

NAZEING PARISH COUNCIL

Minutes of the Full Council Meeting held on Thursday 29th September 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Carter (Chairman), Benton, Elton, Joslin and Judge.

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

22/163. Welcome and Introductions:

Cllr Carter welcomed Cllrs and members of the public to the meeting. Cllrs were reminded of the sad passing of Her Majesty the Late Queen Elizabeth II and stood for a minute's silence.

22/164. Apologies for absence:

Cllrs Shorter and Stock. Apologies noted from District Cllr Avey.

22/165. Public participation in relation to items on the agenda:

None.

22/166. Declarations of Interest:

None.

22/167. Approval and signing of minutes:

a) The minutes of the Full Council meeting held on 28th July 2022 were approved with no amendments and were signed by the Chairman.

b) The minutes of the Planning Committee meetings held on 14th July 2022 and 11th August 2022 were noted.

22/168. Planning Applications: The following applications were considered:

(a) Application No: EPF/1888/22 **Officer:** Alastair Prince

Applicant Name: Mr I. Limpit

Site Address: 109, North Street, Nazeing, Waltham Abbey, EN9 2NJ

Proposal: Front elevation infill, ridge height increase & a dormer added.

Resolved – no objection, the proposed development is reasonable and is in keeping with the street scene.

(b) Application No: EPF/1804/22 **Officer:** Caroline Brown

Applicant Name: Ms N. Orgill

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

Proposal: Application for Variation of Condition 2 for EPF/0810/19. (Demolition of conservatory and garage/stable, creation of garden room and extension to form new annexe for ancillary used (revised application to EPF/1829/17).

Resolved – to object to the application, as the original condition stated that it was not to be a separate dwelling and there was a link between the two buildings. This application is clearly going against the original planning permission as this proposal is for a separate dwelling.

(c) Application No: EPF/1790/22 **Officer:** Rhian Thorley

Applicant Name: Mr M. Morrell

Site Address: 9, Great Meadow, Nazeing, Waltham Abbey, EN10 6RP

Proposal: Single storey side and rear extension with internal alterations.

Resolved – no objection, the proposed development is reasonable and is in keeping with the street scene.

(d) Application No: EPF/1850/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr S.Vasile

Site Address: Virosa Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

Proposal: Erection of glasshouses (3.44 hectares), construction of attenuation lagoons; irrigation tank and associated landscaping and drainage works.

Resolved – no objection to the application as

i) The site is designated for glasshouses.

ii) It appears that there would be no significant increase in traffic movement in Hoe Lane.

iii) The proposal will allow the business to expand & thrive, and provide employment in the area.

(e) Application No: EPF/1676/22

Officer: Loredana Ciavucco

Applicant Name: Mr. G. Bliben

Site Address: 18, Buttodene Crescent, Nazeing, Waltham Abbey, EN10 6RH

Proposal: Proposed first floor and ground floor rear and side extensions.

Resolved – to object to the application as

i) The development proposals are out of keeping with the street scene, having regard to the height, bulk & size of the proposed extensions to the bungalow. This is contrary to Policy DBE10 Residential extensions.

ii) There is a loss of amenity & light for the neighbouring properties, in particular for the immediate property (number 16), contrary to Policy DBE2 Effect on Neighbouring Properties.

(f) Application No: EPF/2027/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr. Ali of Planning Pros

Site Address: 27, Allmains Close, Nazeing, Waltham Abbey, EN9 2LX

Proposal: Single storey side/rear extension, and rear dormer.

Resolved – no objection, the proposed development is reasonable and is in keeping with the street scene.

(g) Application No: EPF/1956/22

Officer: Kie Farrell

Applicant Name: Mr. Matt Maskell

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

Proposal: Enhancement of existing builders yard for use for scaffold yard.

Resolved – to object to the application as

i) There is a serious adverse effect on the land being used as a scaffolding business and the impact on neighbouring properties.

ii) The proposed use is out of keeping in a residential area.

iii) The location is unsustainable in terms of transport, highways safety and volume of traffic.

The Council considered a previous application EPF/2959/21 the proposal for a change of use from a builder's yard to a residential site for which the reasons the Council gave, it did not object.

(h) Application No: EPF/2099/22 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr P. Arnold
Site Address: Camps Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG
Proposal: Application to determine if Prior Approval is required for a change of use from Agricultural Buildings to Dwellinghouses (C3).

Resolved – if Prior Approval is required then the Council would have no objection to the application.

(i) Application No: EPF/2073/22 **Officer:** Robin Hellier
Applicant Name: Mr Kurt Raas of Wavey Tree Care
Site Address: 5, Western Road, Nazeing, Waltham Abbey, EN9 2QN
Proposal: TPO/EPF/22/83 (Ref: T12 & T15)
T1 & T2: 2 x Lime - Crown reduction 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.

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

(j) Application No: EPF/1882/22 **Officer:** Caroline Brown
Applicant Name: Mr J. Bleach
Site Address: The Elms, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RB
Proposal: Application for Approval of Details reserved by conditions 3 'Materials', 4 'Drainage details', 8 'Sustainable Water', 12 'Landscape details' & 15 'provision of EVCP' on EPF/0751/20. (New dwelling and garage including creation of new access and part demo.

Resolved – no comment.

(k) Application No: EPF/1893/22 **Officer:** Loredana Ciavucco
Applicant Name: Mr S. Downes
Site Address: The Bungalow, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RQ
Proposal: Application for Approval of Details reserved by conditions 4 'Materials', 7 'Wheel washing', 12 'Dusk and Dawn survey', 13 'Working Methodology - trees', 14 'Lighting', 15 'Working Methodology-reptiles', 16 'Bio Enhancement', 18 'ECPV' & 19 ' Superfast Broadband.

Resolved – no comment.

(l) Application No: EPF/2067/22 **Officer:** Graham Courtney
Applicant Name: Mr Wes Warren
Site Address: Pen Y Dre, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RD
Proposal: Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.95 metres & a maximum height of 2.95 metres.

Resolved – if Prior Approval is required then the Council would have no objection to the application.

22/169. Rye House Power Station, Ratty’s Lane - Application.

VPI Power Limited has made an application to the Secretary of State for Business, Energy and Industrial Strategy to vary the Section 36 consent granted on 19/12/1990 (and varied on 30/04/1991) for the construction and operation of a combined cycle gas turbine generating station (Rye House Power Station) of up to 680 megawatts on land at Ratty’s Lane, Hoddesdon, Hertfordshire.

It was resolved that there was no objection to the application. It was noted that one Cllr had voted against the proposal.

22/170. Ratty’s Lane, Hoddesdon – Planning Application.

Full planning application for the erection of a 5,650 sqm Industrial / Warehouse Building, service yard and parking including access onto Ratty's Lane. 07/22/0844/F Land at Ratty’s Lane Hoddesdon Hertfordshire EN11 0RF.

Cllr Benton had reviewed the application and advised that there is a lot of documentation. There appears to be no details provided for the warehouse usage. He had looked at traffic as that aspect would seem to impact Nazeing the most.

It was resolved to object to the application and agreed that Cllr Joslin will draft a letter listing the specific reasons, which will be sent to the Borough of Broxbourne.

22/171. Hertfordshire Minerals and Waste Local Plan - Draft Plan Consultation:

Hertfordshire County Council is preparing a new Minerals and Waste Local Plan (the Draft Plan).

It was resolved that the Council has no comments on the Draft Plan.

22/172. Application for the Closure of Nazeing Churchyard.

The Parochial Church Council are applying for the closure of Nazeing churchyard on the basis that that they are running out of space for burials. It was noted that parishioners have been notified of this application via the Parish Council’s website and no comments have been received.

It was resolved that there was no objection to the application for the closure of Nazeing churchyard on the basis that that they are running out of space for burials. The “Notice of intention to apply to transfer maintenance responsibility” form would be completed accordingly. It was noted that one Cllr had abstained from voting on the proposal.

22/173. Financial Matters:

a) It was resolved to authorise:

i) Payments totalling £16,809.18

ii) Transfer of £10,000 between bank accounts for September expenses.

The Financial Summary for September 2022 was approved and signed by the Chairman.

b) It was noted that Cllrs Carter & Judge (both authorised signatories on the bank account) will set up & approve direct credits this month.

22/174. Clerks Action Log.

Document circulated to Cllrs. No questions were raised.

22/175. Council Projects.

Document circulated to Cllrs. The Clerk advised that project no 12 for changes at Elizabeth Close Play Area had been added and project no 9 had moved up the priority list as it is the follow-up Police meeting on 15/11/22.

22/176. Amenity Matters:

a) It was resolved that the Council's groundsman undertakes the annual hedge maintenance in the Parish including some work on overhanging bushes at Aerodrome Corner and Elizabeth Close, as per his quote of £615.

b) Defibrillators within the Parish. Community Heartbeat have advised installation is 03/10/22 for both sites, Elgon Chemist on the Parade and at the Kings Harold Public House. The third defibrillator has been ordered for Chimes.

c) To note that Nazeing Youth Football Club have decided not to renew their licence agreement with the Parish Council for the use of Bumbles Green. The Club advised that they have found alternative arrangements, however, they still appear to be using Bumbles Green and parking by the venue is causing some issues. It was agreed to monitor the situation and raise at the October Full Council meeting.

22/177. External Auditor.

It was resolved that the Council would not opt out of the Smaller Authorities Audit Appointments central external auditor appointment arrangements.

22/178. Annual Governance and Accountability Return (AGAR) 2021/22:

It was noted that the external auditor has signed off the AGAR without comment and that Sections 1, 2 & 3 have been published on the noticeboard and website (15/09/22).

22/179 Asbestos Survey for The Leisure Centre.

It was resolved to use Bellspire Ltd at a cost of £190+VAT for the asbestos survey, which is required before the Leisure Centre can be demolished.

22/180. Broxbourne Station Bridge Works.

To date, no revised start date for the works has been provided. The Public meeting held on 22/09/22 was extremely well attended by residents. There was a large number of unanswered questions however, Network Rail did agree to give sufficient notice when they are closing the bridge and also to have regular meetings to keep Nazeing updated with progress.

22/181. Information Items.

a) Essex County Council Planning decision to grant permission for a new permanent teaching block and a new multi-use play area at Nazeing Primary School.

22/182. Items for the next agenda.

a) Essex Highways: There are still issues with carriageway defects (potholes and drainage covers) in Nazeing.

22/183. Date of next meeting of Full Council. 27th October 2022.

Meeting closed 9:49pm.

Signed by the Chairman:

Date: