

NAZEING PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Thursday 3rd September 2020 at 8pm.

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

Also present: Lorraine Ellis (Clerk), 6 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Welcome and Introductions:

Cllr Joslin welcomed Cllrs & residents to the meeting.

2. Apologies for absence:

Cllr Arnold.

3. Public participation:

Cllr Joslin proposed that participation would be included if someone wished to speak on an item.

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 13th August 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

6. Enforcement Notices/Appeals:

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

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1496/20 **Officer:** Zara Seelig
Applicant Name: Mr Harrison Eales
Location: 30 North Street, Nazeing, Waltham Abbey, EN9 2NN

Proposal: Single storey rear extension and two storey side extension.

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

Resolved – no objection.

- (b) **Application No:** EPF/1637/20 **Officer:** Zara Seelig
Applicant Name: Ms Dawn Elsom
Location: Elmscroft, 123 A Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RF

Proposal: Retrospective application for raised decking and fencing following completion of rear extension.

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

Resolved – no objection.

- (c) **Application No:** EPF/1675/20 **Officer:** Marie-Claire Tovey
Applicant Name: Mr Tom Arnold
Location: Camps Grange, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Rebuild existing outbuilding and new garage with workspace over.

A resident stated that the applicant had re-submitted a previous application but that in this new planning application, he had included the agricultural building. He believes the applicant should have submitted two separate applications.

Cllr Shorter commented that it is a redundant agricultural building and believes it could be classed as Permitted Development (PD). However, the resident believes that it does not meet the requirements of a PD. Cllr Clarkson queried the garage, the resident said it is a new garage.

Cllr Skipper proposed no objection. Cllr Shorter seconded the proposal. Five Cllrs were in favour of the proposal, one Cllr was against the proposal and one Cllr abstained.

Resolved – no objection.

(d) **Application No:** EPF/1678/20 **Officer:** Alastair Prince
Applicant Name: Mr Darryl Berrecloth
Location: Common View Cottages, 1 A Bumbles Green, Nazeing, EN9 2SQ

Proposal: Conversion and extension of existing single storey attached garage for elderly person accommodation.

There were some queries regarding the lack of access from the proposed new accommodation to the main dwelling.

Cllr Benton proposed no objection. Cllr Skipper seconded the proposal. Six Cllrs were in favour of the proposal, one Cllr abstained.

Resolved – no objection.

8. New Scrap Metal Licence Site Application, Hoe Lane

The Council have been asked for any comments or representations (required by 13/09/20) regarding the new Scrap Metal Licence Site Application at the Birchwood Industrial Estate, Hoe Lane.

A resident advised that it is a problem with lorries already using Hoe Lane and he is concerned as it is only a small lane, which lorries already struggle to get past each other.

Cllr Stock said there are too many lorries using the lane, Cllr Benton agreed as well. Cllr Shorter was concerned with the implications of having a scrap metal site and shared the process involved with the Council. Cllr Clarkson also agreed that the lane is not suitable.

Cllr Shorter proposed that the Council should strongly object to the application. Cllr Clarkson seconded the proposal. All Cllrs were in favour of the proposal.

It was resolved that the Council will strongly object to the application for the following reasons

- i) Hoe Lane is already unsuitable for lorries, as two lorries are either unable to pass or to pass easierly, it is a single carriageway with a 6'6" width restriction after a few hundred yards.
- ii) The volume of traffic using Hoe Lane would increase due to lorries visiting the site with scrap metal and then further lorries dealing with the residue from the FRAG machine / screening process.
- iii) Concern with noise pollution, from the machines on site processing the scrap metal.
- iv) Concern with environmental pollution.
- v) The potential impact on the glasshouse sites within the vicinity and effect on food production.

9. Fernbank Nursery, Lower Nazeing

Cllr Shorter was concerned that the site could include a high number of dwellings and the Council would have no say with the new Permitted Development legislation. Several Cllrs were concerned with access to the site.

It was agreed to invite Peacock & Smith and their client Stallan Nazeing Ltd, to attend either the September or October Planning committee meeting, to discuss the site, the emerging revised proposals and to take on board any comments the Council may have.

10. Financial Matters:

It was resolved to authorise:

- i) Payments totalling £4,957.54
- ii) Transfer of £4,000 between bank accounts.

The Financial Summary for August 2020 was approved and will be signed by the Chairman after the meeting. It was noted that Cllrs Carter & Joslin (both authorised signatories on the bank account) will set up & approve direct credits this month.

Action Cllrs Joslin & Carter.

11. Essex Highways Pothole Initiative:

The Clerk has received requests from District Cllr Bassett for Common Road and Cllr Joslin for Belchers Lane and that these are included in the requests to Essex Highways. Two residents had also written to County Cllr Jackson, for pothole issues on Nazeing Road and the Nazeing Shopping Parade car park, although the parade may be Epping Forest District Council’s responsibility. Details to be sent to Essex Highways / County Cllr Jackson, as these requests will be within the ‘10 potholes per parish’ limit.

12. Information Items and other items for next agenda:

- a) Cllr Shorter is hoping to start the “Nazeing Clean Up” project (removal of fly tipping).
- b) No items for the next agenda.

13. Date of next Planning Committee meeting. 10th September 2020.

Meeting closed 9:05pm.

Signed by the Chairman: **Date:**