

NAZEING PARISH COUNCIL

Minutes of the virtual Full Council Meeting held on Thursday 22nd October 2020 at 8pm.

Members present: Cllrs Carter (Chairman of the Council), Benton, Joslin, Skipper, Stock.

Also present: Lorraine Ellis (Clerk), 5 members of the Public and District Cllr Avey.

1. Welcome and Introductions:

Cllr Carter welcomed everyone to the meeting.

2. Apologies for absence:

Cllr Arnold, Clarkson, Shorter.

3. Public participation:

None.

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

a) The minutes of the Full Council meeting held on 24th September 2020 were approved with no amendments and will be signed by the Chairman after the meeting.

b) The minutes of the Planning Committee meetings held on 3rd September 2020 and 10th September 2020 were noted.

6. Planning Application: DJ The following applications were considered:

- (a) **Application No:** EPF/1626/20 **Officer:** Zara Seelig
Applicant Name: Stuart Draper
Location: Leadale, Nazeing Road, Waltham Abbey, EN9 2HY

Proposal: Erection of car port and fence on two sides.

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

Resolved – no objection.

- (b) **Application No:** EPF/2033/20 **Officer:** Zara Seelig
Applicant Name: Mr G Branch
Location: Grindelwald, Middle Street, Nazeing, Waltham Abbey, EN9 2LB

Proposal: Existing bungalow roof removed & proposed 1st floor & two storey side/rear extension and alterations to create two storey dwelling & single storey side extension to create garage/utility room. Existing garage to be demolished.

Cllr Benton has observed that the trees in the front of the property have been cut down. Cllr Stock proposed no objection. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal. It was also agreed to comment that the trees have been removed.

Resolved – no objection. The Council would like to draw to the attention of the District Council that the trees in the front of the property have been removed.

- (c) **Application No:** EPF/2065/20 **PN** **Officer:** Marie-Claire Tovey
Applicant Name: Mr Kevin Ellerbeck
Location: Aver House, Nursery Road, Nazeing, Waltham Abbey

Proposal: Prior approval for the demolition of existing building and construction of one new dwelling in its place.

It was agreed to discuss and consider applications c) EPF/2065/20 and d) EPF/2162/20 at the same time as they are at the same location. The applicant has provided some information on the two applications which has been circulated to the Cllrs. He then proceeded to explain the history behind both applications.

Notwithstanding that it is open to the applicant to develop the site as Permitted Development, it was the view of the Councillors that the development proposed in application d) EPF/2162/20 is far superior to that proposed as Permitted Development in application c) EPF/2065/20. The proposed house would enhance the site and be in keeping with the houses which have been built on the adjoining land. This would be preferred by the Council because clearly this would not be the case if a house is built pursuant to Permitted Development.

Cllr Skipper proposed that the Council support EPF/2162/20 and have no objection to EPF/2065/20 but that this application should not proceed if permission is granted for EPF/2162/20. Cllr Carter seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – since this application is for Prior Approval and relates to Permitted Development the Council has no objection. However, the Council agreed that if permission is granted for application EPF/2162/20 then application EPF/2065/20 should not proceed.

(d) **Application No:** EPF/2162/20 **Officer:** Marie-Claire Tovey
Applicant Name: Kevin Ellerbeck
Location: Aver House, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Demolition of existing building and hardstandings and replacement with a single residential property. (Amended application to EPF/1582/18 in light of new Permitted Development rules for additional storeys).

Please refer to item 6c) minutes.

Resolved – the Council has no objection to the proposed development and supports the application as it is in keeping with the other developments.

In addition, the Council to ask that the application is “called in”. In the event that the application is referred to Committee, the Council would wish to attend the meeting and make representations.

(e) **Application No:** EPF/2062/20 **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 use of a building and an outside area.

It was noted that no letters have been from residents, there has been no enforcement action and Council had no objection on the previous application.

The applicants' representative informed the Council that the site area submitted with respect to this use was inserted as the area of the former use as kennels. The Case Officer refused the application as she deemed the outside area should be reduced in size. However instead of asking the applicant to revise the drawing the application was refused. Accordingly, the application was re-submitted with a reduced site area.

Cllr Stock proposed no objection, as previously no objection to the 'same' application. Cllr Carter seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection.

(f) **Application No:** EPF/2116/20 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr S Cuffaro
Location: Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Change of Use of part of existing building and extension of building to create two dwellings for Nursery Workers (Units C & D); Extension to Unit A (Previously Authorised as Lawful under EPF/1643/19; Associated Roof Alterations and Provision of Amenity Space.

Cllr Joslin stated that it would be permanent buildings in the Green Belt and likely that the District Council would say the development would harm the openness of the Green Belt. Cllr Stock stated that he saw no problems with the location of the dwellings on the site.

Cllr Stock proposed no objection and to support the application. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal. Cllr Joslin asked that the usual condition regarding accommodation for workers of the nursery is requested.

Resolved – no objection and that if permission is granted a condition is imposed that the x2 no. dwellings are only used for workers employed by the nursery. The Council supports the application as it is providing employment in Nazeing, it is a good design and it is in the centre of the site.

(g) **Application No:** EPF/2135/20 **Officer:** Alastair Prince
Applicant Name: Mr Pietro Di Maria
Location: Presdale Farm House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Erect one detached dwelling in place of the approved scheme of 3 terraced houses (EPF/0409/17). The detached dwelling will be on the same site and same footprint of the approved 3 terraced houses of EPF/0409/17.

Cllr Joslin queried if there were issues with water on the site. He continued by saying that it is the same footprint as the previous application, which was nearer the boundary, also that the height has increased. Cllr Benton stated that it is a very large development, with a large amount of patio around the property.

Cllr Skipper proposed no objection. Cllr Stock 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:

(h) **Application No:** EPF/2152/20 **CLD Officer:** David Maguire
Applicant Name: Mr Steve Broomhead
Location: 1 Sunnyside, Nazeing, Waltham Abbey, EN9 2RH

Proposal: Application for a Certificate of Lawful Development for a proposed single storey rear extension.

Resolved – no comment.

(i) **Application No:** EPF/2094/20 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Mr Dziri
Location: Tylers Cross Nursery, Epping Road, Nazeing, Waltham Abbey, EN9 2DH

Proposal: Application for Approval of Details Reserved by Conditions 2"details of foul & surface water disposal" & 3"details of an adequate & sustainable water supply" for EPF/2030/19. (Retention of a mobile caravan (No 3 - South) for nursery workers accommodation).

Resolved – no comment.

(j) **Application No:** EPF/2218/20 **DRC Officer:** Joseph Lynch
Applicant Name: Kevin Ellerbeck
Location: Former Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Application for Approval of Details Reserved by Condition 12"verification report that demonstrates the effectiveness of the remediation carried out" for EPF/1956/17 and condition 13 'Potential contamination (Erection of 4no houses and garages).

Resolved – no comment.

7. Clayton Court:

Insurers have been advised of the recent (theft) incident at the properties and they have asked for two quotes. The Clerk is in the process of obtaining these.

8. Financial Matters:

a) It was resolved to authorise:

- i) Payments totalling £5,821.80
- ii) Transfer of £7,000 between bank accounts.

The Financial Summary for October 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 Carter & Joslin.

b) Clayton Court insurance renewal is due 29/11/2020. It was agreed to C/F to the next Council Planning Committee meeting on 12/11/20.

c) It was noted that a Direct Debit for Greenline Environmental Limited has been set up, for the Council's waste collection.

d) The second quarterly budget report for 2020/21 was noted. No questions were raised on the report. It was noted that a/c 4110 for administration/software/antivirus expenditure has exceeded the budget due to monthly zoom subscription & new software for the laptop and that also that the expenditure against the earmarked reserve for the Total Site has exceeded the budget. It was agreed that no changes would be made to the budget.

e) Cllr Clarkson informed the Chairman prior to the meeting that he has reviewed the second reconciliation and Trial Balance reports for 2020/21 and he has no issues. It was resolved to approve the second reconciliation and Trial Balance reports for 2020/21 and they will be signed by Cllr Clarkson after the meeting.

9. Clerks Report.

Report circulated before the meeting. No questions were raised on the report.

10. Amenity Matters:

a) The Council have considered installing hand sanitising units at each bus shelter. The Clerk informed the Council that she had not seen units at other bus shelters, was concerned about theft & vandalism and consequently discussed it with Epping Forest Community Transport (EFCT). EFCT informed her that they are installing hand sanitising units on the buses. The Clerk suggested that the Council could purchase hand sanitising gel for EFCT as an alternative to purchasing hand sanitising units.

Cllr Stock proposed that £200 is provided to EFCT for hand sanitising gel for Nazeing community buses. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved to provide £200 to allow EFCT to purchase hand sanitising gel for Nazeing community buses.

b) It was noted that the monthly clean of the Nazeing Crossroads bus shelter started in October.

c) It was noted that the replacement service for the disposal of the Council's waste has been set up and over the winter, 4 weekly collections will start from 05/11/2020.

11. Personnel Committee.

Cllr Carter proposed that Cllr Stock is appointed onto the Personnel Committee. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved that Cllr Stock is appointed onto the Personnel Committee.

12. Precept 2021/22.

a) It was agreed to schedule an additional Full Council meeting on 07/01/21 to review the first draft of the Precept for 2021/22.

b) There was some brief discussion regarding new expenditure required for the next financial year, including some playground expenditure (figure tba) and expenditure anticipated for an outline planning application for the Leisure Centre (£1500). It was agreed to include the item again on the November Full Council meeting.

13. Grant Application Process.

Cllrs Carter, Skipper and Stock agreed to be members of a working party to review any grant applications that are received by 31st October. These applications are considered in November, grants are awarded in December and paid in May the following year.

14. Review Grant Policy and Application Process.

To consider if any changes are required to the Grant Policy and Application Process. C/F to November Full Council meeting.

15. Leisure Centre, Bumbles Green:

Regarding the situation with the drainage issues at the Leisure Centre, Thames Water attended on site on 13/10/20 and found no evidence of blockage on their pipework. They have not replaced the manhole covers. It is apparent that Thames Water have not looked at all the drains, as they believe privately owned. The Clerk has therefore reported the issues again to Thames Water and asked that she is contacted when they visit the site. It was suggested that the recent emergency works are forwarded to Thames Water for re-imburement.

The Clerk asked for clarification regarding the Heras fencing required to enclose the Leisure Centre and whether the Council wanted to purchase or rent it, as it could be required for some time. It was agreed to investigate costs for both options.

16. Epping Forest Local Plan Examination

The Inspector wrote to EFDC seeking its views on whether the publication of the 2018-based household projections have any implications for the submitted plan in respect of the Objectively Assessed Need (OAN) for housing, the housing requirement or Green Belt release (ED111). EFDC's response and accompanying report, dated 04/09/2020 (ED114 and ED114A), have been published on the examination website. It was noted that the Council does not wish to make any comments on EFDC's response.

17. Remembrance Sunday

A brief update on the plans for Remembrance Sunday was given. The plan is to have wreath laying at the Lych Gate as normal with a service, however due to current restrictions, numbers will be limited.

18. Reports from Councillors who have attended other meetings/events.

Cllr Benton attended a speed watch training course run by District Cllr Bassett and there are plans to do some more training.

19. Information Items.

There has been a serious road traffic accident at Bumbles Green with, unfortunately, a fatality. The police and Essex Highways are conducting investigations.

20. Items for the next agenda.

None.

21. Date of next meeting of Full Council. 26th November 2020.

Meeting closed 9:39pm.

Signed by the Chairman:

Date: