



Nazeing Parish Council

Minutes of the meeting of the Nazeing Parish Council Planning Committee held on Thursday 10th November 2022 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members Present: Cllrs Joslin (Chairman of Planning Committee), Benton, O'Connor, Wagg, Elton and Judge.

Also Present: Katie Fletcher (Assistant Clerk) and 19 members of the public.

22/219 Welcome and Introductions: By the Chairman of the Planning Committee.

22/220 Apologies for absence: Apologies from Cllr Carter, Shorter and Stock were received and formally accepted.

22/221 Public participation: A representative for the respective applicants requested to speak in relation to items 22/224a). A number of members of the public requested to speak with relation to item 22/224a) and 22/225a). Cllr Joslin agreed that this could be dealt with when these items were discussed.

22/222 Declarations of Interest: None

22/223 Approval and signing of minutes:

- a) The minutes of the Planning Committee meeting held on 8th September 2022 were approved with no amendments and were signed by the Chairman of the committee.
- b) The minutes of the Planning Committee meeting held on 13th October 2022 were approved with no amendments and were signed by the Chairman of the committee.

22/224 Planning Applications: Committee considered the following applications:

(a) Application No: EPF/2280/22 **Officer:** James Rogers

Applicant Name: B Aslam and K Ellerbeck

Site Address: Land on The East Side Opposite Tatsfield Avenue, St Leonards Road

Proposal: Outline planning application for the erection of up to 120 dwellings with all matters reserved save for site access.

Nigel Richardson, Head of Epping Forest Planning Department was invited to attend. His deputy declined and stated that residents should be referred to the online details of the Local Plan.

At the request of the Chairman a representative of one of the three site owners provided a fairly detailed background of information with regard to the application.

Following a discussion, including concerns from residents, especially regarding the flood risk and potential issues with drainage it was **Resolved: To seek clarification from EFDC of the total number of houses which pursuant to the Local Plan are required in Nazeing, which appears to be 122. In the event that the Chimes Phase 3 proposed development is ultimately approved, the Council requires confirmation that the number of houses which are provided will be taken into account against the total number in the Plan. This would possibly mean that no development on St Leonards Road would be required.**



Meanwhile the Council objects to this application, in particular for the following reasons:

1. The necessary infrastructure is not available.
2. Health services would be stretched.
3. No places would be available within the existing schools.

(b) **Application No:** EPF/2328/22 **Officer:** Robin Hellier

Applicant Name: Not given

Site Address: 29 Highland Road, Nazeing, Waltham Abbey, EN9 2PT

Proposal: TPO/EPF/22/83 T10: Lime: Crown reduce to previous points, as specified. Crown lift to 6m above ground level, as specified. Crown thin by 30%, 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.

(c) **Application No:** EPF/1692/22 **Officer:** Muhammad Rahman

Applicant Name: Mr G Leonides

Site Address: The Lodge, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HG

Proposal: Single storey rear infill extension with proposed valley roof. *AMENDED PLANS & DESCRIPTION*

Resolved: No objection, notwithstanding that the application is retrospective and that no explanation has been given as to why it was not submitted at the appropriate time.

(d) **Application No:** EPF/2332/22 **Officer:** Rhian Thorley

Applicant Name: Mrs T Bicker

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

Proposal: Two roof dormers to the south elevation.

Resolved: No objection.

(e) **Application No:** EPF/2451/22 **Officer:** Rhian Thorley

Applicant Name: Mr C Drake

Site Address: 8 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Alterations to existing crossover.

Resolved: No objection.

22/225 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/2391/22 **Officer:** Alastair Prince

Applicant Name: Cornerstone Telecommunications

Site Address: Rear of the footpath adj. to Nazeing Road and Lower Nazeing Road EN9

Proposal: Telecoms app for a proposed electronic base, mast & cabinet.

Comments: The council has been made aware of a large number of objections submitted by local residents, many of whom were in attendance.



Following discussions, it was proposed that although the District Council does not usually accept comments on this type of application, that the Council request that an exception be made in this case.

Resolved: That a letter of objection be written to include the following points:

- **No power outputs have been stated nor detailed specifications of equipment.**
- **Concerns on the effect of health of the public.**
- **No Environmental Impact Assessment appears to have been undertaken.**
- **The Site Specific Supplementary Information incorrectly states that there are no schools in close proximity.**
- **This site is similarly situated to a previously suggested site, which was rejected.**

And for the reasons set out above that the Council requests the District Council to decide that the proposal must be properly scrutinised and determine that Prior Approval for the proposed development is required and that it is refused. Accordingly, the applicant should be advised to submit a full and detailed application for Planning Consent.

The wording is to be finalised by Cllr Joslin. Action Cllr Joslin.

(b) Application No: EPF/2331/22 **Officer:** Rhian Thorley

Applicant Name: Mrs Costas Anatolistis

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

Proposal: Application for a Lawful Development certificate for a proposed roof dormer to the North elevation & roof windows to the South elevation.

Resolved: No comment.

(c) Application No: EPF/2319/22 **Officer:** Sukhvinder Dhadwar

Applicant Name: c/o DPA Architects

Site Address: The Mead, River View, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6GG

Proposal: Application for an extension of existing building to create an additional floor of accommodation.

Resolved: No comment.

(d) Application No: EPF/2376/22 **Officer:** Alastair Prince

Applicant Name: Joel Giblenn

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

Proposal: Application for Approval of Details reserved by condition 8 for EPF/2932/20. (Application for 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 of x18 no. semi-detached family houses and x18 no. 'affordable houses' with associated off-street parking, private gardens & landscaping).

Resolved: No comment.

(e) Application No: EPF/2355/22 **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr P Dadley

Site Address: J And W Fencing Ltd, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY



Proposal: Application for Approval of Details reserved by condition 17 'Bus Stops' 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.

(f) Application No: EPF/2456/22 **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr D Padelino

Site Address: The Mead, River View, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6GG

Proposal: Application for approval of details reserved by condition 6 ' Bicycle Storage 'on planning permission EPF/2274/21 (Proposal of new dwelling on detached blocks of flats).

Resolved: No comment.

22/226 Enforcement Notices/Appeals:

a) Enforcement Cases: To note that no enforcement notices have been received.

b) Planning appeals: To consider the following appeal:

Appeal Reference: APP/j1535/22/3303925 **Original Application:** EPF/2893/21

Appellant: Mrs & Mr Bray

Site Address: Land at Bentons Farm, Off Middle Street, Bumbles Green, Nazeing EN9 2LN

Description: Erection of 2no, single storey two bedroom detached residential dwellings together with single garages. Existing access will be utilised from oak tree close.

Reason for appeal: Against a Refusal. **Appeal Type:** Written Representations no later than 23/11/2022

Resolved: that the Council support the appeal on the grounds that when the application was originally submitted, this had been supported.

22/227 Epping Forest District Local Plan: Consultation on Further Main Modifications

It was agreed to defer to the next Full Council Meeting before which Councillor Benton will review the information available and write to Councillors with observations for their consideration.

Action: Councillor Benton

22/228 Correspondence The following were sent separately to Councillors as emails:

- a) Rural Mobility in Parishes Survey (respond by 16th December)
- b) Essex County Council 2023/24 budget consultation (respond by 28th November)
- c) Survey on Paying for Policing in Essex (respond by 27th November)

It was agreed to defer all three items to be considered further at the next full council meeting with a suggestion that the surveys are answered by consensus by all Councillors at this meeting.

22/229 Information Items: None.

22/230 Items for the next agenda. None.

22/231 Date of next Planning Committee meeting: 8th December 2022.

Meeting closed at 21:31

Signed by the Chairman:

Date: