

NAZEING PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Thursday 12th November 2020 at 8pm.

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

Also present: Lorraine Ellis (Clerk), 9 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed Cllrs & residents to the meeting.

2. Apologies for absence:

None.

3. Public participation:

Cllr Joslin anticipated that a number of residents may wish to speak on item 7e and, time permitting, he would allow all those who wished to speak.

4. Declarations of Interest:

Cllr Arnold non pecuniary interest in item 7a and pecuniary interest in items 7c & 7d.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 8th October 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/2187/20 **Officer:** Zara Seelig
Applicant Name: Mrs Daph Ewen
Location: 33 Shooters Drive, Nazeing, Waltham Abbey, EN9 2QA

Proposal: Loft extension with front and rear dormers.

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

Cllr Joslin proposed that items 7c and 7d were also discussed while Cllr Arnold had left the meeting. All Cllrs were in agreement.

Cllr Benton proposed no objection. Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection.

Items 7c and 7d were then considered.

- (c) **Application No:** EPF/2206/20 **Officer:** Marie-Claire Tovey
Applicant Name: Mr Tom Arnold
Location: Camps Grange, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Re-build existing damaged outbuilding to same dimensions and similar materials.

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

Cllr Joslin explained the history to the site.

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

Resolved – no objection.

- (d) **Application No:** EPF/2286/20 **Officer:** Marie-Claire Tovey
Applicant Name: Mr Tom Arnold
Location: Camps Grange, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Garage with workspace over.

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

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

Resolved – no objection.

- (b) **Application No:** EPF/2274/20 **TRE Officer:** Robin Hellier
Applicant Name: Mrs Maureen Coleman
Location: Belchers Farm, Belchers Lane, Nazeing, Waltham Abbey, EN9 2SA

Proposal: TPO/EPF/12/81 (Ref: G3). T1: Willow - Crown reduce to previous points, 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.

- (e) **Application No:** EPF/1663/20 **Officer:** Francis Saayeng
Applicant Name: Valley Grown Salads Ltd
Location: Valley Grown Nurseries, Paynes Lane, Nazeing, EN9 2EX

Proposal: Additional access road from Nazeing Road to Valley Grown Nurseries.

Cllr Stock had visited the site and circulated details to the Council prior to the meeting. He then proceeded to explain the details, commenting that there are five houses and several businesses also located in Paynes Lanes as well as Valley Grown Salads He was concerned with the proposal of the additional access road and impact on residents that this new road which introduce.

Cllr Shorter stated that the Council should not be supporting this application, it is an inappropriate access to the site. It will cause a back log of lorries which while waiting to access the new road, will have their engines running and this will cause pollution. Cllr Skipper believes it is a real infringement on the residential properties and was concerned with the impact on the residents. Cllr Benton continued by saying that the likelihood is that the vehicles will be going through Nazeing village, they will be trying to negotiate past parked cars and he will be strongly objecting to the proposal. Cllr Clarkson finished by saying that it is through Green Belt land and that residents would not be happy with the proposal.

Cllr Stock proposed that the Council strongly object to the application. Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal. The reasons for objection to the application are:

- i) There will be a large number of lorry movements, the company is stating 12 but it is believed to be at least double this,
- ii) It will have a serious effect on residential properties at the Nazeing Road end of the new access route,
- iii) There will be noise & disturbance to residents, residents parked cars are at risk and there is a serious risk of accidents happening,
- iv) Concern of pollution from lorries waiting to use the new access road,
- v) There are a number of lorries apart from Valley Grown Salads that currently use Paynes Lane, so this usage of Paynes Lane will continue,
- vi) The new access road is on Green Belt land,
- vii) A public Footpath will be affected and will probably need to be diverted.

Resolved – to strongly object to the application for the reasons noted above. It was also agreed to contact County Cllr Jackson and ask for him to support the Parish Council’s objection to this application.

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

(f) **Application No:** EPF/2048/20 **Officer:** Caroline Brown
Applicant Name: Mrs Ann M Milner
Location: Naivete Nursery, Nursery Road, Nazeing, Waltham Abbey, Essex, EN9 2JQ

Proposal: Outline planning application for the change of use of land from horticultural to residential.

Cllr Joslin provided some background to the application, that the site is not viable to use as a nursery and it has been effectively used as a garden. Cllr Shorter asked if the property was subject to an agricultural tie, this was unknown. Cllr Benton queried what the applicant was intending to do with the land but Cllr Joslin replied that this is not part of the current proposal.

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

Resolved – no objection.

(g) **Application No:** EPF/2302/20 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr J Piercey
Location: Land at 2 Bentons Cottage, Middle Street, Nazeing, Waltham Abbey, EN9 2LN

Proposal: Erection of four detached dwellings (Revised application to EPF/1270/19).

Cllr Joslin provided some background to the application. The Council had no objection to the previous application, however, the District Council had refused permission for a number of reasons. This new application attempts to deal with the reasons for refusal: a neighbour has offered to provide land to build a footway, to improve visibility trees would be scaled back. It is in the Green Belt & Conservation Area and it was highlighted to the Council that this is also the case for the neighbouring properties in the immediate vicinity.

Cllr Skipper stated there are other areas in Nazeing where there isn't a footway, so why should this application be any different? Cllr Shorter continued by saying that this application is exactly the same as the application for four dwellings on the land at Bentons Farm, which the Council had no objection and in fact supported. Cllr Clarkson said unsure why the District Council are querying the site line as it is better than the neighbouring properties.

Cllr Shorter proposed no objection and to support the application. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal. The reasons for supporting the application are:

- i) It is in keeping with previous planning developments in the vicinity,
- ii) Improvements at the front would help all traffic in that location,
- iii) The addition of a footway would be beneficial to all pedestrians in the area.

Resolved – no objection & to support the application for the reasons noted above.

(h) **Application No:** EPF/2387/20 **Officer:** Zara Seelig
Applicant Name: Mrs Gohar Shojaii
Location: 12 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: Single storey rear extension (Amended application to works approved under EPF/0494/17).

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

Resolved – no objection.

(i) **Application No:** EPF/2412/20 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr P Milazzo
Location: Former CWS Nurseries Land (North Of Birchwood Ind Estate), Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Erection of glasshouses (3.29 hectares), alterations to the vehicular access, provision of site access road, diversion of public footpath, construction of attenuation & irrigation lagoon, construction of insulated hot water storage tank & associated landscaping & drainage works.

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

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

Resolved – no objection.

This is provided for information only, EFDC cannot accept comments on this application.

(j) **Application No:** EPF/2231/20

TPX Officer: Julie Cottrell

Applicant Name: Mr Steve Venables

Location: North Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DN

Proposal: Nazeing & South Roydon Conservation Area. T1: Oak - Crown lift, over road, to 4m above ground level. T2: Willow - Crown reduce by up to 3m. T3: Ash & T4: Yew - Fell.

Resolved – no comment save that the Parish Council requests the application is referred to the District’s Tree Officer in order to ensure that no unnecessary damage is caused to T1 & T2 that there is no choice but to fell T3 & T4.

8. Consultation - Epping Forest District Sustainability Guidance and Checklist

Epping Forest District Council declared a Climate Emergency in September 2019 and made a commitment to make the District net carbon zero by 2030. The Council's Planning team have produced Sustainability Guidance and Checklist documents which are available for public comment in a six-week consultation, from 02/11/20 until 14/12/20 (mid-day).

It was agreed that Cllr Benton will review the documentation and report back to the Council at the next meeting. **Action Cllr Benton.**

The Council has been invited to a virtual Member’s Briefing on 24/11/20 from 6pm to 7:30pm and Cllrs Benton and Joslin offered to attend the briefing, which was agreed by the Council. **Action Cllrs Benton and Joslin.**

9. Community Engagement

Cllr Carter proposed that having a house Christmas decoration competition (outside of the house) would hopefully help to improve residents spirits and well-being, with the pandemic still continuing. The event can be advertised and houses can be nominated. Either Cllrs or possibly school children could decide the winner/s. A local company may be interested in funding the prizes. Cllr Carter to produce a poster **Action Cllr Carter.** It will be raised at the next Council meeting, to finalise details.

10. Correspondence.

Epping Forest District Council (EFDC) Civic Awards: Citizen of the Year and Volunteer Team of the Year. Also Young Citizen of the Year. Closing date for nominations 27/11/20. Details on noticeboards and website.

11. Information Items and other items for next agenda:

Information items:

a) A resident has advised that the Back & Betts Lane telephone box Defibrillator is now live (08/11/20).

b) Nazeing Crossroads traffic signal renewal from 16/11/20. Essex County Council advise that the works are expected to take approximately five weeks to complete. There is a link on the Council’s website to the details.

Items for next agenda:

c) The consider a Local Highways Panel request for the introduction of speed restrictions at Long Green, Bumbles Green, due to the recent serious road traffic accident (DJ).

d) Concern for driver’s safety with the current state of Common Road with dips and St Leonards Road with cracks appearing on the surface (SB).

12. Exclusion of public and press.

The public were excluded at this point from the meeting.

13. Clerks Workload and Additional Hours. SC/KC

Cllr Clarkson covered the reasonings behind the proposal, for the Clerk working additional hours. Cllr Skipper asked the Clerk if she was happy with the proposal, to which she replied she was and explained it would be beneficial to have the opportunity to work additional hours when needed, to meet the needs of the Council.

Cllr Joslin proposed that the recommendation from the Personnel Committee, that the Clerk can work up to 12 hours / week above her contracted 18 hours, and that this is reviewed when an additional person has been employed by the Council be approved. Cllr Carter seconded the proposal. All Cllrs voted in favour of the proposal.

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

Cllr Carter kindly agreed to take the minutes.

14. Review of Staff Salaries. SC/KC

Cllr Clarkson explained that Dawn Warwick and himself had reviewed the Clerk's salary last year. They were not experienced in the spinal salary scale and allocated a one point increase at the last review. Since then an audit has been carried out and the auditor picked up in his report that the clerks salary was below that of other clerks for a similar size parish. He continued by saying that he had looked at advertisements and the salaries and Cllr Arnold had taken the time to review clerk's salaries on the indeed recruitment website to get an overview for the purpose of benchmarking. Cllr Clarkson then advised the recommendation from the personnel committee was that the Clerk's spinal salary point be increased to point 17. Cllr Carter stated how much the difference would be over the year. Cllr Clarkson explained it was an increase of 5 points and to backdate the increase to April 2020 in line with the pay year.

Cllr Clarkson proposed the recommendation from the Personnel Committee is that the Clerk is awarded a five point increase on the National Joint Council for Local Government Services (NJC) pay scales as implemented on 1 April 2020, be accepted and back dated to 01/04/20. Cllr Arnold seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved to award the Clerk a five point increase on the NJC Spinal Column Point (SCP) so it would increase to SCP 17 and to be back dated to 01/04/2020.

15. Date of next Planning Committee meeting. 10th December 2020.

Meeting closed 9:55pm.

Signed by the Chairman: **Date:**