

NAZEING PARISH COUNCIL

Minutes of the virtual Full Council Meeting held on Thursday 28th January 2021 at 8pm.

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

Also present: Lorraine Ellis (Clerk), 19 members of the Public.

1. Welcome and Introductions:

Cllr Carter welcomed everyone to the meeting and as names were displayed, felt there was no need for Cllrs to introduce themselves.

2. Apologies for absence:

Cllr Arnold. Apologies noted from County Cllr Jackson.

3. Public participation:

A resident raised the issue of illegal parking at Langley Green and that she has been unable to contact the police. Cllr Benton reminded the Council of the Local Highways Panel request for bollards to be installed at this location and that members of the public can use 101 to contact the police. The resident responded by saying she has tried 101 but has been unable to get through to speak to the police. Cllr Shorter suggested that the Council could ask J&R Haulage to drop blocks on the grass, to try & stop cars parking on it. Cllr Stock advised that utility vans parking on the grass had exacerbated the problem and he will write again to Lee Valley Regional Park Authority, as the work was being carried out for them. Cllr Skipper said that the Council should write to Essex Highways and inform them that blocks are being placed on the grass as an interim measure due to the current issues.

Cllr Skipper proposed that blocks are placed on the grass at Langley Green. Cllr Shorter seconded the proposal. All Cllrs were in favour of the proposal. It was resolved to arrange for J&R Haulage to place blocks on the grass at Langley Green. Cllr Shorter will liaise with J&R Haulage and the Clerk will inform Essex Highways. **Action Cllr Shorter / the Clerk.**

4. Declarations of Interest:

Cllr Joslin non pecuniary interest in item 6a.

5. Approval and signing of minutes:

- a) The minutes of the Full Council meeting held on 17th December 2020 were approved with no amendments and will be signed by the Chairman after the meeting.
- b) The minutes of the Full Council meeting held on 14th January 2021 were approved with no amendments and will be signed by the Chairman after the meeting.
- c) The minutes of the Planning Committee meeting held on 10th December 2020 were noted.

6. Planning Applications: The following applications were considered:

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| (a) Application No: EPF/2734/20 | Officer: Sukhvinder Dhadwar |
| Applicant Name: C/O agent | |
| Location: Brewitts Barn, Back Lane, Nazeing, Waltham Abbey, EN9 2RS | |

Proposal: Change of use of redundant barn to provide no. 4 2-bedroom houses. Provision of associated car parking, cycle storage, waste and refuse storage and landscaping.

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

Cllr Clarkson provided an overview and was concerned that there was no documentation for the management of the trees and from looking at the planning documents, it appears the trees will be felled rather than reduced. It was noted that seven residents have sent letters of objection to the Council.

A resident representing the Upper Nazeing Conservation Area raised a number of points. The proposed development is in close proximity to a Grade II listed building. There are problems with the water supply due to old pipework, which Affinity Water are unlikely to upgrade due to the cost, so an increase in homes would only exacerbate the issues. There could be more than two cars per property & no provision for visitors, which could lead to cars being parked on a very narrow lane or on grass verges which is a concern to the safety of other road users. The proposed development overlooks several neighbouring properties and there is concern with light pollution and loss of privacy all within a Conservation Area. She finished by reading from one of the emails, which expressed concern about the proposed development and impact on neighbours and the area.

Cllr Clarkson summarised the concerns from residents and added that there would appear to be light & noise pollution and the design is not in keeping with the area. Cllr Shorter raised a concern of the noise that the proposed development would have on the area and in addition, that it is inappropriate development in the area.

Cllr Benton proposed that the Council object to the development for all the reasons covered during the discussion and that it is not suitable for the area. Cllr Carter second the proposal. All Cllrs voted in favour of the proposal.

Resolved – to object to the proposal as

- i) **It is in close proximity to a Grade II listed building,**
- ii) **Impact on the current water supply to homes. There are problems with the water supply due to old pipework, which Affinity Water are unlikely to upgrade due to the cost, so an increase in homes would only exacerbate the issues.**
- iii) **Concern on insufficient parking provision and the potential impact to other road users, when cars are parked on the narrow lane or grass verges.**
- iv) **Effect on neighbouring properties, light & noise pollution and loss of privacy. Contrary to Policy DBE2-Effect on Neighbouring Properties.**
- v) **The design is not in keeping in the area and is inappropriate development in the Conservation Area. Contrary to Policy HC7 – Development within Conservation Areas.**

(b) **Application No:** EPF/2877/20

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 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').

Cllr Joslin reminded Cllrs that previously the Council had no objection to the application and that it was supported by Cllr Skipper. Cllr Joslin continued by covering the details of the application.

The applicant's representative explained that the previous application was to remove the Legal Agreement due to mortgage funders requirements. However, following submission of the application, the funder confirmed that a revision of the wording to the Legal Agreement was sufficient for the funders. Unfortunately, the presenting officer did not clarify the details at the committee meeting. Consequently, there is a re-submitted application with the correct information.

Cllr Shorter queried that the details of the plans had not changed and the applicant's representative confirmed this was the case. The applicant's representative also said that all five properties would be constructed to the same standard for disability access.

Cllr Skipper said that the Council should support this application as they had previously and to highlight that there was an error in the manner that the previous application was handled by the District Council. Cllr Shorter seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – to support the application because the development is providing much needed disabled accommodation. In addition, the Council is concerned that an error was made in the manner that the previous application was handled by the District Council and the Council look forward to receiving your comments in due course.

(c) **Application No:** EPF/3007/20 **Officer:** Caroline Brown
Applicant Name: Mr Robert Moore
Location: St Leonard's Farm (Business Park), St Leonard's Road, Nazeing, EN9 2HG

Proposal: Retrospective planning application for the installation of two gas storage tanks on a concrete pad.

Cllr Joslin advised the Council that the storage tanks were installed in 2019 and that he was concerned that they could be of some danger to neighbouring properties.

Cllr Clarkson proposed no objection provided that the tanks have been installed correctly. Cllr Stock seconded the proposal. Six Cllrs voted in favour of the proposal and it was noted that one Cllr abstained.

Resolved – no objection provided that the tanks have been installed correctly.

(d) **Application No:** EPF/3036/20 **Officer:** Marie-Claire Tovey
Applicant Name: Mr Bolton
Location: 4 The Heights, Bumbles Green Lane, Nazeing, Waltham Abbey, EN9 2SG

Proposal: Proposed first floor extension, single storey infill extension and associated outbuildings.

Cllr Joslin informed the Council that the landscape team (trees and landscape) has a holding objection on this application, he covered the reasons (visual aspect) and stated that tree reports are required to support the proposal.

Cllr Benton said that there is a limited number of properties in the close, which are all bungalows. This development would be the only one with a second floor and believes it is out of keeping with the neighbouring properties. Cllr Shorter stated that it looks like it is an amazing development, with energy efficient designs and that the tree issue could be covered with a condition. Cllr Clarkson agreed that it looks very energy efficient and a modern design. Cllr Skipper also agreed with previous comments by Cllr Shorter.

Cllr Shorter proposed that the Council should support the application as it is an energy efficient design and this is the future of developments and to include a condition to cover tree & footpath issue. Cllr Carter seconded the proposal. Six Cllrs voted in favour of the proposal and it was noted that one Cllr abstained.

Resolved – to support the application as it is an energy efficient design and this is the future of developments and if permission is granted, a condition is included to cover the trees & footpath issues.

7. Pre-Application from Essex County Council (ECC):

The following pre-application advice request from ECC was considered.

Application No: CC/EPF/04/21/PRE

Proposal: Demolition of 2no. existing temporary classbases. The construction of a single storey building to accommodate 2no. classrooms and ancillary accommodation. The provision of a new Multi-Use Play Area (MUPA). The provision of a temporary construction access road.

Location: Nazeing Primary School, Hyde Mead, Nazeing, Waltham Abbey EN9 2HS

Cllr Joslin reminded the Council of the previous application which was for temporary porta cabins & Council said that it should be permanent buildings. Cllr Joslin also covered some of the pre-application details. A Governor of the school advised that the application is to replace the porta cabins, which are 20/25 years old, that it is for the nursery year group and that the intention was to expand to a 2-class entry but ECC had said "No" based on the forecast of numbers, so this is to replace the temporary porta cabins. Cllr Shorter queried number of pupils and was advised that it is still 45 pupils based on expected demand i.e. no increase.

Cllr Shorter proposed that the Council should support the application as the pupils should have permanent class rooms. Cllr Skipper seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved to support the application as the pupils should have permanent class rooms.

8. Planning Application EPF/3471/17.

Site: Land rear of Oakley Hall, Hoe Lane **Proposal:** Demolition of derelict glasshouse and sundry structures, erection of 50 bed care home.

Cllr Joslin proposed that

- i) A request is made to Rt. Hon. Robert Halfon MP, District Cllrs Bassett & Knight, County Cllr Jackson, asking that they write in to the District Development Management Committee (DDMC) to further support the application at this meeting.
- ii) To ask one of the District Cllrs to formally support the application when it goes before DDMC.
- iii) Letters to be sent to these elected representatives thanking them for their support to date.

Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved to action the above proposal accordingly.

9. Financial Matters:

a) The revised Financial Summary for December 2020 (to include payments after it was issued) was approved and will be signed by the Chairman after the meeting.

b) Cllr Clarkson advised of a typo on one of the payment narratives on the Financial Summary for January. This will be corrected & re-circulated.

It was resolved to authorise:

- i) Payments totalling £4,806.30
- ii) Transfer of £7,000 between bank accounts.

The Financial Summary for January 2021 was approved and will be signed by the Chairman after the meeting. It was noted that Cllrs Carter & Stock (both authorised signatories on the bank account) will set up & approve direct credits this month.

Action Cllrs Carter & Stock.

c) Clerks & Councils Direct publication. Cllr carter proposed to renew the subscription for 12 months at a cost of £12 per annum to obtain six issues of the publication for Councillors. Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved to action the above proposal accordingly.

d) Review of charges for football pitch hire. Cllr Skipper believes the charges should be reviewed. Cllr Clarkson informed the Council that based on what he has paid for pitch hire, Nazeing Youth Football Club are charged an extremely low price for their usage & the charges should be reviewed. Cllr Carter proposed no change to the charges for football pitch hire for the current season and to review the charges for the new 2021/22 season. Cllr Skipper seconded the proposal. Six Cllrs voted in favour of the proposal. It was noted that one Cllr had connection issues. It was resolved no change for football pitch hire for the current season and to review the charges for the new 2021/22 season.

10. Clerks Report.

Report circulated before the meeting. Cllr Clarkson raised the item of the outstanding Investment Strategy document and that this needs to be actioned soon. It was agreed that Cllr Carter and the Clerk would produce a draft document. **Action Cllr Carter & the Clerk.**

11. Amenity Matters:

a) Installing 'smiley' Vehicle Activated Signs (VAS) for roads in Nazeing.

Cllr Stock has been trying to contact Essex Highways (EH) about the possibility of installing 'smiley' VAS for roads in Nazeing but without success. He consequently approached District Cllr Bassett and has circulated his response, which included advice

as to where to put the signs. Cllr Clarkson reminded the Council that a Local Highways Panel (LHP) request has already been submitted to EH. Cllr Benton informed the Council of the speed watch initiative and commented that there is speeding on Middle Street and Hoe Lane.

Cllr Stock then asked how he should proceed, should he continue trying to contact EH? Cllr Shorter advised that the Council could request a traffic management survey and then ask County Cllr Jackson / Essex County Council to look at traffic calming. Cllr Joslin reminded the Council of the recent traffic accident at Bumbles Green and the resulting fatality.

It was noted that a resident interrupted the meeting, insisting that she had some information on this item. Cllr Carter advised the resident that she had had the opportunity to speak under public participation item & chose not to. If she wished, she could forward any information relating to this item to the Clerk after the meeting. It was also pointed out that there were several items still to be discussed on the agenda, so time was limited for each item.

b) Letter from resident regarding assistance with illegal parking in Langley Green. Cllr Carter advised that as this item had already been discussed earlier, there was no need to cover it again.

c) Request from owner of Broadley Garage Bumbles Green, regarding the use of the Leisure Centre car park to take photos of cars.

It was agreed to defer the item, as the owner of Broadley Garage had not joined the meeting.

12. Clayton Court.

Cllr Joslin informed the Council that one house has been sold & completed, for a figure of c.£400,000, with another three houses due to complete at the beginning of February. This means that the debt will be cleared shortly. Cllr Clarkson proposed a vote of thanks for Cllr Joslin for all the work he has undertaken with the project and Cllr Skipper proposed a vote of thanks for Cllr Shorter for all the time he has given during the construction of the properties.

13. Leisure Centre.

Cllr Carter suggested a working group is formed, to consider the future arrangements for the site. Cllr Shorter was hoping that one resident in particular would be interested, as he has already been asking about the Council's plans. Cllr Skipper would like members of the public to be involved in the working group, so that the Council can move forward. Cllr Shorter believes the Council needs to establish what the requirements are for the site. Cllr Skipper suggested that one of the district Cllrs is asked to join the working group.

Cllr Carter proposed that the Council form a working group, to consider the future arrangements for the site. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal. It was resolved to form a working group, to consider the future arrangements for the Leisure Centre site. Cllr Carter will discuss attendees with Cllr Joslin and an invitation for the meeting will be issued accordingly. **Action Cllrs Carter & Joslin & the Clerk.**

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

Cllr Stock attended Day 2 of Cllr training on 14/01/2021.

15. Information Items.

a) Cllr Stock has written to Lee Valley Regional Park Authority about the charges for parking at Clayton Hill and the impact it is having on Nazeing.

b) Cllr Carter spoke to a company about leasing a defibrillator but was advised that it is cheaper to purchase one. When leased, the cabinet and stickers are not included and would still need to be purchased. She will investigate costs.

c) There are road closures on Essex Road Hoddesdon relating to the New River Bridge improvement scheme. Details are on the website. Overnight 11/02/21 and 2/3 full weekend closures 12/02/21 to 15/2/21, 19/02/21 to 22/02/21 and possibly 26/02/21 to 01/03/21.

16. Items for the next agenda.

None.

17. Date of next meeting of Full Council. 25th February 2021.

Closed 9:45pm.

Signed by the Chairman: **Date:**