



Nazeing Parish Council

Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 14th July 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).

These minutes are subject to ratification at the next meeting.

22/070 Welcome and Introductions: By the Chairman of the Planning Committee.

22/071 Apologies for absence: To note any apologies received.

Apologies received from Cllr Shorter and District Cllr Nigel Avey. These apologies were accepted.

22/072 Public participation: None.

22/073 Declarations of Interest: Cllr Joslin declared a non-pecuniary interest in item 22/076 a) and will leave the meeting when this item is discussed.

22/074 Approval and signing of minutes: The minutes of the Planning Committee meeting held on 12th May 2022 were approved with no amendments and were signed by the Chairman of the Planning Committee.

22/075 Enforcement Notices/Appeals:

a) Enforcement Cases: None received.

b) Committee considered the following planning appeals:

1. **Application No:** ENF/0609/18 **Officer:** Clare Munday

Applicant Name: Mr Pasquale Milazzo

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

Proposal: Without planning permission the use of the land for the stationing of caravans/mobile homes for residential purposes. **Grounds of Appeal A & C**

Reason for Appeal: Appeal against an enforcement notice. **Appeal Type:** Written representation and a site visit by an inspector. **Reference:** APP/J1535/C/22/3299631

Resolved to support the Appeal for the following reasons:

1. The Applicant's application for Planning Permission for the development which is the subject of this Appeal was considered by the Council on 01 August 2019 when it resolved as follows:

No objection provided that if permission is granted a condition is imposed that the x2 no. caravans are only used for workers employed by the nursery which is in common ownership with the site.

The Council has not changed its views with regard to the application.



2. It appears to be the view of the LPA that the two mobile homes (caravans) have an adverse impact on the Green Belt. This opinion is not shared by the Parish Council. The homes are located in a triangular area between an industrial building and the fence of a travellers caravan site which in effect amounts to infilling.
3. The site is not part of the open countryside and given its location it can be considered to fall within the definition of “previously developed land”.
4. It is therefore considered that the presence of the two homes does not harm the openness of the Green Belt in any way at all.
5. The two modest mobile homes are of no significance when compared with the extensive travellers site on the adjoining land.
6. Many nursery workers are migrants from Europe. In order to attract and retain these workers it is necessary for an employer to provide good quality accommodation. The mobile homes are provided with a good standard of amenities and comfort. Separately within the site washing facilities are available.
7. The Council noted that a previous enforcement notice dated 16/12/21 had been issued by the LPA which was the subject of an appeal (reference APP/J1535/C/22/3291838) it was noted that the enforcement was the same as that on the enforcement notice dated 27/05/22. The Council was subsequently notified that the enforcement notice had been withdrawn.

2. Application No: EPF/1992/21 **Officer:** Kie Farrell

Applicant Name: Mr J Hall

Site Address: Lodge Hall, Hoe Lane, Nazeing, Waltham Abbey EN9 2RW

Description: Erection of a detached 4-bedroom dwelling with associated parking, access and amenity area.

Reason for Appeal: Appeal against a Refusal **Appeal Type:** Written representation.

Reference: APP/J1535/W/22/3296104

With regard to the Reasons for the decision by the LPA to refuse planning consent the Council makes the following comments:

Reason 1

Whilst it is true that the site is some distance from shops services and facilities in the opinion of the Council it is not unsustainable. This appears to have been the conclusion of the LPA when it granted Planning Permission for approximately 18 houses at Stoneshott Farm which is situated within walking distance of this site.

Reason 2

This Council actively seeks to protect the Green Belt but concluded that in this case there are very special circumstances namely:

- (a) The site is situated in a linear ribbon of residential dwellings and
- (b) Should be regarded as in-fill.

Reason 3

Bearing in mind that the application relates to the construction of only one property it appears to the Council that it should be possible for the Applicant and the LPA for reach agreement in relation to mitigation of any impact on the Epping Forest Special Area for Conservation.

For the above reasons the Council Resolved to support the Appeal.



22/076 Planning Applications: Committee considered the following applications:

(a) Application No: EPF/0647/22 **EFDC File No:** 014346 **Officer:** Sukhvinder Dhadwar
Applicant Name: Woodgate UK
Site Address: Brewitts Barn, Back Lane, Nazeing, Essex, EN9 2RS
Proposal: Change of use of barn to 4 no. 1 bedroom houses

Comments: Cllr Joslin left the meeting and handed the chair to Cllr Benton.

Resolved: No objection with reasons as follows:

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| <p>1.
 hstanding that this is in a conservation area and in Greenbelt, it would appear to be a reasonable barn conversion of a non- 9intrusive design and not visible from the road.</p> <p>2.
 bedroom, more affordable housing for young people is in very short supply in the village.</p> | <p>Notwit</p> <p>One</p> |
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(b) Application No: EPF/0181/22 **EFDC File No:** 004679 **Officer:** Marie-Claire Tovey
Applicant Name: Mr D. Sadler
Site Address: Latchetts, Hoe Lane, Nazeing EN9 2RB
Proposal: Demolition of existing dwelling and erection of two pairs of semi-detached 4 bedroom dwellings.

Comments: Cllr Joslin resumed as Chair. Cllr Elton was in favour of the application. 5 councillors were in favour of objecting.

Resolved: To object to this application for the following reasons:

1. **Considered to be serious overdevelopment of the site.**
2. **Out of keeping with the street scene.**
3. **There will be a strong likelihood of overlooking adjoining properties.**
4. **Parking is likely to be an issue as there are only 2 spaces allocated for each house and there is already no spare capacity on roads in the vicinity.**

(C) Application No: EPF/1025/22 **Officer:** Rhian Thorley
Applicant Name: Mr Mark Morrell
Site Address: 9 Great Meadow, Nazeing, Essex EN10 6RP
Proposal: Single storey side and rear extension with internal alterations.

Resolved: No objections for the reason that there has been a number of similar developments of surrounding properties and this one would appear to be in keeping. The actual development is fairly modest.

22/077 Other Applications: Committee considered the following application:
These were provided for information only. EFDC do not normally accept comments on these applications.

(a) Application No: EPF/1377/22 **EFDC File No:** 003172 **Officer:** Graham Courtney
Applicant Name: Mr C. Scott
Site Address: Presdale Farm House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ
Proposal: Single storey rear extension to include a flat roof light.



Comments: There is no indication under the new planning system as to why this was submitted for information only.

Resolved: The Council ascertained this is an application to determine if prior approval is required for the proposed development and accordingly comments are not normally received.

22/078 Committee considered the Essex County Council application, Application No: CC/EPF/51/22

Location: Nazeing Primary School, Hyde Mead, Nazeing, Waltham Abbey, Essex, EN9 2HS

Proposal: The continuation of development of the removal of 2no. existing temporary classrooms and the construction of a permanent teaching block to accommodate 2no. classrooms and associated ancillary development. The provision of a new Multi Use Play Area (MUPA) without compliance with Condition 2 (construction in compliance with approved details) attached to planning permission CC/EPF/42/21 to allow an increase in the size of the MUPA of 300m² together with the provision of 1.8m high security mesh fencing around the perimeter of the MUPA

Resolved as follows: The Council appreciates the reasons for the application to which, in the circumstances, The Council has no objection and strongly supports.

22/079 Consultation on Ward Boundaries for Epping Forest District Council (EFDC)

Details circulated previously to Cllrs, prior to June Full Council Meeting. The Local Government Boundary Commission has recommended that the number of Councillors in Epping Forest should be reduced to 54, which is four fewer than the current number.

Resolved to comment as follows: The Council consider that Nazeing should continue to have 3 councillors. The population within the Parish is increasing and is likely to continue to do so year on year.

22/080 Wych Elm Development – Consultation – Harlow Council

To consider if the Council would like to put forward any views on the proposed brief, sent separately. Comments are required to be submitted by 22/07/2022.

Resolved: Not to make any further formal comment.

22/081 Information Items:

The council acknowledged the sad loss of 3 former councillors, namely

- Janet Scutchings
- Graham Smith and
- Al Woollard

We remember them for their commitment and their public service.

22/082 Items for the next agenda.

- Tree planting. Commemoration for ex-councillors. Cllr Stock

22/083 Date of next Planning Committee meeting 11th August 2022.

Meeting closed at 21:28

Signed by the Chairman:

Date: