NAZEING PARISH COUNCIL

Nazeing Parish Council

Notice is hereby given that a meeting of the Full Council take place on Thursday 13th March 2025 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

24/404 Welcome and Introductions: By the Chairman. {10}

24/405 Apologies for absence: To note any apologies received.

24/406 Public participation: To note and record any made.

24/407 Declarations of Interest: To note and record any declarations made.

24/408 Approval of minutes:

a) To approve the minutes of the Full Council (Planning) meeting held on 9th January 2025.
b) To approve the minutes of the Full Council (Planning) meeting held on 13th February 2025.

24/409 Delegated Decisions on Planning Applications / Appeals:
To note the following decisions on applications made under the delegated power for the Clerk, to return comments to the Planning Authority in consultation with the Chairman of Planning and two other Councillors on planning applications.:

a) Appeal reference: APP/J1535/X/24/3352296 **Appellant:** Ms Lisa Bornheim
Site Address: 83, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RN
Description: Certificate of Lawful Development for proposed new pool house.
Reason for Appeal: Against a Refusal. **Appeal Type:** Written Representations.
Resolved: No comment.

b) Application No: EPF/0126/25 **Officer:** Klajdi Koci
Site Address: Wood Nook, Nazeing Road, Waltham Abbey, EN9 2HU
Proposal: Part single / part two storey rear extension and loft conversion with dormers.
Resolved: No objection.

c) Application No: EPF/0034/25 **Officer:** Sukhvinder Dhadwar
Site Address: Ridge House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ
Proposal: Permission in Principle for the demolition of the existing house and erection of 8 new detached dwellings.
Resolved: To support the application by reason of the fact that this will improve the site and add to the enhancement of the area.

d) Application No: EPF/0207/25 **Officer:** Klajdi Koci
Site Address: 47, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX
Proposal: First floor side extension & front dormer above garage.
Resolved: No objection.

e) Application No: EPF/0135/25 **Officer:** Muhammad Rahman
Site Address: Former Chimes Garden Centre, Old Nazeing Road, Broxbourne, EN10 6RJ
Proposal: Proposed access, drainage, and the installation of all other services for the Self-Build Sites (as granted outline planning permission under EPF/2601/22).
Resolved: No objection.

f) Application No: EPF/0218/25 **Officer:** Kelly Sweeney
Site Address: Land and buildings at St Lawrence Farm, known as Far Riddens Field Farm, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU
Proposal: Change of Use from Agricultural to Mix Use B8 Storage and Agricultural Use.

In the course of considering this application the Council noted the following:
On 25 May 2022 Prior Approval was given for an Agricultural General Storage Barn (Application Number EPF/0953/22).

The Delegated Report leading to the decision contained detailed information with regard to the proposal and in particular under the heading *"Main issues and Considerations"*
(d) It would not involve the provision of a building, structure or works not designed for agricultural purposes.
A structure was erected on the site and within a fairly short period of time it became evident that this was not being used for the authorised purposes. This was brought to the attention of the Parish Council by local residents who expressed concern that it was allowed to happen. Accordingly, the Council contacted the District Planning Department and, in a letter dated 14 March 2023, requested that appropriate action should be taken.

Subsequently on 29 April 2024 a Planning Contravention Notice was served by the District Council followed by an Enforcement Notice. This resulted in the submission of the present application.

Resolved: That the Council strenuously opposes the application for the following reasons:

(i) Immediately, once the Applicant became the owner of the site it appears that he made a deliberate attempt to circumvent the planning regulations by utilising agricultural exemptions when his real intention was to use the structure he erected for commercial purposes. On the basis of the evidence available, the structure has never been used for the authorised purpose.

(ii) The Applicant's Design and Access Statement confirms that commercial B8 storage use will continue, which is clearly not acceptable at the location of the site.

(iii) The Council has serious concerns about the proposed use on highway grounds. Waltham Road is narrow and is generally busy with heavy traffic. The site entrance is near to a dangerous bend and at that point the road is subject to frequent flooding. Further there are undulations on the road which hamper visibility. It is necessary for large commercial vehicles to cross the center of the road in order to navigate the entrance to the site and there is a strong likelihood of accidents occurring.

(iv) The site is situated in the Green Belt which would be harmed by the proposed use.

The Council have requested that District Councillors call in the applications and a member of the Parish Council will also attend to speak to the committee.

g) Application No: EPF/0152/25 **Officer:** Klajdi Koci
Site Address: Eastleigh, Epping Road, Nazeing, Waltham Abbey, EN9 2DH
Proposal: Certificate of lawful development for a proposed rear dormer in connection with a loft conversion.
Resolved: No comment.

(b) Application No: EPF/0216/25 **Officer:** Samuel Finnis
Site Address: Camps Grange, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG
Proposal: Application for approval of details reserved by condition 3 "external finishes" on planning permission EPF/1252/24 (Cart Lodge similar to as approved garage).
Resolved: No comment.

24/410 Enforcement Notices/Appeals (DJ): {10}
a) Enforcement Cases: To note that no enforcements have been advised:
b) Planning Appeals. To consider the following appeal:

i) **Enforcement No**: ENF/0006/24 **Appellant:** Mr I. Erbil
Site Address: St Lawrence Farm, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU
Description: Caravan sited on land used for residential purposes, barn constructed under prior approval: Ref EPF/0953/22 being used for commercial purposes; barn not constructed in accordance with approved plans: height, location, colour.
Reason for Appeal: Against an enforcement. **Appeal Type:** Written Representations.
Reference: APP/J1535/C/24/3357526 **Representations to be received no later than**: 02/04/2025

ii) **Application No**: EPF/1302/24 **Appellant:** Mr Chelvaa Homes
Site Address: Bellevue, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ
Description: Creation of 2no. Newbuild House
Reason for Appeal: Against a refusal. **Appeal Type:** Written Representations.
Reference: APP/J1535/W/24/3359991 **Representations to be received no later than**: 04/04/2025

Click on the Application Numbers to see related documents and plans.
24/411 Planning Applications (DJ): To consider the following applications: {50}
Any representations on application (a) to (d) should be made in writing by 17/03/2025.

(a) **Application No**: EPF/0347/25 **Officer:** Yee Cheung
Site Address: Cws Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ
Proposal: Application for Retention of B8 Mixed Open Storage and portable office cabin and associated Parking use for Temporary Period of Three Years for Land at CWS Nursery.

(b) **Application No:** EPF/0307/25 **Officer:** Klajdi Koci
Site Address: 4 Arrow Yard, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RX
Proposal: Proposed single storey rear extension incorporating a roof lantern.

(c) **Application No:** EPF/0330/25 **Officer:** Mohinder Bagry
Site Address: Whiteswood Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RS
Proposal: Construction of a single storey rear extension.

(d) **Application No:** EPF/0369/25 **Officer:** Rhian Thorley
Site Address: 2B, North Street, Nazeing, Waltham Abbey, EN9 2NL
Proposal: Replacement of the existing timber front porch.

Any representations on applications (e) and (g) should be made in writing by 24/03/2025.

(e) **Application No:** EPF/0367/25 **Officer:** Yee Cheung
Site Address: Land at No. 3 Nursery, (formerly known as Presdale Farm Nurseries) Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ
Proposal: Application for Retention of B8 Open Storage Use for Parking Including Key Worker Vehicles for Temporary Period of Three Years at Land at No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ.

(f) **Application No:** EPF/2328/24 **Officer:** Yee Cheung
Site Address: Change of use of former packing shed to car sales.
Proposal: Change of use of former packing shed to car sales.

(g) **Application No:** EPF/0377/25 **Officer:** Suleman Uddin
Site Address: Burnt Hall, Middle Street, Nazeing, Waltham Abbey, EN9 2LG
Proposal: Relocate vehicle entrance to improve safety. Widen existing pedestrian gate to form new vehicle entrance.

Any representations on applications (h) and (i) should be made in writing by 31/03/2025.

(h) **Application No:** EPF/0419/25 **Officer:** Samuel Finnis

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Site Address: Elham, Middle Street, Nazeing, Waltham Abbey, EN9 2LQ
Proposal: New driveway and boundary changes.

(i) Application No: EPF/0459/25 **Officer:** Robin Hellier
Site Address: 32, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY
Proposal: TPO/EPF/41/02 T1: Oak - Crown reduce to previous pruning points, 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

24/412 Other Applications: Committee to consider the following applications (DJ):
NOTE: These are provided for information only. EFDC do not normally accept comments on these applications.
(a) Application No: EPF/0358/25 **Officer:** Sukhvinder Dhadwar
Site Address: Lakeside Nursery, North Street, Nazeing, Waltham Abbey, EN9 2NW
Proposal: Certificate of Lawful Development for existing Construction of building 6 as identified on submitted plans.

(b) Application No: EPF/0449/25 **Officer:** Sukhvinder Dhadwar
Site Address: Sunnylea, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RD
Proposal: Application for approval of details reserved by conditions 3, 4, 5, 7, 10 on planning permission EPF/0120/24. (Demolition of existing Bungalow. New detached home).

24/413 Health and Safety Policy (JW): To review and approve the proposed Health and Safety Policy (sent separately). {20}

24/414 Time Off In Lieu Policy (TOIL) (JW): To review and approve the proposed TOIL Policy (sent separately).

24/415 Personnel Processes (JW/MO): To provide an update on the outstanding polices and processes with regard to Council staff management.

24/416 Working Group Updates (PW/SB) {20}

a) To provide an update on:
   i) Elizabeth Close playground refurbishment.
   ii) Bumbles Green playground and fitness area.
   iii) Bumbles Green community hall.

24/417 Councillor Vacancies: To discuss and consider how to address the need for additional Councillors and possible recruitment options. {10}

24/418 Information Items: *Please note that pursuant to LGA 1972 sch. 12 para 10 (2)(b) business must be specified and accordingly the Council cannot lawfully make decisions on matters raised.*

24/419 Items for inclusion in the next agenda (stating which one). {10}

24/420 Chairman to close the meeting.
The next meetings are 27th March and 10th and 24th April 2025.

Signed: *Katie Fletcher* (Assistant Parish Clerk) **Date 7th March 2025**
Tel: 01992 893012 email: council@nazeingparishcouncil.org