



## Nazeing Parish Council

**Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 10<sup>th</sup> February 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 Fletcher (Assistant Clerk) and 1 member of the public.

- 1. Welcome and Introductions:** By the Chairman of the Planning Committee.
- 2. Apologies for absence:** Apologies from Cllr Shorter have been received and were noted and approved.
- 3. Public participation:** None.
- 4. Declarations of Interest:** Cllr Stock with regard to item 7e).
- 5. Approval and signing of minutes:**

The minutes of the Planning Committee meeting held on 13<sup>th</sup> January 2022 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 planning appeal cases were considered:
  - 1. Application No:** EPF/1504/21 **Officer:** Zara Seelig  
**Applicant Name:** Ms. Tanya Bicker  
**Site Address:** The Meadows, Nursery Road, Nazeing, Waltham Abbey EN9 2JF  
**Details of Appeal:** Single storey extension.  
**Reason for Appeal:** Against a refusal **Appeal Type:** Written representations  
**Reference:** 21/3282744

Comments: Householder case.

**Resolved:** The appeal has been noted and in accordance with the directions The Council reiterates its previous comments.

- 2. Application No:** EPF/0932/21 **Officer:** Caroline Brown  
**Applicant Name:** Mr Robert Currell  
**Site Address:** Hillview, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ  
**Proposal:** Removal of the 106 Legal Agreement on planning permission EPF/1547/18 (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. - Amendment to approved development Ref EPF/2548/15)  
**Reason for Appeal:** Against a refusal **Appeal Type:** Written representations and a site visit.  
**Reference:** APP/J1535/W/21/3284002

Comments: Cllr Joslin advised that there are some inaccuracies in the details provided and that he will need to explore this further with the case officer.

**Resolved:** To postpone until the Full Council Meeting

**3. Enforcement No:** ENF/0609/18

**Officer:** Clare Munday

**Applicant Name:** Mr Pasquale Milazzo

**Site Address:** Leaside Industrial Park, Sedge Green, Nazeing, Waltham Abbey EN9 2BF

**Details of Appeal:** Without planning permission the stationing of two mobile homes for agricultural workers residential accommodation.

**Reason for Appeal:** Against an Enforcement Notice

**Appeal Type:** Written representations

**Reference:** Not yet advised

**Appeal Reference:** APP/J1535/C/22/3291838

Comments: Cllr Joslin stated that as far as he is aware no planning application had been made and no details were available. The Council need to have time to explore the details held in PINS.

**Resolved:** To postpone until a future Council Meeting, depending on timescales and details from EFDC of the appeal.

Clerk to write in the meantime saying that The Council has considered this matter but without some detailed information we are unable to make any comments.

**7. Planning Applications:** The following applications were considered:

**(a) Application No:** EPF/3270/21

**Officer:** Zara Seelig

**Applicant Name:** Ian Lampitt

**Location:** 109 North Street, Nazeing, Waltham Abbey EN9 2NJ

**Proposal:** Front elevation infill, ridge height increase & a dormer added.

**Resolved: No objection.**

**(b) Application No:** EPF/3296/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Julianne Neil

**Location:** 34 Great Meadow, Nazeing, Waltham Abbey EN10 6RP

**Proposal:** Conversion of existing garage into a habitable room. Single storey side extension of the kitchen up to the boundary (matching the line of the existing garage).

**Resolved: No objection.**

**(c) Application No:** EPF/0155/22 TPO

**Officer:** Robin Hellier

**Applicant Name:** Mr Andy Cave

**Location:** Oak Haven & Laysholm 18 & 17 Tatsfield Avenue, Nazeing, Waltham Abbey EN9 2HH

**Proposal:** TPO/EPF/03/77 T1 & T2: Oak - Crown reduce by up to 2m, 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.**

**(d) Application No:** EPF/0038/22

**Officer:** Ian Ansell

**Applicant Name:** Mr Manjit Basi

**Location:** Jaden, Hoe Lane, Nazeing, Waltham Abbey EN9 2RJ

**Proposal:** Proposed construction of detached double garage with storage over and 2 No. dormers to front elevation.

**Resolved: The council considered this application and it was observed that the position of the garage does not seem logical in relation to the distance from the house. Nevertheless, the council does not object to the**

application but suggests that if permission is granted a condition is put in place that the building may not be used for habitation or as a separate dwelling house.

**(e) Application No:** EPF/0072/22                      **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mrs Jackie Wilson  
**Location:** West Egg, Riverside Avenue, Nazeing, Waltham Abbey EN10 6RB  
**Proposal:** Proposed loft extension.

**Resolved : No objection.**

**(f) Application No:** EPF/0136/22                      **Officer:** Caroline Brown  
**Applicant Name:** Mr Enver  
**Location:** 39A Shooters Drive, Nazeing, Waltham Abbey EN9 2QA  
**Proposal:** Front, side and rear extensions. New roof over dwelling to create first floor within roof space.

**Resolved : No objection.**

**(g) Application No:** EPF/2576/21    **Officer:** Zara Seelig  
**Applicant Name:** Mr Charlie Allen  
**Location:** 36 Buttodene Crescent, Nazeing, Waltham Abbey EN10 6RH  
**Proposal:** Retrospective application for children's climbing frame.

**Resolved: The Council must object with some reluctance because the height of the structure clearly amounts to an interference with the comfort of the neighbours. If the height were to be reduced, then The Council would possibly have no objection.**

**(h) Application No:** EPF/0189/22 **PN**                      **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Luigi Forgione  
**Location:** Winston Farm, Hoe Lane, Nazeing, Waltham Abbey EN9 2RJ  
**Proposal:** Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.

**Resolved: No objection to the application provided it is made clear as stated in the Planning Statement that it is only a single additional storey.**

**8. Other Applications:** Committee considered the following applications:  
**These are provided for information only. EFDC do not normally accept comments on these 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.**

**(b) Application No:** EPF/0085/22 **CLD**                      **Officer:** Kie Farrell  
**Applicant Name:** Mr John Robinson  
**Location:** 38 Maplecroft Lane, Nazeing, Waltham Abbey EN9 2NT  
**Proposal:** Application for a Lawful Development certificate for a proposed loft extension.

**Resolved: No comment.**

**(c) Application No:** EPF/0115/22 **CLD**                      **Officer:** Ian Ansell

**Applicant Name:** Mr M O'Brien

**Location:** Patience Cottage, Belchers Lane, Nazeing, Waltham Abbey EN9 2SA

**Proposal:** Certificate of lawful development for a proposed outbuilding for a gym ancillary to existing dwelling.

**Resolved: No comment.**

**(d) Application No:** EPF/0130/22 DRC      **Officer:** Sukhvinder Dhadwar

**Applicant Name:** Mr Pietro Di Maria

**Location:** Presdale Farm House, Hoe Lane, Nazeing, Waltham Abbey EN9 2RJ

**Proposal:** Application for approval of details reserved by condition 6 'Contamination' on EPF/0646/21 (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. (Revised application to EPF/2135/20)

**Resolved: No comment.**

#### **9. EFDC Sustainability Guidance Consultation (DJ):**

Cllr Joslin was due to review the documentation provided for the Full Council Meeting on 27.01.22 in order that the Council may consider if they would like to comment on the proposals.

The District Council is inviting comments during the consultation period which runs until 21/02/22.

Comments: Cllr Joslin had not yet reviewed the documentation but will aim to do so and circulate an email by 17/02/22.

**Action: Cllr Joslin**

#### **10. Emergency Response to Street Lighting Issues (SB)**

To consider the need to review the procedure for reporting defects or damage to streetlights owned by Nazeing Parish Council, in the event of an emergency.

Comments: A streetlight fell over in the storm at the weekend 2 weeks ago. It had broken off at the base and fell towards but not onto a resident's house. The resident reported it to Cllr Benton and sent email to the email address on the lamppost sign requesting urgent action. Signs on lampposts give the office telephone number and the old BT email address. However, the office address is only staffed 2 days per week.

Cllr Benton expressed concern that there should be a review of the information given on the lampposts to update it and potentially provide an emergency contact number? Also what should Cllrs do if 'emergency to life' issues are reported to them by residents.

**Action: Clerks –**

- **Investigate potential to have an emergency number for reporting emergency lighting issues? Should this be AJ Lighting?**
- **To clarify if the old BT email address is going to be discontinued and if so a proposal for updating the streetlight signs?**
- **To discuss the possibility of the Clerks working on separate days to increase cover in the office?**

#### **11. Information Items:**

*Please note that pursuant to LGA 1972 S.120(2)(b) business must be specified and accordingly the Council cannot lawfully make decisions on matters raised.*

*Area West planning meeting – Cllr Carter to attend – Action Assistant Clerk*

**12. Items for the next agenda.**

To propose inviting police representative to FCM - DS  
Queens jubilee update - SB  
Play equipment for Pound Close - KC  
Defibrillator update - DS

**13. Date of next Planning Committee meeting.** 10<sup>th</sup> March 2022.

Meeting closed at 21:45

**Signed by the Chairman:** .....

**Date:** .....