



Planning Meeting Agenda

Notice is hereby given that the Planning Committee will meet on Thursday 14th March 2024 at 8.00pm 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

23/411 Welcome and Introductions: By the Chairman of the Planning Committee. {10}

23/412 Apologies for absence: To note any apologies received.

23/413 Public participation: To note and record any made.

23/414 Declarations of Interest: To note and record any declarations made.

23/415 Approval and signing of minutes: To approve the minutes of the Planning Committee meeting held on 8th February 2024.

[Click on the Application Numbers to see related documents and plans.](#)

23/416 Enforcement Notices/Appeals: {10}

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

b) Planning appeals. To consider the following appeals:

(i) Planning Application No: [EPF/0459/23](#)

Appellant: Ms Amanda Farley

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

Proposed development: Application for variation to condition 2 'Plan no's' on planning approval EPF/0810/19 (Demolition of conservatory and garage/stable, creation of garden room and extension to form new annexe for ancillary use).

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

Reference: APP/J1535/W/23/3328493 **Comments no later than:** 19/03/2024

(ii) Planning Application No: [EPF/0362/23](#)

Appellant: C/O Agent

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

Proposed development: External changes to the existing units.

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

Reference: APP/J1535/W/23/3329516 **Comments no later than:** 20/03/2024

23/417 Planning Applications: Committee to consider the following applications: {30}

Any representations on application (a) should be made in writing by 18/03/2024.

(a) Application No: [EPF/0264/24](#) **Officer:** Samuel Finnis

Applicant Name: Mr. and Mrs. Adrian Pope

Site Address: 47, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RU

Proposal: Replace existing garage and storage unit with garden office/storage building.



Any representations on application (b) should be made in writing by 19/03/2024.

(b) Application No: [EPF/2770/23](#) **Officer:** Muhammad Rahman

Applicant Name: Mr. B. and K. Aslam and Ellerbeck

Site Address: Land to the East of St. Leonards Road, Lower Nazeing

Proposal: Outline planning application with all matters reserved except access for the erection of up to 111 dwellings, provision of vehicular and pedestrian access, public right of way improvements, green infrastructure (including biodiversity net gain and landscaping) and other infrastructure provision (South Nazeing Concept Framework Plan - Allocated Sites in Nazeing). (Resubmission of EPF/2280/22).

Any representations on applications (c) and (d) should be made in writing by 25/03/2024.

(c) Application No: [EPF/0284/24](#) **Officer:** Amy Hallett

Applicant Name: Mr F Boakye

Site Address: 88C, North Street, Nazeing, Waltham Abbey, EN9 2NW

Proposal: Proposed loft conversion with rear dormer including raised roof height.

(d) Application No: [EPF/0376/24](#) **Officer:** Robin Hellier

Applicant Name: Mrs Elaine Hart

Site Address: 1, North Barn, Nazeing, Waltham Abbey, EN10 6RR

Proposal: TPO/EPF/20/93T1: Ginkgo Biloba - Crown reduce by up to 1m, as specified.

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

23/418 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/0329/24](#) **Officer:** Murtaza Poptani

Applicant Name: Mr Tony Quinn

Site Address: 61, North Street, Nazeing, Waltham Abbey, EN9 2NH

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear box dormer and 3no. roof lights on front roof slope, removal of existing chimney.

(b) Application No: [EPF/0332/24](#) **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr Paul Dadley

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

Proposal: Application for approval of details reserved by conditions 5'Hard and Soft Landscaping', 6'New Pond details', 7'Integrated Bat Boxes', 8'Flood Risk Assessment', 9'Surface Water Disposal', 10'Parking Spaces with EVCP', 13'Arboricultural Impact Assessment', 15'Public Footpath upgrade', 16'Highway works' 17'Bus Stops', 18'Residential Travel Pack', 19'Tree Screen' 20'Affordable Housing', 22'Wheel Washing' and 23'Superfast Broadband' on planning permission EPF/3059/18 (Outline application for 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).

(c) Application No: [EPF/0357/24](#) **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr William O'Brien

Site Address: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Application for approval of details reserved by condition 5'SuperFast Broadband', condition 6 'EVCP', condition 7 'Hard and Soft Landscaping', condition 8 'Surface and Foul Water' and condition 10 'Contamination' on planning permission EPF/2998/19 (3 bedroom dormer bungalow to side garden).



(d) Application No: [EPF/0372/24](#) Officer: Murtaza Poptani

Applicant Name: Mr Ian Alexander

Site Address: 104, Western Road, Nazeing, Waltham Abbey, EN9 2QQ

Proposal: Certificate of lawful development for a proposed rear dormer in connection with a loft conversion.

(e) Application No: [EPF/0421/24](#) Officer: Caroline Brown

Applicant Name: Pasquale Milazzo

Site Address: Sedge Gate Nursery, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Application for approval of details reserved by condition 6 'Contamination' on planning permission EPF/2587/22 (Erection of 10 Warehouse Units for B1 and B8 use (revised application EPF/1334/22)).

(f) Application No: [EPF/0430/24](#) Officer: Loredana Ciavucco

Applicant Name: Mr K. Orkian

Site Address: 8, Crooked Way, Nazeing, Waltham Abbey, EN9 2LE

Proposal: Certificate of lawful development for a proposed single storey rear extension.

23/419 Chimes Development Phase Three (DJ)

{10}

To provide and update from the March District Development Management Committee meeting and agree any next steps.

23/420 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.*

{5}

23/421 Items for inclusion in the next agenda.

{5}

23/422 Chairman to close the meeting. The next meeting is 11th April 2024.

Signed: **Katie Fletcher** (Assistant Parish Clerk)

Date 8th March 2024

Tel: 01992 893012 email: council@nazeingparishcouncil.org