



## Nazeing Parish Council

**Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 12<sup>th</sup> May 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

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

**Also Present:** Katie Fletcher (Assistant Clerk) and 2 members of the public.

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

**2. Apologies for absence:** Apologies from Cllr Carter, Judge and 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 14<sup>th</sup> April 2022 were approved with no amendments and were signed by the Chairman of the Planning Committee.

### **6. Enforcement Notices/Appeals:**

**a)** The following information was noted:

Reference	Address	Breach	Result
ENF/0351/19	Sedge Gate, Nursery Sedge Green, Nazeing EN9 2PA	Breach Type: Change of Use. Alleged Breach: Use of land as a gypsy site, PP expired	3

Result: 2 - No Breach of Planning Control revealed, 2b – Time Immune, 3 – Breach ceased, 4 – Not Expedient to take Enforcement Action

**b)** The following appeal was considered:

**Application No:** EPF/1579/21

**Officer:** Kie Farrell

**Applicant Name** Mr Lorenzo Bonura

**Site Address:** Building Yard, Keyzers Road, Nazeing, Waltham Abbey EN10 6RJ

**Proposal:** Change of use from builders' yard to residential. Removal of existing buildings, erection of a new 3-bed chalet style bungalow and garage and replacement gate.

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

**Reference:** APP/J1535/W/21/3288714 Views required no later than 18/05/2022

**Resolved** to submit comments and observations as follows:

1. This site was formerly a builders yard but is now unused. It is accordingly a brownfield site and as such could be used for a variety of commercial purposes.
2. Keyzers Road is predominately a residential area and it is likely that commercial use of the site, which might well intensify, would create nuisance and annoyance to the residents of the properties in the near vicinity.



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3. The Council considers that the demolition of the commercial buildings and erection of a bungalow as is proposed would enhance the site.
4. Some residents who live very close to the site are in favour of the erection of a bungalow as proposed because it will remove any uncertainty as to possible uses of the site in the future.
5. For the reasons set out above the Council **supports** this Appeal.

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

**(a) Application No:** EPF/0784/22                      **Officer:** Caroline Brown  
**Applicant Name:** Mr Marco Napolitano  
**Location:** 18 Pound Close, Nazeing, Waltham Abbey Essex EN9 2HR  
**Proposal:** First floor rear extension and single storey rear extension.

**Resolved: No objection.**

**(b) Application No:** EPF/0730/22                      **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Pietro Di Maria  
**Location:** Presdale Farm House Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ  
**Proposal:** Proposed double garage side extension.

**Resolved: No objection.**

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

**(a) Application No:** EPF/0887/22 CLD                      **Officer:** Caroline Brown  
**Applicant Name:** Mr Russell Blackman  
**Location:** 17 Allmains Close Nazeing Waltham Abbey Essex EN9 2LX  
**Proposal:** Application for a Lawful Development Certificate for a Proposed removal of the existing outbuilding & erection of a 3.0 metre full width rear single storey, flat roof extension (access is unchanged).

**Resolved: No comment.**

**(b) Application No:** EPF/0926/22 CLD                      **Officer:** Rhian Thorley  
**Applicant Name:** Mr Wayne Lloyd  
**Location:** Hubbards Betts Lane Nazeing Waltham Abbey EN9 2DA  
**Proposal:** Certificate of lawful development for a proposed single storey timber frame leisure building and pool, with external paving and low height wall. Proposed single storey glass monopitch greenhouse against existing garage. Proposed surface water drains to soakaway within curtilage of site. Proposed new foul drain from leisure building for WC to connect to mains sewer.

**Resolved: No comment.**

**(c) Application No:** EPF/0900/22 DRC                      **Officer:** Alastair Prince  
**Applicant Name:** Mr Joel Giblenn  
**Location:** Stoneshot Farm Hoe Lane Nazeing Waltham Abbey Essex EN9 2RN



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**Proposal:** Application for Approval of Details Reserved by Condition 20 'Biodiversity Enhancement Plan' of EPF/2932/20 Variation 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.**

**9. To Discuss the Jubilee Weekend (SB):** Cllr Benton confirmed that a temporary beacon has been ordered and wished it to be minuted for thanks to be given to The Parish Council for supporting and funding this. There are still some background tasks to be completed. There will be advertising for the programme of events planned for the extended Jubilee weekend, including the beacon lighting.

There was a discussion regarding who should light the beacon and a suggestion was made to ask a local celebrity to do this, with contacts to be given to Cllr Benton so that this can be pursued.

**10. Correspondence:**

**1. Email of 05/05 (circulated) re. Projector Screen at Scout Hut** – It was agreed to arrange for Cllr Stock meet the Scout representative at the hut on Friday 20<sup>th</sup> May to agree a final location for the screen. The redundant portable screen will be taken away and disposed of by Cllr Elton.  
**Action – Assistant Clerk.**

**2. Email correspondence from resident re. Leaside Industrial Park dated 4<sup>th</sup> May 2022 (circulated)** – The resident was in attendance and gave an overview of the background. There is going to be a new Enforcement Notice issued for this site, which The Council has not yet received. Once received, this will be considered by The Committee and a suitable response be proposed.

**11. Information Items:** *Cllr Stock advised that Langley Green works are now completed, including a moveable post to get a mower in and out. Residents are satisfied.*

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

**13. Date of next Planning Committee meeting.** 9<sup>th</sup> June 2022.

Meeting closed at 20:52

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

**Date:** .....