

## NAZEING PARISH COUNCIL

### **Minutes of the Full Council Meeting held on Thursday 24th February 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

**Members present:** Cllrs Carter (Chairman of the Council), Benton, Joslin, Judge, Shorter and Stock.

**Also present:** Lorraine Ellis (Clerk) and 2 members of the Public.

#### **1. Welcome and Introductions:**

Cllr Carter welcomed Cllrs and members of the public to the meeting, followed by Cllr introductions.

#### **2. Apologies for absence:**

Cllr Elton. Noted from District Cllr Bassett.

#### **3. Public participation in relation to items on the agenda:**

A resident would like to speak on item 7a, as advised prior to the meeting.  
A resident is available to speak on item 10a if there are any questions.

#### **4. Declarations of Interest:**

Cllr Shorter pecuniary interest in item 6b.

#### **5. Approval and signing of minutes:**

- a)** The minutes of the Full Council meeting held on 27th January 2022 were approved with no amendments and were signed by the Chairman.
- b)** The minutes of the Planning Committee meeting held on 13th January 2022 were noted.

#### **6. Planning Applications:** The following applications were considered:

- (a) Application No:** EPF/0196/22 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr J Speller  
**Location:** Units 1a & 1b, Middlebrook Farm, Hoe Lane, Nazeing, EN9 2RJ  
**Proposal:** Proposed extension to existing commercial/industrial units.

**Resolved – no objection.**

- (b) Application No:** EPF/0251/22 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Burleigh Nursery Developments  
**Location:** Burleigh Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ  
**Proposal:** Application for variation of condition 2 for EPF/2271/16. (Demolition of existing commercial buildings and erection of 6no. four bedroom detached dwellings).

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

**Resolved – no objection.**

**(c) Application No:** EPF/3038/21 **Officer:** Caroline Brown  
**Applicant Name:** Luigi Forgione  
**Location:** Land at Hoe Lane, Nazeing  
**Proposal:** Demolition of existing bridge and erection of a new access bridge.

**Resolved – no objection.**

It was agreed to discuss item 6(f) at this point due to the location of the proposed development, minutes recorded below.

**(f) Application No:** EPF/0211/22 **Officer:** Marie-Claire Tovey  
**Applicant Name:** Luigi Forgione  
**Location:** Land South of Hoe Lane, Lower Nazeing EN9 2RJ  
**Proposal:** Demolition of existing building and erection of a new dwelling.

**Resolved – no objection and to support the application for the following reasons:**

**The proposed dwelling**

- (i) Will be energy efficient unlike the existing building**
- (ii) Will be in keeping with the neighbouring properties**
- (iii) Is a considerable improvement compared to the current building which was originally constructed for use as offices but was subsequently converted for use as a residence.**

**(d) Application No:** EPF/3235/21 **Officer:** Zara Seelig  
**Applicant Name:** Mr & Mrs B & M Dipaola  
**Location:** Brook Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG  
**Proposal:** Replacement equestrian buildings.

It was agreed to advise the District Council that the address of the property is "Brook End Farm off Hoe Lane" and not "Brook Farm, Hoe Lane" as stated on the application.

**Resolved – no objection.**

**(e) Application No:** EPF/0199/22 **Officer:** Alastair Prince  
**Applicant Name:** Mr Gokhan  
**Location:** 13 Langley Green, Nazeing Road, Waltham Abbey EN9 2JJ  
**Proposal:** Part single storey, part two storey rear extension.

**Resolved – no objection.**

**(g) Application No:** EPF/0217/22 **Officer:** Caroline Brown  
**Applicant Name:** Mr Alfredo Saggese  
**Location:** Nonsuch Cottage, Back Lane, Nazeing, Waltham Abbey EN9 2RS  
**Proposal:** Single storey side extension

**Resolved - no objection and to support the application as the Council agrees that the extension will allow the applicant's mother to live at the same address and thereby improve her social well-being. The applicant has also reduced the size of the extension compared to the one previously submitted.**

## 7. Planning Appeals:

The following planning appeals were considered:

**a) 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 response no later than 11/03/2022.

Prior to their deliberations, the Applicant's representative addressed the members of the Council. In order to assist, he provided information about the current and previous applications.

### **Resolved – to support the appeal for the following reasons**

- i) **The Parish Council have considered this site over many years and have supported the proposed development on all occasions.**
- ii) **Accordingly to the notice relating to the Appeal the proposal is as set out above namely:**  
***“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)”***  
**This appears to be incorrect since in the Application for Planning Permission the Description of the Proposal is:**  
***“Replacement Planning Application for 5 flats to replace approved consent EPF/1547/18”***
- iii) **The only reason for refusal is stated to be:**  
***“The applicant has failed to demonstrate sufficient justification for the removal of the Legal Agreement which was a significant material consideration justifying the approval of the development ....”***  
**This is clearly erroneous since the Proposal makes no reference to the Legal Agreement which had been considered in relation to a previous application. It accordingly follows that no valid reason for refusal of the application has been given.**
- iv) **In the event that the Applicant is granted Planning Permission, it will result in a total of five units becoming available for occupation close to the village centre. This will support the District Council in terms of fulfilling their requirement to provide additional housing within the district.**
- v) **Although it is not stated in the Application, the Council understands that the two ground floor flats will be built specifically for disabled persons and the Applicant is willing to provide an undertaking to this effect.**
- vi) **As it stands, the site is currently surrounded by hoardings. It is regarded as an eyesore by residents of the village and in particular by the owners of neighbouring properties.**

**b) Application No:** EPF/2248/21

**Officer:** not stated

**Applicant Name:** Mr Garry Stevens

**Site Address:** 28 Maplecroft Lane, Nazeing, Waltham Abbey, EN9 2NS

**Proposal:** Garage conversion, part two storey, part single storey rear and first floor side extension.

**Reason for Appeal:** Against a refusal

**Appeal Type:** Written representations.

**Reference:** APP/J1535/D/22/3291583 response no later than 08/03/2022.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for the Council to submit further comments. The Council have a right to withdraw any representations made so that they are not taken into consideration by the Inspector.

It was resolved that the Council would not withdraw the comments made previously.

## **8. Financial Matters:**

**a)** It was resolved to authorise:

i) Payments totalling £4,150.64

ii) Transfer of £4,000 between bank accounts.

The Financial Summary for February 2022 was approved and signed by the Chairman. It was noted that Cllrs Carter & Joslin (both authorised signatories on the bank account) will set up & approve direct credits this month. **Action Cllrs Carter & Joslin.**

**b)** It was resolved to approve all the third quarterly reconciliation and Trial Balance reports, following Cllr Elton's review and approval. It was noted that Cllr Elton has approved and signed all the third quarterly reports for 2021/22.

**c)** Clerks & Councils Direct publication. It was resolved not to renew the subscription of the publication for Councillors and to continue with the circulation of an electronic version.

**d)** It was resolved to renew the Friends of Historic Essex (FHE) membership for 2022/23 at a cost of £12. FHE assist Essex Record Office to conserve documents, includes Nazeing Parish Council documents.

## **9. Clerks Report.**

Report circulated before the meeting. No questions were raised.

## **10. Amenity Matters:**

**a)** It was resolved to approve the request from the owner of Broadley Garage at Bumbles Green, to allow him the use of the Leisure Centre car park to take photos of his cars.

**b)** The Epping Rangers have agreed to install timber posts at the Parade and Langley Green and are waiting for the licence approval from Essex County Council. Cllr Stock has approached the Rangers and asked about the possibility of installing ornamental bollards instead of timber ones. The Cllrs are favourable to the proposal however, it was agreed to obtain confirmation from the Rangers first and then obtain quotes, which could be considered at the next Council meeting.

**c)** Damaged street light at North Barn. A quote for a replacement light has been obtained from the Council's street light maintenance company, however, the request to UK Power Networks is outstanding (to re-connect the electricity to the light). A claim has also been submitted to the Council's insurers but no response from them. It was resolved to approve the replacement street light at North Barn.

**d)** Defibrillators within the Parish. The Council has approval to install a defibrillator at the chemist at the Parade and at the King Harold Public House however, it has proved difficult to obtain approval for the Crown Public House. It was agreed that if still no response from the Crown, to continue with obtaining installation quotes for the two other locations and progress with getting those two defibrillators installed.

### **11. Emergency Response to Street Lighting Issues.**

After some discussion, it was agreed to put details on the website regarding who to contact during the day / out of hours for any emergency street lighting issues. During the day, contact will be the Council office or Chairman/Vice Chairman and overnight it is expected that the police & Essex Highways would respond to any emergency situation that arose, as has previously occurred.

### **12. The Queen's Platinum Jubilee.**

Cllr Benton advised that there is a community meeting on 01/03/22 at 7:30pm at the Congregational Church for people to bring ideas to, for commemorating the Jubilee. He covered a few ideas that are being considered and / or planned and there has been some discussion about where to hold events. Cllr Carter confirmed that the Parish Council has some bunting that could be used by groups organising Jubilee events only.

### **13. Correspondence:**

The following was considered:

**a)** It was resolved to arrange a separate meeting for the police representatives to attend.

For information:

**b)** There is a proposal to introduce 'No Stopping At Any Time' red route restrictions in the Nazeing Road / Langley Green area of Nazeing. There is a press release on 17/02/2022 and details of the Order will be on the Parish Council website.

**c)** Bus Network Reviews. Essex Highways (EH) have launched an online public survey to get the view of bus users and non-users on the bus network. To make the information as relevant as possible, EH are most interested in responses which relate to the districts in which the responder travels most often by bus or (if not) where the person travels most often within the county.

Epping Forest - <https://consultations.essex.gov.uk/iptu/bus-network-reviews-epping-forest> or Harlow - <https://consultations.essex.gov.uk/iptu/bus-network-reviews-harlow>

**d)** A thank you letter has been received from the chairman of Nazeing Common Cricket Club for the grant recently awarded to the club.

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

**a)** Play Area equipment for Pound Close. Cllrs Carter and Stock met recently with a playground supplier at Pound Close, who will come back with ideas for the area. Cllr Stock has proposed that these drawings are used to obtain similar quotes.

### **15. Information Items.**

**a)** Epping Forest Community Transport (EFCT) have advised that from 02/03/22 there is a new timetable which has additional stops at Hyde Mead House on a Wednesday. Please refer any questions to EFCT. The Parish Council website will be updated.

### **16. Items for the next agenda.**

None.

**17. Date of next meeting of Full Council.** 24th March 2022.

Meeting closed 10:08pm.

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