



## Nazeing Parish Council

**Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 14<sup>th</sup> April 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

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

**Also Present:** Katie Fletcher (Assistant Clerk) and 3 members of the public and District Councillor Bassett.

- 1. Welcome and Introductions:** By the Chairman of the Planning Committee.
- 2. Apologies for absence:** Apologies from Cllr Shorter have been received and were accepted.
- 3. Public participation:** The public in attendance were asked to wait until the relevant parts of the agenda.
- 4. Declarations of Interest:** None.
- 5. Approval and signing of minutes:**

The minutes of the Planning Committee meeting held on 10<sup>th</sup> March 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 Appeals were considered:

**1. Application No:** EPF/1107/21

**Officer:** Alistair Prince

**Applicant Name** G Sutton

**Site Address:** Land at Common View, Nazeing Common, Nazeing EN9 2SQ

**Proposal:** Erection of a detached dwelling, vehicular parking, and associated works.

**Reason for Appeal:** Appeal against a Non Determination

**Appeal Type:** Written Representations and a site visit by an Inspector.

**Reference:** APP/J1535/W/21/3284756 Views required no later than 25/04/2022

**Resolved to restate the previous 'no objection' reasons, with additional comments and observations as follows:**

- 1. This Appeal has come about as a result of the failure of the LPA to deal with the Applicant's Planning Application within the prescribed period of time.**
- 2. It appears that the non-determination will be treated as a refusal without any reasons be given.**
- 3. The LPA should be required to explain the reasons for failing to deal with the Application within the specified time and had they done so what their decision would have been.**
- 4. The Application was considered by the Parish Council's Planning Committee in June 2021 when it was resolved not to object to the proposed development for the following reasons:**

(i) Notwithstanding that the site is in the Green Belt and Conservation Area it is immediately adjacent to a completed residential development for which permission had been granted.

(ii) Easy access is available to the site.

5. The views of the Parish Council have not changed and accordingly the Council supports the Applicant's appeal.

2. **Application No:** EPF/1663/20 **Officer:** Sukhvinder Dhadwar

**Applicant Name** Valley Grown Salads Ltd

**Site Address:** Valley Grown Nurseries, Paynes Lane, Nazeing, EN9 2EX

**Proposal:** Additional access road from Nazeing Road to Valley Grown Nurseries.

**Reason for Appeal:** Appeal against a Refusal **Appeal Type:** Informal hearing and a site visit by an Inspector.

**Resolved to oppose this Appeal and reiterate the grounds set out in the Council's objection to the Application namely:**

1. There will be a large number of lorry movements, the company is stating 12 but it is believed to be at least double this.
2. It will have a serious effect on residential properties at the Nazeing Road end of the new access route.
3. There will be noise and disturbance to residents, in addition residents' parked cars are at risk of damage and there is a serious risk of accidents happening.
4. Concern of pollution from lorries waiting to use the new access road.
5. There are a number of lorries apart from Valley Grown Salads that currently use Paynes Lane, so this usage of Paynes Lane will continue.
6. The new access road is on Green Belt land, there are no very special circumstances.
7. A public Footpath will be affected and will probably need to be diverted.
8. The development is contrary to Policy DBE2 Effect on Neighbouring Properties, Policy RP5A Adverse Environmental Impact, Policy DBE9 Loss of Amenity, Policy ST7 New Roads and Policy GB2A Development in the Green Belt.

The Council also reserves the right to attend the hearing and make representations.

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

Any representations on applications (a) should be made in writing by 18/04/22

(a) **Application No:** EPF/0682/22 **TPO** **Officer:** Robin Hellier

**Applicant Name:** Mr Peter Musk

**Location:** 4 Maplecroft Lane Nazeing Waltham Abbey Essex EN9 2NR

**Proposal:** TPO/EPF/25/84 (Ref: T3) T1: Birch - Reduce to previous points, 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 trees.

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/0569/22 **DRC** **Officer:** Alastair Prince

**Applicant Name:** Mr Joel Giblenn

**Location:** : Stoneshot Farm Hoe Lane Nazeing Waltham Abbey Essex EN9 2RN

**Proposal:** Application for Approval of Details reserved by conditions 7"etailed lighting scheme", 9"details of hard and soft landscaping" & 15"verification report" for EPF/2932/20. (Application for Variation of Condition 2 'Plan numbers' of EPF/3500/17 allowed on appeal (Demolition of existing industrial buildings, vacant stabling & 5 bedroom residential apartment and construction of x18 no. semi-detached family houses and x18 no. 'affordable houses' with associated off-street parking, private gardens & landscaping).

**Resolved:** No comment.

**(b) Application No:** EPF/0524/22 **DRC**      **Officer:** James Rogers

**Applicant Name:** STUK06 Limited

**Location:** St Leonards House St Leonards Road Nazeing Waltham Abbey EN9 2HG

**Proposal:** Application for approval of Details Reserved by Condition 3 'Foul and surface water drainage' of EPF/1459/17 (Conversion of two outbuildings to residential use).

**Resolved:** No comment.

**9. To Discuss Area West Planning Meeting March 16th Item 40:**

EPF/2713/21 - Land at the former Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ – which was Referred to District Development Management Committee (DDMC), which is due to meet on 20<sup>th</sup> April, with a recommendation from Area Planning Sub Committee West to approve subject to conditions and a Legal Agreement.

**Resolved that Cllr Joslin will represent The Council at the DDMC in support of the Application.**

**10. Broxbourne Station Bridge Works – Cllr Stock**

Cllr Stock gave an update on the proposed replacement of Broxbourne Station Bridge and the implications of this to Nazeing Parish residents and businesses. There have been 2 meetings held so far, one between Network Rail, the contractor and NPC Councillors on 31<sup>st</sup> March (full minutes of which have been published) and one between Robert Halfon MP, Cllr Richard Bassett and the Infrastructure Director of Network Rail on 14<sup>th</sup> April.

District Cllr Bassett advised that the outcome of the latest meeting was that a working group has been proposed to liaise with key personnel and ensure full consultation throughout. The Parish Council will be invited to take part in this. The Infrastructure Director also agreed to take away all of the points raised and arrange a further meeting once he had gathered the facts to be able to give accurate responses.

In the meantime, the deadline for comments on the Prior-Application is Wednesday 20<sup>th</sup> April.

**Resolved to put in a formal objection to the Application for Prior Approval to Broxbourne Borough Council. Cllr Stock and Cllr Joslin to advise wording by Tuesday 19<sup>th</sup> April.**

**11. Defibrillators for Nazeing Parish – Assistant Clerk**

Updated on the defibrillator installations and discussed training options.

**Resolved that the Community Heartbeat Trusts training proposition will be accepted and booked in to follow the installations taking place.**

**12. Information Items:** None

**13. Items for the next agenda.** None.

**12. Date of next Planning Committee meeting 12<sup>th</sup> May 2022.**

Meeting closed at 21.23

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

**Date:** .....