



Nazeing Parish Council

Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 13th January 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members Present: Cllr Joslin (Chairman of Planning Committee), Benton, Carter, Elton, Judge and Stock

Also Present: Katie Lomas (Assistant Clerk) and no members of the public.

These minutes are subject to ratification at the next meeting.

1. Welcome and Introductions: By the Chairman of the Planning Committee.

2. Apologies for absence: Apologies from Cllr Shorter were noted and approved.

The Council have been informed that Cllr Clarkson has resigned from the Parish Council, effective from today.

3. Public participation: None

4. Declarations of Interest: None.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 9th December 2021 were approved with no amendments and were signed by the Chairman of the Planning Committee.

6. Enforcement Notices and Appeals:

a) No closed Enforcement cases have been received.

b) The following was considered:

Application No: ENF/0280/21

Officer: Jim Gordon

Applicant Name: Mr Shiraz Kahn

Site Address: Clarador, Betts Lane, Nazeing, Waltham Abbey EN9 2DB

Proposal: Without planning permission the erection of a wall adjacent to the highway and in excess of 1m in height

Reason for Appeal: Against an Enforcement Notice **Appeal Type:** Written representation and a site visit

Reference Invited to give views no later than 4th February 2022.

Comments: Two letters from residents have been received and noted. The Council previously had no objection to EPF/0846/21.

Resolved: No comment.

7. Planning Applications: The following were considered:

(a) Application No: EPF/2355/21

Officer: Kie Farrell

Applicant Name: Mr J Jackman

Location: 67 Palmers Grove Nazeing Waltham Abbey EN9 2QE

Proposal: Proposed one bedroom detached bungalow after demolition of the existing garage.

Comments – Previous application refused by District Council.

Resolved: No objection.

(b) Application No: EPF/2902/21

Officer: Alastair Prince

Applicant Name: Mr Adrian Crawley

Location: Uplands Middle Street Nazeing Waltham Abbey EN9 2LQ

Proposal: First floor front extension.

Resolved: No objection.

(c) Application No: EPF/2927/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs L & S King

Location: 5 Maplecroft Lane Nazeing Waltham Abbey EN9 2NR

Proposal: Existing single storey side/rear extension demolished & replaced with two storey side extension & single storey front & rear extensions + internal alterations.

Resolved: No objection.

(d) Application No: EPF/2959/21

Officer: Kie Farrell

Applicant Name: Mr Lorenzo Bonura

Location: Building Yard Keysers Road Nazeing Waltham Abbey EN10 6RJ

Proposal: Change of use: from builders' yard to a residential site. Removal of the existing outbuildings, erection of a new 3-bed chalet style bungalow & replacement of the existing gate to a new gate. (Revised application to EPF/1579/21)

Comments: Previously supported by the council. Grounds for supporting should be restated.

Resolved: No objection and support the application as it

- i) Complies with current legislation,
- ii) Is a limited infill site,
- iii) Is previously developed land at a sustainable location,
- iv) Is also in a residential area so the current commercial use is out of keeping.

It was noted that the Council would expect obscure glass windows to be installed as necessary.

(e) Application No: EPF/3004/21

Officer: Kie Farrell

Applicant Name: Mr Garry Stevens

Location: 28 Maplecroft Lane Nazeing Waltham Abbey EN9 2NS

Proposal: Proposed house redevelopment.

Resolved: No objection.

(f) Application No: EPF/3045/21

Officer: Caroline Brown

Applicant Name: Mr. Casey

Location: Mill Bungalow Betts Lane Nazeing Waltham Abbey EN9 2DA

Proposal: Proposed extension of existing stables for agricultural purposes.

Resolved: No objection.

(g) Application No: EPF/3088/21 **PN**

Officer: Sukhvinder Dhadwar

Applicant Name: DMJL Properties

Location: 1-6 River View, The Mead, Nazeing New Road, Waltham Abbey, EN10 6SS

Proposal: Application for Prior Approval of proposed new dwellinghouses on detached blocks of flats.

Comments: Council previously objected as overdevelopment.

Resolved: Strongly object to the development in the application on the grounds that it is overdevelopment and an increase on the previous proposal for the site. Policy CP7 {specifically "new development in all urban areas which results in overdevelopment, unsympathetic change or loss of amenity will not be permitted}. Further it is not in keeping with the street scene. Policy DBE 1 {design of new buildings}.

(h) Application No: EPF/3108/21 **TPO**

Officer: Robin Hellier

Applicant Name: Mr Patrick Keane

Location: 39 Highland Road, Nazeing, Waltham Abbey, EN9 2PT

Proposal: TPO/EPF/22/83. T3: Lime - Crown reduce, as specified. Remove 2 lowest lateral branches on south side, 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

(i) Application No: EPF/3037/21

Officer: Kie Farrell

Applicant Name: Wayne Lloyd

Location: Hubbards, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Proposed single storey, rear kitchen and pantry extension and replacement open sided rear porch to existing dwelling.

Resolved: No objection.

(j) Application No: EPF/3084/21

Officer: Zara Seelig

Applicant Name: Mr Matt Savill

Location: 149 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QU

Proposal: Proposed loft extension.

Resolved: No objection.

(k) Application No: EPF/3183/21 TPO

Officer: Robin Hellier

Applicant Name: Mr A Trow

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

Proposal: TPO/EPF/09/20 (Ref: T1) T3: Ash - Fell & replace, 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.

(l) Application No: EPF/3127/21

Officer: Sukhvinder Dhadwa

Applicant Name: Mr & Mrs B & J Harris

Location: The Chimes Middle Street Nazeing WALTHAM ABBEY EN9 2LB

Proposal: Proposed two storey side and front extension - resubmission following the expiry of planning permission granted under LPA ref: EPF/0946/17

Resolved: No objection.

(m) Application No: EPF/3135/21

Officer: Alastair Prince

Applicant Name: Mr Daniel Finn

Location: 49 Pecks Hill Nazeing Waltham Abbey EN9 2NX

Proposal: New rear extension and loft conversion.

Comments: Considered by Council in October with no objections.

Resolved: Whilst the reason for the refusal of the previous application were noted, nevertheless, the Council does not object to the proposal.

8. Other Applications: Committee to consider the following Information Only applications:

(a) Application No EPF/3113/21 **CLD** **Officer:** Zara Seelig

Applicant Name: Mrs Susan Nichols

Location: 66 Old Nazeing Road Nazeing Waltham Abbey EN10 6RL

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension & a detached out building to be used in ancillary to the main dwelling.

Resolved: No comment.

9. Harlow Town Centre Masterplan – New Planning Consultations

To discuss the consultation documents from Harlow Council and to consider the Parish Councils response. Any comments are required to be submitted by 11th February 2022.

Resolved: That Cllr Benton will prepare a short report on the information in the documents provided and circulate to The Council prior to the next FCM so that the facts can be considered prior to the deadline for comments.

Action: Cllr Benton (and all Cllrs encouraged to read)

10. Informal Consultation by Essex Highways – Proposed part diversion of Footpath 4

To consider the proposal sent separately from Essex Highways and necessitated by the proposed construction of new glass houses and associated infrastructure under planning application EPF-2412-20, which was approved on the 3rd December 2021.

Informal Consultation only but ‘thoughts’ requested by 21st January 2022.

Resolved: No observations.

11. Public consultation from Transport East

Transport East have launched a Public consultation on draft regional Transport Strategy for the East. Covering Norfolk, Suffolk, Essex, Southend-on-Sea and Thurrock, the strategy sets a series of priorities for better transport for everybody living, working, and learning in the region up to 2050.

Resolved: The Council have no useful observations to contribute.

12. Information Items: None

13. Items for the next agenda:

Cllr Benton requested that agenda item be added to address the need for additional Councillors.

14. Date of next Planning Committee meeting. 10th February 2022

Meeting closed at 21:10

Signed by the Chairman:

Date: