

NAZEING PARISH COUNCIL

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

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

Also present: Lorraine Ellis (Clerk), 12 members of the Public, District Cllr Avey.

1. Welcome and Introductions:

Cllr Joslin welcomed Cllrs & residents to the meeting.

2. Apologies for absence:

None.

3. Public participation:

A resident asked for information about item 11, requesting to know what decisions and actions have been taken by the Council. Cllr Joslin responded by saying that this will be covered at the item.

4. Declarations of Interest:

Cllr Arnold pecuniary interest in item 8c.

It was noted that Cllr Clarkson joined the meeting, following connection issues.

5. Approval and signing of minutes:

a) The minutes of the Planning Committee meeting held on 3rd September 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

b) The minutes of the Planning Committee meeting held on 10th September 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

6. Fernbank Nursery, Lower Nazeing

Cllr Joslin invited comments from Cllrs. Concerns were raised in relation to access to the site via the existing narrow road by the parade. Access via North Street was an alternative option. Access through the Lea Valley Regional Park was suggested for the construction phase. Should permission be granted then deliveries to the site outside of rush hour would be requested, the nine dwellings option is preferable and it would be good to improve the site.

The applicant's representative informed the Council that this development was first raised in 2016 with an application for 50 dwellings but this was refused as the site is in the Green Belt, it was not refused due to highway issues. Access through the Lee Valley Park is not supported by the District Council. The site has deteriorated over time. The applicant then informed the Council that the landowners will not be re-using the site and that the Lee Valley Growers Association have said it is not a viable as a nursery. Also that there is not an alternative to the current access.

Cllr Shorter agreed that the site needs to be cleared and continued by clarifying that the access through the Lee Valley Park would be for construction traffic. With regard

to the new proposals, he prefers the lower number of dwellings. Cllr Stock also said he prefers the lower number of dwellings and asked if the applicant would be able to give something back to the community. The applicant will look into a S106 agreement. Cllr Joslin summed up and said that in broad terms, the Council would like to see the site improved but there is concern with regard to the access to the site. Cllr Skipper suggested it would be good to see something like a playground in the area.

7. Enforcement Notices/Appeals:

a) No closed Enforcement cases have been received.

b) The following planning appeal was considered:

Application No: EPF/0136/20 **Officer:** Brendan Meade **Applicant Name:** Miss E Joannou

Site Address: 155 Old Nazeing Road, Nazeing, Waltham Abbey, Broxbourne, EN10 6QU

Proposal: Proposed ground, first floor, front & side extensions.

Reason for Appeal: Against a Refusal **Appeal Type:** Written Representations

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for the Council to submit further comments. The Council have a right to withdraw any representations made so that they are not taken into consideration by the Inspector.

It was noted that the Council do not wish to withdraw their representation of no objection.

8. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/1912/20 **CLD Officer:** Caroline Brown

Applicant Name: Mr Paul Cooper

Location: 1 Langridge Cottages, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EZ

Proposal: Certificate of lawful development for use of grassed land as extension to residential curtilage.

Cllr Joslin advised that the application is for a Certificate of Lawful Development. Cllr Stock proposed no objection. Cllr Shorter seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection.

(b) **Application No:** EPF/1738/20 **Officer:** Caroline Brown

Applicant Name: Mr. Andrade

Location: 67 Western Road, Nazeing, Waltham Abbey, EN9 2QH

Proposal: Proposed single storey rear extension (Amended application to EPF/1221/19).

Cllr Joslin reminded the Council that there had been no objection to application EPF/1221/19. Cllr Benton proposed no objection to the amended application. Cllr Shorter seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection.

(c) **Application No:** EPF/1795/20 **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr Phil Arnold

Location: Camps Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Demolition of all existing structures and redevelopment with four dwellings including a pair of linked detached three bedroom properties (Plots A and B) and two detached four bedroom dwellings (Plots C and D) together with a drainage strategy and arrangements for access and parking.

It was noted that Cllr Arnold left the meeting for the duration of the discussion on this planning application.

The applicant's representative summarised the details of the application. The Top Grass business is on Previously Developed Land (PDL), the applicant is aware of the traffic issues on Hoe Lane and a proposal regarding drainage has been included in the application.

Cllr Clarkson was concerned that there is no footway and is the applicant able to address this issue? The applicant's representative stated that it comes under Essex Highways, so they are unable to deal with the perceived problem. Cllr Skipper was also concerned about the lack of a footway but this is not unusual in a rural area. Cllr Benton stated that this is agricultural land being converted to residential. The applicant's representative responded that the development is on the footprint of the barns and PDL, therefore it is not taking Green Belt or agricultural land. Cllr Clarkson asked

how the development would affect neighbours? The applicant's representative advised that the impact had been taken into account.

A resident then spoke on the application and believes that it is mainly agricultural land. He is a neighbour to the property and stated that Camps Farm is a single storey building and the applicant now wants to build double storey properties i.e. the height will exceed his own property. He is objecting against the application. There is no affordable housing, there are three separate applications on the site, he believes it will increase traffic, that it is mainly Green Field and not Brown Field and he is concerned that it is a contaminated site.

Cllr Shorter queried if it is a contaminated site. The resident replied that he considers it to be a contaminated site as it is a farm, livestock including pigs had been housed on the site and it is used for product storage. Cllr Shorter said this makes it a Brown Field site. Cllr Skipper asked if it overlooked neighbouring properties. The applicant's representative replied that his architect has looked at this & does not believe it is an issue, but this could be looked at again. The neighbour added that it does look into his property's bedrooms.

Cllr Skipper proposed no objection to the application providing that there are no windows which overlook neighbouring properties. Cllr Stock seconded the proposal. Six Cllrs voted in favour of the proposal and one Cllr voted against the proposal.

Resolved – no objection to the application providing that there are no windows which overlook neighbouring properties.

(d) **Application No:** EPF/1858/20 **Officer:** Caroline Brown
Applicant Name: Chris Stevens
Location: Paddocks - Plot 1 (Former Broxlea Nursery), Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Rear Outbuilding to plot 1.

The applicant's representative stated that if the roof were flat, planning permission would not be necessary. However, as it is a slightly raised mono pitch roof, permission is required.

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

Resolved – no objection.

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

(e) **Application No:** EPF/1874/20 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Pilcher
Location: Shadwalkers, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Application for approval of details reserved by condition 6 'Materials' on Listed building application EPF/1093/19 (Grade II Listed Building Application for a proposed annexe/replacement outbuilding).

Resolved – no comment.

(f) **Application No:** EPF/1914/20 **Officer:** David Maguire
Applicant Name: Mr Adam Mehmet
Location: 14 A North Street, Nazeing, Waltham Abbey, EN9 2NN

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Resolved – no comment.

(g) **Application No:** EPF/2005/20 **DRC Officer:** Joseph Lynch
Applicant Name: Pilcher
Location: Shadwalkers, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Application for approval of details reserved by condition 2 'Phase 1 study' on Listed building application EPF/1093/19 (Grade II Listed Building Application for a proposed annexe/replacement outbuilding).

Resolved – no comment.

(h) **Application No:** EPF/1996/20 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Mr Salvo
Location: Tylers Cross Nursery, Epping Road, Nazeing, Waltham Abbey, EN9 2DH

Proposal: Application for Approval of Details Reserved by Conditions 2"details of foul and surface water disposal" & 3" details of an adequate and sustainable water supply" for EPF/2029/19. (Retention of a mobile caravan (No 4 - North) for nursery workers accommodation. and Retention of a mobile caravan (No 3 - Northeast) for nursery workers accommodation.

Resolved – no comment.

(i) **Application No:** EPF/2001/20 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Mr Gianni Orlando
Location: Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Application for Approval of Details Reserved by Conditions 5" landscaping scheme" for EPF/2562/19 (Retention of existing caravan for agricultural office and business use only). & condition 9"landscaping scheme" for EPF/2563/19. (Proposed permanent retention of 2 existing caravans to accommodate nursery workers).

Resolved – no comment.

These are provided for information only, EFDC cannot accept comments on these applications.

(j) **Application No:** EPF/1985/20 **TPX Officer:** Julie Cottrell
Applicant Name: Miss Phong San
Location: Little Stiles, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Nazeing and South Roydon Conservation Area. T5: Oak- Fell.

Resolved – no comment.

9. Diversion of Footpath 1 to the east of Nursery Road, Nazeing EN9 2JQ

Following the public consultation, Essex County Council confirmed the order to divert Footpath 1. It was noted that any comments at this stage should relate to the procedure that has been followed specifically in relation to the making and confirmation of the order.

10. Consultation on Statement of Licensing Policy:

Epping Forest District Council's (EFDC) draft Statement of Licensing Policy was considered and the Council have no comment. EFDC to be advised by 16/11/2020.

11. Leisure Centre, Bumbles Green:

Cllr Stock and the Clerk met with the Epping Forest District Council (EFDC) drainage department on 06/10/20, to look at the drainage system at the Leisure Centre and Harold's Park Farm, due to the recent issues. They advised that additional chambers have been added. There is blockage in one of the drainage pipes, which caused the overflow onto the car park, by the Leisure Centre and into the playing fields. Thames Water maintains that it is private drainage pipework and it is not their responsibility. EFDC advised the Council that this is not the case due to changes in legislation, it is Thames Water's responsibility. Consequently, it has been reported again to Thames Water. Cllr Shorter warned that as Thames Water are responsible, it could take some time to resolve. He continued by recommending that the area is secured by Heras fencing, including part of the car park and playing field, to install a bund to 'capture' an overload of water and also to cut down the trees as they are causing problems. Cllr Stock re-iterated that Thames Water had misled the Parish Council.

Cllr Skipper thanked Cllrs Stock, Shorter & Carter and the Clerk for all their time on trying to keep the area safe for the public.

Cllr Shorter proposed that Heras fencing is erected around the Leisure Centre, part of the car park & trees, a bund is installed, the shed is removed, the trees are reduced

to 1m in height and an outline planning application is submitted. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal.

12. Information Items and other items for next agenda:

No information items or items for the next agenda.

13. Exclusion of public and press.

The public were excluded at this point from the meeting.

14. Former Total Site: 1 to 6 Clayton Court.

Correspondence from the developer had been circulated to Cllrs before the meeting. The issue was explained to the Cllrs. After some discussion, a way forward was agreed by all Cllrs and the Council's solicitor has been instructed to progress the matter, requesting a decision from the developer within the week.

15. Date of next Planning Committee meeting. 12th November 2020.

Meeting closed 10:35pm.

Signed by the Chairman: **Date:**