

NAZEING PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Thursday 10th September 2020 at 8pm.

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

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

1. Welcome and Introductions:

Cllr Joslin welcomed Cllrs & residents to the meeting.

2. Apologies for absence:

Cllr Clarkson.

3. Public participation:

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

4. Declarations of Interest:

Cllr Arnold pecuniary interest in item 7g.

5. Approval and signing of minutes:

To approve the minutes of the Planning Committee meeting held on 3rd September 2020. This item to be C/F to the next Planning committee meeting.

6. Enforcement Notices/Appeals:

a) Enforcement Cases Closed (31/08/20 to 04/09/20):

Reference	Address	Alleged Breach	Result
ENF/0067/18	Land adjacent to Moss Nursery Sedge Green, Roydon, Harlow, CM19 5JR	Mobile home on land no planning permission - Spencers site	1a

Result: 1a - Planning Permission Granted on appeal

b) It was noted that no appeals have been received since the last meeting.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1742/20 **Officer:** Caroline Brown
Applicant Name: Mr Ardesir Amirbenbwdi
Location: 29 Shooters Drive, Nazeing, Waltham Abbey, EN9 2QA

Proposal: Proposed conversion of the existing bungalow into a 2 storey dwellinghouse involving additional single storey side, rear and front extensions, first floor side and rear extensions, new openings and front porch.

Cllr Arnold asked if there were any other 2 storey buildings in Shooters Drive and Cllr Shorter advised that there were. Cllr Shorter also stated that the proposed development is in keeping with the street scene.

Cllr Shorter proposed no objection. Cllr Carter seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection.

- (b) **Application No:** EPF/1881/20 **Officer:** Caroline Brown
Applicant Name: Mr Robert Currell
Location: Hillview, St Leonards Road, Nazeing, Essex, EN9 2HQ

Proposal: Modifications to S106 agreement on planning permission EPF/1547/18 Clause 6 and 7 (Demolition of existing house and the erection of 5 (3, 2 bed and 2, 1 bed) flats. The 3 ground floor flats are to be provided for disabled residents and their families).

The applicant's representative explained that the Legal Agreement produced by Epping Forest District Council (EFDC) was very onerous. The applicant had therefore submitted a revised application so if the properties were not sold within three months to disabled residents and their families, they could be sold to any other buyer. This application was refused by EFDC. With the Agreement in place the applicant has found it difficult to obtain funding for the development and has now submitted a further revised application.

Cllr Shorter stated that he considered it unbelievable that this application had been delayed by EFDC for so long when they should be supporting the application. It was the view of Cllr Skipper that this amounted to discrimination against disabled people which is wrong. She also agreed with Cllr Shorter and that EFDC should be supporting the application.

Cllr Shorter proposed that the Council fully support the application and in addition request that the application is determined by the Area West Planning Sub-Committee. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal.

Cllr Benton queried the number of flats for disabled people. The applicant's representative confirmed that there has always been three flats for disabled residents and their families.

Resolved – no objection and to fully support the application because the application is providing much needed disabled accommodation. In addition, it is requested that the application is determined by the Area West Planning Sub-Committee. Further, the Council is concerned that EFDC is discriminating against disabled residents.

In the event that the application is referred to Committee, the Council would wish to attend the meeting and make representations.

(c) **Application No:** EPF/1842/20 **TRE Officer:** Robin Hellier
Applicant Name: Natasha Adams
Location: 7A North Barn, Nazeing, Waltham Abbey, EN10 6RR

Proposal: TPO/EPF/33/09 (Ref: T1). T3 - Walnut - Reduce lateral overhanging branches on south west side of tree, by up to 2m, as specified.

Resolved – The Parish Council requests that the application is referred to the District's Tree Officer in order to ensure that no unnecessary damage is caused to the tree.

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

(d) **Application No:** EPF/1704/20 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Mr S Cuffaro
Location: Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Application for Approval of Details Reserved by Conditions 8"details of foul and surface water disposal" & 12"details of the proposed landscaping of the site, including retention of trees and other natural features" for EPF/1644/19/. (Change of Use of part of existing building & extension of building to create 2 x no. dwellings (Units C & D) for Nursery workers and the provision of amenity space).

Resolved – no comment.

(e) **Application No:** EPF/1709/20 **DRC Officer:** Joseph Lynch
Applicant Name: Mr S Cuffaro
Location: Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Application for Approval of Details Reserved by Conditions 3"assessment of the risks posed by any contamination" for EPF/1644/19/. (Change of Use of part of existing building & extension of building to create 2 x no. dwellings (Units C & D) for Nursery workers and the provision of amenity space).

Resolved – no comment.

(f) **Application No:** EPF/1760/20 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Mr Perry Gamby
Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Application for Approval of Details Reserved by Conditions 10" Landscape Management Plan" & 12" schedule of landscape maintenance for a minimum period of five years" for EPF/1351/18. (Demolition of site buildings and redevelopment to provide 33 new homes).

Resolved – no comment.

(g) **Application No:** EPF/1797/20
Applicant Name: Mr Phil Arnold
Location: Camps Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

DRC Officer: Joseph Lynch

Proposal: Application for Approval of Details Reserved by Condition 3" an assessment of the risks posed by any contamination," for EPF/0490/19. (Prior Approval application for a proposed change of use of agricultural buildings to 4 residential dwellings (C3).

Resolved – no comment.

8. Information Items and other items for next agenda:

a) No information items.

b) Update on the situation with the Leisure Centre will be include on the next Full Council meeting agenda.

9. Date of next Planning Committee meeting. 8th October 2020.

Meeting closed 8:26pm.

Signed by the Chairman: **Date:**