



Planning Meeting Agenda

Notice is hereby given that the Planning Committee will meet on Thursday 11th April 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

23/445 Welcome and Introductions: By the Chairman of the Planning Committee. {10}

23/446 Apologies for absence: To note any apologies received.

23/447 Public participation: To note and record any made.

23/448 Declarations of Interest: To note and record any declarations made.

23/449 Approval and signing of minutes: To approve the minutes of the Planning Committee meeting held on 14th March 2024.

23/450 Essex Police Rural Engagement Team {15}
Introduction by Police Constable Samantha Smith to her new role and relevant local issues.

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

23/451 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/2072/22](#)

Site Address: Leabank Meadgate And Hilside Nurseries, Sedge Green, Roydon, Harlow, CM19 5JS

Description: Change of use of the site from horticulture to a site for storage purposes (Use Class B8).

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

Reference: APP/J1535/W/24/3336503 **Comments no later than:** 29/04/2024

(ii) **Planning Application No:** [EPF/1437/23](#)

Site Address: Presdale Farm Nurseries, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposed development: Change of use of part of the nursery site (Use Class Sui Generis) to a site for storage and distribution (Use Class B8) comprising 14 units including the partial demolition of the glasshouses.

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

Reference: APP/J1535/W/23/3334920 **Comments no later than:** 09/05/24

23/452 Planning Applications: To consider the following applications: {45}

The Council has been granted an extension to respond to applications (a) to (c) by 15/04/2024.

(a) **Application No:** [EPF/2816/23](#) **Officer:** Nicola Bickerstaff

Site Address: Paynes Farmhouse, Paynes Lane, Nazeing, EN9 2EU

Proposal: Conversion of two derelict, former and Chicken Sheds into a pair of 2No., Four-bedroom, Semi-Detached Houses with garages, cycle shed, refuse storage and outdoor amenity area on a one-acre site.

(b) **Application No:** [EPF/0427/24](#) **Officer:** Samuel Finnis



Site Address: Elham, Middle Street, Nazeing, Waltham Abbey, EN9 2LQ
Proposal: Double front extension, Single rear extension & loft conversion.

(c) Application No: [EPF/0449/24](#) **Officer:** Mohinder Bagry
Site Address: Bettina Nursery, Sedge Green, Roydon, Harlow, CM19 5JS
Proposal: Widening of Existing Vehicular Access by 4m.

Any representations on application (d) should be made in writing by 22/04/2024.

(d) Application No: [EPF/0587/24](#) **Officer:** Caroline Brown
Site Address: 39, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RU
Proposal: Proposed inclusion of approved single storey rear larger homes extension, two storey side extension and part single storey extension, with loft conversion, including dormers and with crown to reduce overall height.

Any representations on applications (e) and (i) should be made in writing by 05/05/2024.

(e) Application No: [EPF/0120/24](#) **Officer:** Nicola Bickerstaff
Site Address: Sunnylea, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RD
Proposal: Demolition of existing Bungalow. New detached home.

(f) Application No: [EPF/0230/24](#) **Officer:** Murtaza Poptani
Site Address: Naivete Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JQ
Proposal: "Main house - No change; Outbuilding A - No changes of use, internal renovation of existing kitchen, bathroom and workspace, replacement of damaged windows and doors. Outbuilding B - The workshop hasn't been used as workshop for few years and it stood in".

(g) Application No: [EPF/0629/24](#) **Officer:** Sukhvinder Dhadwar
Site Address: Lakeside Nursery, North Street, Nazeing, Waltham Abbey, EN9 2NW
Proposal: Proposed Re-building & Re-Cladding of Existing B8 Storage/Distribution Units.

(h) Application No: [EPF/0632/24](#) **Officer:** Loredana Ciavucco
Site Address: 53, North Street, Nazeing, Waltham Abbey, EN9 2NH
Proposal: Single storey rear extension incorporating two flat roof roof-lights.

(i) Application No: [EPF/0645/24](#) **Officer:** Robin Hellier
Site Address: Cutlands, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HJ
Proposal: "TPO/EPF/17/87 (Ref: G2); T1: 2 x Cypress - Crown reduce by up to 5m, as specified. Reduce lateral branches by up to 0.5m, 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

23/453 Community Hall (PW)
 To provide and update.

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23/454 Rural Regeneration Research Meeting Request

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To consider the requests received from Epping Forest District Council CEO and Deyton Bell Group, for an informal web-meeting within the next 2 weeks to explore various issues to include in their report. (details sent separately)



23/455 Correspondence:

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The developer of the Chimes Phase 3 has advised the Council of his intended next steps following the refusal of his application. (details sent separately)

23/456 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.*

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23/457 Items for inclusion in the next agenda.

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23/458 Chairman to close the meeting. The next meeting is 9th May 2024.

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

Date 5th April 2024

Tel: 01992 893012 email: council@nazeingparishcouncil.org