



Notice is hereby given that a meeting of the Full Council take place on Thursday 10th April 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

24/451 Welcome and Introductions: By the Chairman. {10}

24/452 Apologies for absence: To note any apologies received.

24/453 Public participation: To note and record any made.

24/454 Declarations of Interest: To note and record any declarations made.

24/455 Approval of minutes: To approve the minutes of the Full Council (Planning) meeting held on 13th March 2025.

24/456 Enforcement Notices/Appeals (DJ):

a) Enforcement Cases: To note that no enforcements have been advised.

b) Planning Appeals: To note that none have been received.

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

24/457 Planning Applications (DJ): To consider the following applications: {60}

Any representations on application (a) to (d) should be made in writing by 14/04/2025.

(a) Application No: [EPF/0360/25](#) **Officer:** Caroline Brown

Site Address: Nether Kidders Farm, Laundry Lane, Nazeing, Waltham Abbey, EN9 2DY

Proposal: Change of use and conversion of existing buildings to form two self-build dwellings and associated car ports, alterations to existing vehicular access, provision of soft landscaping. (Amendments following Approval of EPF/2844/22 to reduce number of units.

(b) Application No: [EPF/0472/25](#) **Officer:** Mohinder Bagry

Site Address: 6 Langley Green, Nazeing Road, Waltham Abbey, EN9 2JJ

Proposal: Outbuilding for granny annex incidental to existing dwelling.

(c) Application No: [EPF/0502/25](#) **Officer:** Mohinder Bagry

Site Address: 22, Banes Down, Nazeing, Waltham Abbey, EN9 2NU

Proposal: Erection of a single-storey rear extension, single-storey front extension and loft conversion with dormer windows to both sides.

(d) Application No: [EPF/0286/25](#) **Officer:** Muhammed Rahman

Site Address: Land to the South & East of the former Chimes Garden Centre, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Reserved matters application following Outline Application EPF/2601/22 (allowed on appeal) for the redevelopment of the site to provide up to 52 later living apartments (Extra Care Housing) incorporating a convenience shop and café (use class E); 13 retirement cottages (Extra Care Housing); 10 self build & custom build houses; 4 affordable houses, open space, bowling green, children's play area and improved local bus service (Reserved matters are for appearance, layout, scale and landscaping limited to self-build plots 1, 5, 6, 7, 8 and 9).

Any representations on applications (e) and (g) should be made in writing by 21/04/2025.

(e) Application No: [EPF/0596/25](#) **Officer:** Alex Sadowsky

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



Proposal: Change of use of Unit 3 from light industrial/storage to MOT Testing Station with tyre/vehicle repair and servicing.

(f) Application No: [EPF/0511/25](#) **Officer:** Yee Cheung

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

Proposal: Proposed first floor side extension over existing garage/kitchen.

(g) Application No: [EPF/0598/25](#) **Officer:** Robin Hellier

Site Address: Longacre, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ

Proposal: TPO/EPF/19/84 (Ref: G2) T2 & T3: Oak - Fell and replace, as specified. NB: The permitted specification of works is detailed in the conditions below.

Any representation on application (h) should be made in writing by 28/04/2025.

(h) Application No: [EPF/0488/25](#) **Officer:** Yee Cheung

Site Address: Hawthorn Cottage, 4 Bumbles Green Lane, Nazeing, Waltham Abbey, EN9 2SG

Proposal: Single rear extension with crown roof & skylight.

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

24/458 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/0471/25](#) **Officer:** Mohinder Bagry

Site Address: 6 Langley Green, Nazeing Road, Waltham Abbey, EN9 2JJ

Proposal: Certificate of lawful development for a proposed loft extension with 3 roof lights to front.

(b) Application No: [EPF/0526/25](#) **Officer:** Klajdi Koci

Site Address: 105, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Certificate of lawful development for a proposed garage conversion.

(c) Application No: [EPF/0657/25](#) **Officer:** Muhammad Rahman

Site Address: Land to the South & East of the former Chimes Garden Centre, Nazeing, Waltham Abbey, EN10 6RJ.

Proposal: Application for approval of details reserved by condition 8 (Contamination) limited to self-build site on planning permission EPF/2601/22 (Outline application for the redevelopment of the site to provide up to 52 later living apartments (Extra Care Housing) incorporating a convenience shop and café (use class E); 13 retirement cottages (Extra Care Housing); 10 self build & custom build houses; 4 affordable houses, open space, bowling green, children's play area and improved local bus service; all matters reserved except access).

(d) Application No: [EPF/0672/25](#) **Officer:** Muhammad Rahman

Site Address: Land to the South & East of the former Chimes Garden Centre, Nazeing, Waltham Abbey, EN10 6RJ.

Proposal: Application for approval of details reserved by condition 9 (Tree Protection) limited to self-build site on planning permission EPF/2601/22 (Outline application for the redevelopment of the site to provide up to 52 later living apartments (Extra Care Housing) incorporating a convenience shop and café (use class E); 13 retirement cottages (Extra Care Housing); 10 self build & custom build houses; 4 affordable houses, open space, bowling green, children's play area and improved local bus service; all matters reserved except access).

(e) Application No: [EPF/0643/25](#) **Officer:** Caroline Brown

Site Address: 67, Palmers Grove, Nazeing, Waltham Abbey, EN9 2QE

Proposal: Application for approval of details reserved by Condition 4 'Surface Water' and granted permission on EPF/2417/22. (Construction of new dwelling with associated car parking).

(f) Application No: [EPF/0656/25](#) **Officer:** Muhammad Rahman

Site Address: Land to the South & East of the former Chimes Garden Centre, Nazeing, Waltham Abbey, EN10 6RJ



Proposal: Application for approval of details reserved by condition 5 (Ecology) limited to self-build site on planning permission EPF/2601/22 (Outline application for the redevelopment of the site to provide up to 52 later living apartments (Extra Care Housing) incorporating a convenience shop and café (use class E); 13 retirement cottages (Extra Care Housing); 10 self build & custom build houses; 4 affordable houses, open space, bowling green, children's play area and improved local bus service; all matters reserved except access).

24/459 Appointment onto Personnel Committee (MO) To consider the co-option of Cllr Hooker onto the Personnel Committee with immediate effect. {10}

24/460 Defibrillator Checking Rota The weekly rota is now being covered by Cllr O'Connor only. To seek additional volunteers and agree a date for training.

24/461 Working Group Updates (PW/SB) To provide an update on: {10}

- i) Elizabeth Close playground refurbishment.
- ii) Bumbles Green playground and fitness area.
- iii) Bumbles Green community hall.

24/462 Rural England Prosperity Funding in 2025/26 {10}

To discuss and consider if the Council have any projects that would be suitable to apply for funding and could be delivered in one year. Details and estimated costs are required. Full details emailed separately.

24/463. Correspondence. {10}

- a) Letter and attachments received from Birketts Solicitors on behalf of the Trustees of the Nazeing Wood or Park regarding King Harolds Head (sent separately).

24/464 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.*

24/465 Items for inclusion in the next agenda (stating which one). {10}

24/466 Chairman to close the meeting.

The next meetings are 24th April and 8th & 22nd May 2025.

Signed: *Katie Fletcher* (Assistant Parish Clerk)

Date: 4th April 2025

Tel: 01992 893012 email: council@nazeingparishcouncil.org