cllr Joslin proposed that this Council had already voted to support the application and now should support the proposal to request that it is submitted to DDMC. Cllr Shorter seconded the proposal. Seven Cllrs were in favour of the proposal and one Cllr abstained. It was resolved the Council will request that the application is submitted to DDMC meeting on 16/09/20.

Cllr Skipper proposed in addition that the Council also ask County Cllr Jackson and Rt. Hon. Robert Halfon MP for their support for the application. Cllr Shorter seconded the proposal. Seven Cllrs were in favour of the proposal and one Cllr abstained. It was resolved the Council should ask County Cllr Jackson and Rt. Hon. Robert Halfon MP for their support for the application.

10. Refurbishment of Riverside Noticeboard: DS

Costs were circulated to Cllrs before the meeting. There was a brief discussion about refurbishment of the Riverside Noticeboard, as currently it is very difficult for residents to read the notices. Cllr Stock has offered to install the new Perspex, if the Council are in agreement.

Cllr Joslin proposed a maximum of £50 to be spent to refurbish the noticeboard with new Perspex. Cllr Arnold seconded the proposal. All Cllrs were in favour of the proposal. It was resolved to spend a maximum of £50 to refurbish the Riverside noticeboard with new Perspex and Cllr Stock to install it. **Action Cllr Stock.**

It was noted that Cllr Arnold departed from the Council meeting at this point.

11. Replacement Service for Disposal of Council's Trade Waste

Costs were circulated to Cllrs before the meeting. The Clerk covered the issues with the current service of using blue bags and has proposed a lockable wheelie bin to replace the existing service for the disposal of the Council's trade waste. It was agreed to replace the existing blue bags with a lockable wheelie bin service and that

Cllr Clarkson & the Clerk would cover the costs in more detail and include a proposal at the September Council meeting. **Action Cllr Clarkson & the Clerk.**

12. Financial Matters:

Costs were circulated to Cllrs before the meeting. Budget has been allocated for a replacement laptop, software and associated hardware for the office. Cllr Benton proposed a budget of up to £750 (including VAT) to purchase a replacement laptop, in addition software to be purchased and not rented. Cllr Carter seconded the proposal. All Cllrs were in favour of the proposal. It was resolved to spend a maximum of up to £750 (including VAT) to purchase a replacement laptop, in addition software to be purchased.

13. Essex Highways Pothole Initiative:

County Cllr Jackson will be able to get a number of potholes repaired in the County as a priority. It was agreed that Cllrs would send the Clerk details of potholes requiring repair by 17/08/2020. Additional information can follow at a later date.

14. Information Items and other items for next agenda:

Information Items

a) A resident asked to please pass on her thanks to Cllr David Stock for his help at the beginning of August in clearing the roof space of St Giles Church hall.

b) Cllr Carter advised that application EPF/0897/20 Land at Bentons Farm, Middle Street, Bumbles Green was considered at Area Plans West and it is now going to be considered at DDMC meeting. The applicant thanked the Council for their support.

It was noted that there were no items for the next agenda.

15. Date of next Planning Committee meeting. 3rd September 2020.

Meeting closed 9:35pm.

Signed by the Chairman: **Date:**