



Planning Meeting Agenda

Notice is hereby given that the Planning Committee will meet on Thursday 12th October 2023 at 8.15pm at St Giles Church & Community Hub, Nazeing Road EN9 2HU and Members are summoned to attend.

The Public and The Press are cordially invited to attend. Please ensure any letters relevant to the agenda are emailed to council@nazeingparishcouncil.org by noon on the Wednesday preceding the meeting, so that the details can be circulated to Members in advance. Thank you.

Note: This meeting will be recorded by the Assistant Clerk for the purposes of minute taking.

AGENDA

23/190 Welcome and Introductions: By the Chairman of the Planning Committee. {10}

23/191 Apologies for absence: To note any apologies received.

23/192 Public participation: To note and record any made.

23/193 Declarations of Interest: To note and record any declarations made.

23/194 Approval and signing of minutes: To approve the minutes of the Planning Committee meeting held on 14th September 2023.

23/195 Enforcement Notices/Appeals:

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

b) Planning appeals: To consider the following appeals: {30}

(1) Appeal Reference: APP/J1535/X/22/3257300

Appellant: Lignacite Ltd

Site Address: Meadgate Works Meadgate Road Nazeing Essex EN9 2PD

Proposal: Application for a Lawful Development Certificate for existing hours of use of the site from 05.00am-12.00am Monday to Saturday.

Appeal Type: Inquiry **Inquiry Date:** 18th and 19th October, with virtual summing up on afternoon of 27th October.

(2) Appeal Reference: APP/J1535/C/23/3329327

Appellant: Mr J. Evans

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

Proposal: Change of use to selling and storing of building materials.

Reason for Appeal: Against an enforcement notice. **Appeal Type:** Inquiry

Response no later than: 02/11/2023 **Enforcement Ref:** ENF/0193/20

<https://eppingforestdcpr.force.com/pr/s/detail/a0X8d000003GbmU>

(3) Appeal Reference: APP/J1535/D/23/3327619

Appellant: Mr Gary Branch

Site Address: Apple Croft, Middle Street, Nazeing, Waltham Abbey EN9 2LB

Proposal: Retrospective garden wall/piers/railings and gate fronting the property.

Appeal Type: Written representations. **Reason for Appeal:** Against a Refusal.

****Householder Appeal:** No opportunity to submit further comments.

<https://eppingforestdcpr.force.com/pr/s/detail/a0X8d0000036Xoq>



(4) Application Ref: EPF/2170/22 **Appellant:** Mr Paul Dadley
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).

Appeal Type: Face to Face Hearing **Hearing Date:** 14/11/2023

Appeal Reference: APP/J1535/W/23/3323392

(5) Appeal Reference: APP/J1535/W/23/3324349

Appellant: Mr Phil Arnold

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.

Reason for Appeal: Against a Refusal. **Appeal Type:** Written representations.

Response no later than: 08/11/2023 **Application Ref:** EPF/1478/23

<https://eppingforestdcpr.force.com/pr/s/detail/a0X8d000003H2bm>

23/196 Planning Applications: Committee to consider the following applications:

{20}

Any representations on application (a) should be made in writing by 16/10/2023.

(a) Application No: EPF/2031/23 **Officer:** Kelly Sweeney

Applicant Name: Mrs Lacey Dickinson

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

Proposal: Single rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans.

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XMhE>

Any representations on application (b) to (d) should be made in writing by 30/10/2023.

(b) Application No: EPF/2149/23 **Officer:** Caroline Brown

Applicant Name: Mr Ken O'Connor

Site Address: Woodside Barn, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY

Proposal: Outbuilding to accommodate renewable energy equipment to serve approved Bungalow ref. EPF/1593/22.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans.

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XUqt>

(c) Application No: EPF/2148/23 **Officer:** Caroline Brown

Applicant Name: Mr Ken O'Connor

Site Address: Woodside Barn, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY

Proposal: Re-submission of Planning Application ref EPF/0589/23 for Car Port with Plant Room to accommodate renewable energy equipment to serve Bungalow.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans.

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XUqo>

(d) Application No: EPF/2156/23 **Officer:** Caroline Brown

Applicant Name: c/o DPA (London) Ltd

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

Proposal: Amendment to EPF/1343/14 Condition 2 'Use Classes' (Change of use of agricultural land and outbuildings to use Class B1/B8 including ancillary works and new vehicular access).



If you are viewing this report in an electronic format, click on the link below to view related documents including plans.
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XVYY>

Members of the public can comment online at www.eppingforestdc.gov.uk/iPlan or by post to: The Director of Planning and Economic Development, Epping Forest District Council, Civic Offices, 323 High Street, Epping CM16 4BZ. Any enquiries to the Application Processing Team T: 01992 564476 E: appcomment@eppingforestdc.gov.uk

23/197 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/2090/23

Officer: Caroline Brown

Applicant Name: Mr Alfredo Saggese

Site Address: Nonsuch Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Certificate of lawful development for a proposed stable block.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans.
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XQQ2>

23/198 Correspondence Items

{20}

- a) Chimes Garden Centre Development EPF/2601/22** Applicant has asked that it be brought to the attention of the Council the late removal of this case from the October Plans West Committee meeting and the reasoning provided by the Case Officer. Correspondence sent separately.
- b) Slow Ways National Walking Network** The Parish Council has been invited to contribute to the creation of a national walking network and to discuss how it can help to get local routes verified and surveyed. Correspondence sent separately.
- c) Climate and Ecology Bill** A request has been received from Zero Hour, a government lobbying group, for the Parish Council to support the Climate and Ecology Bill, which is due for its second reading on 24/11/2023 in the House of Commons. Correspondence sent separately.

23/199 Information Items:

{5}

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.

23/200 Items for inclusion in the next agenda.

{5}

23/201 Chairman to close the meeting. The next meeting is 9th November.

Signed: *Katie Fletcher* (Assistant Parish Clerk)

Date 6th October 2023

Tel: 01992 893012 **email:** council@nazeingparishcouncil.org