

NAZEING PARISH COUNCIL

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

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

Also present: Lorraine Ellis (Clerk), 4 members of the Public, District Cllr Avey.

1. Welcome and Introductions:

Cllr Joslin welcomed Cllrs & residents to the meeting.

2. Apologies for absence:

Cllrs Carter, Shorter.

3. Public participation:

None.

4. Declarations of Interest:

Cllr Arnold non pecuniary interest in item 7p.

Cllr Joslin non pecuniary interest in items 6 b i, ii and iii.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 12th November 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

6. Enforcement Notices/Appeals:

a) It was noted that no closed Enforcement cases have been received.

b) The following planning appeals were considered:

It was noted that Cllr Joslin left the meeting for the duration of the discussion on these three planning appeals under item b).

i) **Application No:** EPF/2442/19 **Officer:** Francis Saayeng **Applicant Name:** Mr William Pett

Site Address: Jamesmead, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU

Proposal: Application for Outline Planning Permission for redevelopment of site from existing residential & outbuilding to 5 detached dwellings.

Reason for Appeal: Against a Refusal **Appeal Type:** Written Representations and a site visit

Reference APP/J1535/W//20/3257117 comments no later than 14/12/2020.

Cllr Clarkson advised that the Council objected to the application when it was considered on 09/01/2020 for a number of reasons, including being harmful to the openness of the Green Belt and inappropriate development in the Green Belt.

Cllr Stock proposed the Council object for reasons previously agreed. Cllr Benton seconded the proposal. All Cllrs voted in favour of the proposal.

It was therefore resolved to not support the planning appeal, as the Council objected to the planning application as

i) It is harmful to the openness of the Green Belt,

ii) It is an inappropriate development in the Green Belt contrary to EFDC local policy (GB2A - Development in the Green Belt),

iii) It is contrary to NPPF,

iv) It is not limited infill,

v) It is not on the EFDC Local Plan.

ii) Application No: EPF/2444/19 **Officer:** Francis Saayeng **Applicant Name:** Mr William Pett Jnr
Site Address: Jamesmead, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU
Proposal: Application for Outline Planning Permission for redevelopment of part of the site from existing residential mobile home and outbuilding for 1 private family dwelling.
Reason for Appeal: Against a Refusal **Appeal Type:** Written Representations and a site visit
Reference APP/J1535/W//20/3257134 comments no later than 14/12/2020.

Cllr Clarkson advised that the Council did not object to the application when it was considered on 09/01/2020.

Cllr Benton proposed no objection, as previously agreed. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal.

It was therefore resolved to support the planning appeal, as the Council had no objection to the planning application previously, as it appears that the proposed development is the replacement of one residential building with another.

iii) Application No: EPF/2445/19 **Officer:** Francis Saayeng **Applicant Name:** Mr William Pett Snr
Site Address: Jamesmead, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU
Proposal: Application for Outline Planning Permission for redevelopment of part of the site from existing residential mobile home and outbuilding for 1 private family dwelling.
Reason for Appeal: Against a Refusal **Appeal Type:** Written Representations and a site visit
Reference APP/J1535/W//20/3257144 comments no later than 14/12/2020.

Cllr Clarkson advised that the Council were unable to comment when it was considered on 09/01/2020 as a site plan was unavailable. Since this time, a site plan has been added.

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

It was therefore resolved to support the planning appeal, as the Council have no objection to the planning application.

c) EFDC have informed the Council that this planning appeal has been withdrawn.
Application No: EPF/1580/20 **Officer:** Sukhvinder Dhadwar **Applicant Name:** Mr Gary Berry
Site Address: Osborne, Nazeing Road, Waltham Abbey, EN9 2HU
Proposal: Application for a Certificate of Lawful Development for Existing storage of building materials.
Reason for Appeal: Against a Refusal **Appeal Type:** Written Representations and a site visit
Reference APP/J1535/X//20/3259531 comments no later than 08/01/2021.

7. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/2514/20 **PN** **Officer:** Sukhvinder Dhadwar
Applicant Name: Ms Dawn Anderson
Location: 1-6 River View, 1 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, Essex

Proposal: Application to determine if Prior Approval is required for additional two floors of accommodation for four additional flats.

Cllr Joslin advised that in relation to the original application for the flats, they had been constructed higher than was permitted by the approved planning permission, although no action appears to have been taken by the District Council. He continued by suggesting that it appears the Council is not allowed to comment as it is a Prior Notification.

Cllr Skipper recalled the previous application and was concerned that there will be insufficient parking and space for refuse / recycling wheelie bins. Cllr Benton informed the Council that the plans show 10 parking spaces.

Cllr Skipper proposed to object to the application as it is overdevelopment, not in keeping with the street scene, insufficient parking, insufficient space for refuse / recycling wheelie bins and it will affect the neighbours. Cllr Arnold seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – object to the application for the reasons noted above.

(b) **Application No:** EPF/2518/20 **Officer:** Alastair Prince
Applicant Name: Mr Casey
Location: Mill House, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Proposed swimming pool and pool house.

Cllr Joslin read a letter from a neighbour, which supported the application but noted concern as children and dogs are at the address. Nevertheless the neighbour stated there would be no impact on neighbouring properties. Cllr Benton commented that a pool was originally built without permission, so it had been filled in.

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

Resolved – no objection.

(c) **Application No:** EPF/2591/20 **Officer:** Caroline Brown
Applicant Name: Mr M Smith
Location: The Old Waterworks, Green Lane, Nazeing, Waltham Abbey, EN10 6RS

Proposal: Use of employment land as a Construction contractors' compound with associated storage and parking including ancillary office and welfare accommodation and single and double stacked containers.

Cllr Joslin covered some of the details of the application, that it is quite an industrial area / road, it was queried if the site was already being used for this proposed purpose and that the land is in the Green Belt. The applicant has stated that it is well established use of the land. Cllr Joslin informed the Council of an objection from a resident, who have advised of early and late access of the site. Cllr Clarkson commented that it is difficult to say anything against the application as it seems the site is already being used for the purpose proposed and this road currently has lorry movements up and down it.

There was some discussion that if permission is granted, working hours should be restricted to weekdays 07:30 to 18:00, Saturday 08:00 to 13:00 and no Sunday working.

Cllr Stock proposed to object to the application on the grounds that the intended use is out of keeping with the area, the road is unsuitable for an increase in commercial use and there would be an impact on neighbouring properties but if permission is granted then working hours should be restricted. Cllr Arnold seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – object to the application for the reasons noted above, if permission is granted, the following condition should be imposed

i) working hours should be restricted to weekdays 07:30 to 18:00, Saturday 08:00 to 13:00 and no Sunday working.

(d) **Application No:** EPF/2578/20 **CLD Officer:** Francis Saayeng
Applicant Name: Mr P Brinkley
Location: Land at Hoe Lane, Nazeing, Waltham Abbey, EN9 2RL

Proposal: Application for a Lawful Development Certificate for Existing use of storage & distribution activities on the land & structures at the site.

Cllr Joslin suggested that the Council could say no comment as they have no knowledge of the site. Cllr Benton queried if it was the red outlined area marked on the plan i.e. the whole field. It was thought to be the whole field.

Cllr Arnold proposed that as it appears the application relates to the existing building but that as the Council have no knowledge of the site, they are unable to comment. Cllr Stock seconded the proposal. Five Cllrs voted in favour of the proposal and one Cllr abstained.

Resolved – no comment as the Council have no knowledge of the site.

(e) **Application No:** EPF/2606/20 **CLD Officer:** Alastair Prince
Applicant Name: Mr J Evans
Location: Orchard Leigh House, Nursery Road, Nazeing, Waltham Abbey, EN9 2JF

Proposal: Application for a Lawful Development Certificate for existing use of a residential dwelling without compliance with agricultural tie.

Cllr Joslin covered some of the details of the application. Cllr Arnold continued by saying it is an industrial site, to which Cllr Benton agreed.

Cllr Arnold proposed that the Council considered the application and the evidence in support of it and on the basis that it is accepted by the District Council, the Council would have no comment. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – the Council considered the application and the evidence in support of it and on the basis that it is accepted by the District Council, the Council has no comment.

(f) **Application No:** EPF/2607/20 **CLD** **Officer:** Caroline Brown
Applicant Name: Mr J Evans
Location: Messengers Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JF

Proposal: Application for a Lawful Development Certificate for Existing use of storage area for building materials, vehicles, storage containers, plant & machinery, bicycles & other materials.

Cllr Joslin informed the Council that an enforcement notice issued by the District Council in October 1987 relating to the change of use of the land, but it would appear the District Council did not continue with any enforcement action.

Cllr Stock proposed that the Council considered the application and the evidence in support of it and on the basis that it is accepted by the District Council, the Council would have no comment. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – the Council considered the application and the evidence in support of it, including in particular that an enforcement notice issued by the District Council in October 1987 relating to the change of use of the land had not been pursued. On the basis that the evidence is accepted by the District Council, the Council has no comment.

(g) **Application No:** EPF/2641/20 **Officer:** Caroline Brown
Applicant Name: Mr Turner-Dooher
Location: Nazeing Park Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Demolition of existing side extension and erection of a new single storey side extension.

Cllr Joslin advised the Council the applicant wishes to undertake some remedial work on the property.

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

Resolved – no objection.

(h) **duplicate of (g)**

(i) **Application No:** EPF/2647/20 **LB** **Officer:** Caroline Brown
Applicant Name: Mr Turner-Dooher
Location: Nazeing Park Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Application for Grade II Listed Building for the demolition of existing side extension and erection of a new single storey side extension.

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

Resolved – no objection.

(j) **Application No:** EPF/2727/20 **PN** **Officer:** Caroline Brown
Applicant Name: Stallan Nazeing Limited
Location: Fernbank Nursery, Nazeing Road, Nazeing, Waltham Abbey, EN9 2JN

Proposal: Application to determine if Prior Approval is required for a proposed change of use of 5 Agricultural Buildings to Dwelling houses (C3).

Cllr Joslin reminded the Council that several weeks ago, the applicant's representative for Fernbank Nursery attended a Council meeting and updated Cllrs with the latest proposals for the site and to answer any questions that the Council had. The Council was concerned with the volume of traffic along the small access road to the site. Cllr Benton queried that the agricultural buildings do not look like dwellings, but infact more like holiday chalets and that there does not seem to be a site plan or layout available on the application. Cllr Joslin stated that the conversion of five buildings to

dwelling houses could be carried out under the new Permitted Development regulations. Cllr Clarkson queried whether they were looking to do something else on the site in the future. Cllr Skipper was perplexed by the conversion and that they are not pleasant looking dwellings.

Cllr Arnold proposed no objection provided that detailed plans of the buildings are provided. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection provided that detailed plans of the buildings are provided.

(k) **Application No:** EPF/2220/20 **Officer:** Francis Saayeng
Applicant Name: Mrs L Cannatella
Location: 127 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RF

Proposal: Demolition of an existing outbuilding & construction of a x3 no. bedroom single storey dwelling.

Cllr Joslin informed the Council that there had been an application for a 2-storey house on the site and that this was refused by the District Council and that now the applicant had submitted this application. Cllr Stock has received a number of emails from residents objecting to the application, as insufficient notice has been given to neighbours by the District Council. Also that properties either side of the site will be looking onto this proposed dwelling, there is concern regarding the number of cars driving past houses and that these gardens do flood. Cllr Joslin read a letter from a resident, with various points of objection and continued by saying that essentially it is development in back land. There was concern that emergency services could not reach the proposed development.

Cllr Clarkson proposed to object to the application, due to the effect on neighbouring properties, flood risk and concern that emergency services could not reach the proposed development. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – object to the application for the reasons noted above.

A resident asked if this application were granted permission, could the applicant under new Permitted Development regulations add a second storey? Cllrs were unsure, it would need to be raised with the District Council.

(l) **Application No:** EPF/2669/20 **Officer:** Francis Saayeng
Applicant Name: Mrs J Martin
Location: Havenslea, Nazeing Common, Nazeing, Waltham Abbey, EN9 2SD

Proposal: New enlarged front porch. Single storey rear extension and loft conversion with double pitched roof and Juliet balcony.

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

Resolved – no objection.

(m) **Application No:** EPF/2674/20 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr K O'Connor
Location: Oak Tree Farm, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY

Proposal: Siting of 5no. chalet lodges (caravans) - for holiday accommodation purposes (Revised application to EPF/2983/19).

Cllr Joslin advised the Council that when application EPF/2983/19 was previously considered, the Council had no objection. The District Council refused permission, the reasons included that occupants of the chalets would be in flood zone 2, the land is in the Green Belt and that the development would not affect the Epping Forest Special Area for Conservation. Cllr Stock stated that the applicant seems unsure if they want worker or holiday accommodation and continued by saying the Council should object as it is not a tourist area and should be concerned for tourist safety. Cllr Skipper agreed with Cllr Stock's comments and also said the Council should object.

Cllr Stock proposed to object to the application as the site is in a flood zone, which puts the occupants at risk and the land is in Green Belt. Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – object to the application for the reasons noted above.

(n) **Application No:** EPF/2720/20 **Officer:** Zara Seelig
Applicant Name: Josh and Charlotte Davis
Location: The Little House, Middle Street, Nazeing, Waltham Abbey, EN9 2LB

Proposal: Construction of a double storey, side extension & part rear ground floor extension.

Cllr Joslin believes that there is sufficient land available for the proposed development.

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

Resolved – no objection.

This is provided for information only, EFDC do not normally accept comments on this application.

(o) **Application No:** EPF/2712/20 **PDE Officer:** Graham Courtney
Applicant Name: Mr John Evans
Location: Orchard Leigh House, Nursery Road, Nazeing, Waltham Abbey, EN9 2JF

Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 3.00 metres & a maximum height of 3.90 metres.

Resolved – no comment.

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

(p) **Application No:** EPF/2549/20 **TPX Officer:** Julie Cottrell
Applicant Name: Mr Kevin Ramsden
Location: The White House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Nazeing & South Roydon Conservation Area. 1x Maple - Fell.

Resolved – the Parish Council requests that the application is referred to the District’s Tree Officer in order to ensure that there is no choice but to fell the tree.

8. Community Engagement

To date, six entries have been received for the house outside Christmas decoration competition. It was agreed that Cllr Benton would take and circulate photos of the entries to the Council and that Cllrs will meet just before the next Council meeting to decide the winners. **Action Cllr Benton/ All Cllrs.**

9. Bus Shelter Advertisements.

Cllr Joslin offered to assist the Clerk with the planning application to advertise on both the Council’s bus shelters. **Action Cllr Joslin/The Clerk.**

10. Information Items and other items for next agenda:

Information Items

a) The Christmas tree has been decorated at Clayton Court. Notices, provided FOC by Atec Printing in Nazeing, will be added shortly.

b) The Heras fencing has been installed around the Leisure Centre to keep the public away from the structurally unsafe building.

Items for next agenda

c) None.

11. Date of next Planning Committee meeting. 14th January 2021 TBC.

Meeting closed 10:01pm.

Signed by the Chairman: **Date:**