



Nazeing Parish Council

Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 13th October 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also Present: Katie Fletcher (Assistant Clerk) and 4 members of the public.

22/184 Welcome and Introductions: By the Chairman of the Planning Committee.

22/185 Apologies for absence: Apologies were received from Cllr Carter and Stock and were formally accepted.

22/186 Public participation: A representative for the respective applicants requested to speak in relation to items 22/190 (c) and 22/192. Cllr Joslin agreed that this could be dealt with when these items were discussed.

22/187 Declarations of Interest: None.

22/188 Approval and signing of minutes: The minutes of the Planning Committee meeting held on 25th August 2022 were approved with no amendments and were signed by the Chairman of the committee.

22/189 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.

22/190 Planning Applications: The following applications were considered:

(a) Application No: EPF/2100/22 **Officer:** Sukhvinder Dhadwar

Applicant Name: A W Arnold & Sons

Site Address: Camps Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Demolition of all existing structures and redevelopment with 1 x 3-bedroom single storey dwelling (Plot A) and 1 x 4-bedroom single storey dwelling (Plot B) together with landscaping, a drainage strategy and arrangements for access and parking.

Resolved: No objection. This is an enhancement to the site and an improvement to the buildings which currently exist. Further the proposed development will be in keeping with the substantial residential development in the vicinity of the site.

(b) Application No: EPF/1850/22 **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr Salvatore 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.



It was noted that this Item is a duplication of an application already considered by NPC on 29.09.2022. A response was submitted at this time. No further action needed.

(c) Application No: EPF/1954/22 **Officer:** Kie Farrell
Applicant Name: Mr Matt Maskell
Site Address: Building Yard, Keyzers Road, Nazeing, Waltham Abbey, EN10 6RJ
Proposal: Change of use: From Builders Yard to a Residential Site Removal of the existing outbuildings.

The applicants representative explained that this new application takes into consideration the previous reasons for refusal and has reduced the impact of the building by increasing separation to boundaries and having lower, sloping roofs. The current use is as a builders yard and if successful this proposal will reduce commercial use of the road.

Resolved: No objection and support the application as it

- i) Complies with current legislation,**
 - ii) Is a limited infill site,**
 - iii) Is previously developed land at a sustainable location,**
 - iv) Is also in a residential area so the current commercial use is out of keeping.**
 - v) Addresses the reasons for refusal of the previous application for this change of use.**
- It was noted that the Council would expect obscure glass windows to be installed as necessary.**

Action Assistant Clerk – Send request to District Councillors Bassett and Pugsley to call in. In the event that the application is referred to Committee, the Council would wish to attend the meeting and make representation.

(d) Application No: EPF/2068/22 **Officer:** Rhian Thorley
Applicant Name: Mr Wes Warren
Site Address: Pen Y Dre, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RD
Proposal: Single rear extension, demolition of existing garage & new side extension.

Resolved – Save that the building appears to be extremely close to the boundaries of the site the Council has no objection to the application.

(e) Application No: EPF/2125/22 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Tony Quinn
Site Address: 61, North Street, Nazeing, Waltham Abbey, EN9 2NH
Proposal: Loft Extension.

Resolved: No objection.

(f) Application No: EPF/2120/22 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Brad Aylott
Site Address: 61B, North Lodge, North Street, Nazeing, Waltham Abbey, EN9 2NJ
Proposal: Loft Extension

Resolved: No objection.



(g) Application No: EPF/2121/22 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Brad Aylott
Site Address: 61B, North Lodge, North Street, Nazeing, Waltham Abbey, EN9 2NJ
Proposal: Single storey rear extension.

Resolved: No objection.

(h) Application No: EPF/1692/22 **Officer:** Muhammad Rahman
Applicant Name: Not given
Site Address: The Lodge, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HG
Proposal: Retrospective consent for a single storey rear extension.

Resolved: No objection not withstanding that this is a retrospective application.

(i) Application No: EPF/2158/22 **Officer:** Robin Hellier
Applicant Name: Mr Robert DiLeva
Site Address: Rose Lodge, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG
Proposal: TPO/EPF/32/99 (Ref: T1), Nazeing & South Roydon Conservation Area
 T1: Willow - Fell, as specified.

Resolved: The Parish Council requests that the application is referred to the District's Tree Officer in order to ensure that there is no alternative to felling this tree.

22/191 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/2103/22 **Officer:** Sukhvinder Dhadwar
Site Address: J And W Fencing Ltd, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY
Proposal: Application for Approval of Details reserved by conditions: 5,6,7,9,10,15,19,20,22 & 23 for EPF/3059/18. (Demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings: closure of existing access and creation of a new access point.

Resolved: No comment.

(b) Application No: EPF/2170/22 **Officer:** Sukhvinder Dhadwar
Site Address: J And W Fencing Ltd, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY
Proposal: Application for Approval of Reserved Matters following Outline Approval. (The submission contains the proposed site layout (LAYOUT), full details of all proposed house types and garages and the proposed construction materials (APPEARANCE and SCALE), details of internal roads and footpaths, and private driveways (LAYOUT) and details of the proposed hard and soft landscaping and the landscape management plan (LANDSCAPING). These details are also supported by a Planning, design and Access Statement, a Highways Technical Note and details of the surface water drainage design. The outline application was NOT an environment impact assessment application).

Resolved: No comment.



(c) Application No: EPF/2189/22

Officer: Mohinder Bagry

Applicant Name: Mrs Susan Nichols

Site Address: 66, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RL

Proposal: Application for Approval of Details reserved by condition 4 for EPF/0371/22. (Single storey side extension and new 2 bay garage with first floor office space).

Resolved: No comment.

(d) Application No: EPF/2157/22

Officer: Caroline Brown

Applicant Name: Mr Robert Currell

Site Address: Hillview, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ

Proposal: Application for Approval of Details reserved by conditions 5,6 & 9 for EPF/1547/18. (Demolition of existing house and erection of 5 no flats. The three ground floor flats are to be provided for disabled residents and their families).

Resolved: No comment.

(e) Application No: EPF/2200/22

Officer: Graham Courtney

Applicant Name: Malcolm Hubbard

Site Address: Fairlawn, Epping Road, Nazeing, Waltham Abbey, EN9 2DH

Proposal: Application for Approval of Details reserved by conditions 3,10,16 & 17 for EPF/3069/18. (Proposed demolition of garage and erection of 1 x 3-bedroom dwelling).

Resolved: No comment.

(f) Application No: EPF/2213/22

Officer: Loredana Ciavucco

Applicant Name: Constantin Cezar Mihai

Site Address: 46, Highland Road, Nazeing, Waltham Abbey, EN9 2PU

Proposal: Application for a Lawful Development certificate for a proposed rear dormer window to enlarge the existing loft conversion & single storey rear extension.

Resolved: No comment.

22/192 Chimes Redevelopment for Residential Care Village

A representative of the developer gave a brief recap of the history of the site. He went on to summarise the reasoning behind the current proposed development, what it will incorporate and added benefits to the community that will live there and to Nazeing village more broadly, including the commitment to fund an enhanced community bus service. Documents have been made available to the Council of the details of the plan as well as the results of the community consultation exercise.

The proposals were discussed, and all Councillors were highly supportive of the details that are known so far.

CLlr Joslin confirmed that when the Council have considered this development on previous occasions, it has been very supportive and having now received further very detailed information, it is anticipated that this will remain the situation. Further that they are likely to consider favourably an application when it comes in and if it is the



case that the application is supported, that they will request that the district councillors call it in so that there is no decision made by officers in the first instance.

Resolved: To write a letter to the developer in support of the proposal. Action Assistant Clerk / Cllr Joslin

22/193 Correspondence

For information:

- a) Email sent separately regarding Essex Minerals Local Plan Review and notification of Call for Sites.

Discussed and concluded that the council is not expected to comment at this stage.

22/194 Items for the next agenda.

Overgrown foliage on Nazeing Road. Essex highways said they would serve notice on property owners but there has been no progress. Cllr Benton

22/195 Date of next Planning Committee meeting 10th November 2022.

Meeting closed at 21:27

Signed by the Chairman:

Date: