



Nazeing Parish Council

Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 25th August 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members Present: Cllrs Joslin (Chairman of Planning Committee), Benton, Carter, Shorter and Stock.

Also Present: Katie Fletcher (Assistant Clerk) and 2 members of the public and District Councillor Nigel Avey.

22/135 Welcome and Introductions: Cllr Joslin welcomed Councillors and other attendees to the meeting.

22/136 Apologies for absence: Apologies were received from Cllr Judge and were formally accepted.

22/137 Public participation: A resident had emailed the Council stating that he wished to speak in relation to item 22/141 b). Cllr Joslin proposed that this is dealt with at the time of that item.

22/138 Declarations of Interest: Cllr Elton declared an interest, neither pecuniary nor non-pecuniary, in item 22/141 g).

22/139 Approval and signing of minutes: The minutes of the Planning Committee meeting held on 11th August 2022 were approved with no amendments and were signed by the Chairman.

22/140 Enforcement Notices/Appeals:

a) Enforcement Cases: It was noted that no enforcement notices have been received.

b) Planning appeals: It was noted that no planning appeals have been received.

22/141 Planning Applications: Committee considered the following applications:

(a) Application No: EPF/1376/22 **Officer:** Alastair Prince

Applicant Name: Mr Daniel Finn

Site Address: 49 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Construction of new pitched roofed dormer and installation of new rooflight to rear elevation.

It was observed that the development proposed in this Application (EPF/1376/22) and that proposed in Application (EPF/1378/22) namely Item (d) on the agenda were very similar although there are differences. It was Resolved to deal with both applications together. Following discussion, it was Resolved that the council does not object to the development in either application which is in keeping with other houses along this road.

(b) Application No: EPF/1620/22 **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr Luigi Forgione

Site Address: Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Demolition of the existing building and the erection of a new dwelling.

Comments: Cllr Joslin noted that there was a previous application (EPF/0211/22 – under Land South of Hoe Lane) which was refused by EFDC but with No objection by NPC. It was noted that the current application apparently deals with all of the reasons for the previous refusal.



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.**
- (iv) will enhance and improve the conservation area.**

(c) Application No: EPF/1311/22 **Officer:** Alastair Prince

Applicant Name: Mr John Culora

Site Address: Lakeside, Nursery Road, Nazeing, EN9 2JE

Proposal: Double storey side extension.

Resolved: No Objection.

(d) Application No: EPF/1378/22 **Officer:** Alastair Prince

Applicant Name: Mr Daniel Finn

Site Address: 49 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Removal of existing rear dormer, construction of new, pitched roofed, tile clad dormer and new rooflight to the rear elevation.

Comments: This item was considered simultaneously with item a)

(e) Application No: EPF/1839/22 **Officer:** Robin Hellier

Applicant Name: Mrs Lacey Dickinson

Site Address: 38, Sunrise, Highland Road, Nazeing, Waltham Abbey, EN9 2PT

Proposal: TPO/EPF/22/83 (Ref: T4)T1: Lime - Crown reduce to previous points, as specified. Crown thin, as specified. Crown lift, 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.

(f) Application No: EPF/1436/22 **Officer:** Loredana Ciavucco

Applicant Name: Mr L. Giroud

Site Address: Willow Lodge, Old House Lane, Nazeing, Waltham Abbey, EN9 2LJ

Proposal: Two storey side extension.

Resolved: No Objection.

(g) Application No: EPF/1803/22 **Officer:** Rhian Thorley

Applicant Name: Mr Joe Ferro

Site Address: Leaffield Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX

Proposal: Application to determine if Prior Approval is required for a proposed change of use from Agricultural Buildings to flexible use (commercial storage (500sq.m)).



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Resolved: The Council consider that prior approval should be required and should be refused. The Council has concerns that the proposals will have an adverse effect on the neighbouring properties. In particular it is likely that the proposed uses will result in an unreasonable level of noise. Further Paynes Lane is already in a very poor condition and it is expected there will be an increased use by heavy vehicles. A detailed full planning application should be submitted to allow the neighbouring property owners to comment.

22/142 Other Applications: Committee to consider the following applications:

NOTE: These are provided for information only. EFDC do not normally accept comments on these applications.

(a) Application No: EPF/1752/22 **Officer:** Alastair Prince

Applicant Name: Mr Joel Giblenn

Site Address: Stoneshot Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

Proposal: Approval of Details Reserved by Condition 15 'Verification' of EPF/2932/20 (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.

Resolved: No Comment.

(b) Application No: EPF/1708/22 **Officer:** Rhian Thorley

Applicant Name: Ms Costas Anatolitis

Site Address: The Meadows, Nursery Road, Nazeing, Waltham Abbey, EN9 2JF

Proposal: Application for a Lawful Development certificate for a proposed 1st floor roof extension, with roof dormers to both side elevations, roof window, new porch & glazed door.

Resolved: No Comment.

22/143 Draft Staple Tye Supplementary Planning Document (SPD)

Committee to consider if they wish to submit comments to the consultation which runs from 10th August 2022 to 23rd September 2022.

Resolved: Not to submit any further comment.

22/144 Financial Matters:

a) It was resolved to authorise payments totalling £4,408.01. The Financial Summary for August 2022 was approved and signed by the Chairman.

b) 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.**

c) Electricity prices for the cabin were discussed and it was **resolved to commit to a 1-year fixed rate contract with Eon Next.**

22/145 Correspondence

To consider the following:

a) Email sent separately regarding planning application EPF/0181/22, considered by Committee on 14/07/22.

The Council discussed the decision made previously and concluded that they would be unable to revisit this due to the Council's Standing Order 7.



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22/146 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.

- a) Broxbourne Planning decision to grant permission for new film and media complex subject to certain conditions (details sent separately).
- b) Proposed defibrillator at King Harold's Head public house will be able to proceed as the electrical works have been completed.

22/147 Items for the next agenda.

- a) To discuss taking on a HR company to have impartial, third-party input to look at issues regarding the employment of the Clerks. DS

22/148 Date of next Planning Committee meeting 8th September 2022.

Meeting closed at 21:27

Signed by the Chairman:

Date: