



Notice is hereby given that a meeting of the Full Council will take place on Thursday 25th September 2025 at 7.30pm 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 the Clerk (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 may be recorded by the Clerk for the purposes of minute taking.

AGENDA

25/159 Welcome and Introductions: By the Chairman. {10}

25/160 Apologies for absence: To note any apologies received.

25/161 Public participation in relation to items on the agenda: To note and record any made.

25/162 Declarations of Interest: To note and record any declarations made.

25/163 Approval and Signing of Minutes:

To approve the minutes of the Full Council meeting held on 28th August 2025.

25/164 Committee Meeting Minutes:

To note the minutes of the Finance Committee meetings held on 17th July and 18th September 2025.

[Click on the Application No for a link to view related documents and plans.](#)

25/165 Planning Appeals To consider the following appeal: {40}

Appeal Ref: APP/J1535/W/25/3370741 **Original Application No:** [EPF/1006/25](#)

Appellant: Mr Bray **Site Address:** Bentons Farm, Middle Street, Nazeing, Waltham Abbey, EN9 2LN

Description: Proposed Infill to create 1 chalet-style dwelling. **Procedure:** Written representations.

25/166 Planning Applications (DJ) To consider the following applications:

a) Application No: [EPF/1728/25](#) **Officer:** Yee Cheung

Site Address: Chaulkfield Nursery, Sedge Green Road, Sedge Green, EN9 5JS

Proposal: Change of use of site to storage purposes (Use Class B8) comprising 16 individual units.

b) Application No: [EPF/1412/25](#) **Officer:** Loredana Ciavucco

Site Address: Elmsfield, Belchers Lane, Nazeing, Waltham Abbey, EN9 2SA

Proposal: Proposed ground floor side and rear extension and first floor side extension following demolition of outbuildings.

c) Application No: [EPF/1740/25](#) **Officer:** Sukhvinder Dhadwar

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

Proposal: Prior approval for change of agricultural/horticultural buildings to commercial use.

d) Application No: [EPF/1791/25](#) **Officer:** Robin Hellier

Site Address: Five Farthings, Nazeing Road, Waltham Abbey, EN9 2HU

Proposal: TPO/EPF/13/06 (Ref: T2) T1: Oak - Crown lift by up to 5m from ground, as specified. Crown reduce by up to 2.5m, as specified. NB: The permitted specification of works is detailed in the conditions.

e) Application No: [EPF/1816/25](#) **Officer:** Loredana Ciavucco

Site Address: Nazeingbury, Nazeing Road, Waltham Abbey, EN9 2JN

Proposal: Demolition of conservatory, rear extension, car port and outbuildings. Construction of new side/rear extension, construction of annex within existing rear outbuilding, internal and external alterations.

f) Application No: [EPF/1841/25](#) **Officer:** Loredana Ciavucco

Site Address: Nazeingbury, Nazeing Road, Waltham Abbey, EN9 2JN

Proposal: Grade II listed building consent for demolition of conservatory, rear extension, car port and outbuildings. Construction of new side/rear extension, construction of annex within existing rear outbuilding, internal and external alterations.

g) Application No: [EPF/1820/25](#) **Officer:** Yee Cheung

Site Address: Brian's Showroom, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Prior approval for change of use of the ground floor commercial extents and associated commercial land at Brians Showroom to residential use.

h) Application No: [EPF/1368/25](#) **Officer:** Muhammad Rahman

Site Address: Nazeing Parish Council Leisure Centre, Nazeing Common, Nazeing, EN9 2SF

Proposal: Replacement Community Hall & Leisure Centre (Revised scheme to EPF/1154/21).

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, Essex CM16 4BZ Any enquiries to the Application Processing Team E: appcomment@eppingforestdc.gov.uk

25/167 Other Applications (DJ) To consider the following:

NOTE: These are provided for information only. EFDC do not normally accept comments on these applications.

a) Application No: [EPF/1754/25](#) **Officer:** Muhammad Rahman

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

Proposal: Deed of variation to EPF/2601/22 Allowed at Appeal - (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).

25/168 Financial Matters:

{10}

a) To consider accounts for payment. To note receipts and to authorise payment of accounts. To approve the Financial Summary for September 2025, circulated to Cllrs.

b) To note that the Clerk (an authorised signatory on the bank account) will set up the direct credits.

c) To note which authorised signatory on the bank account will approve the direct credits and by what date.

d) To note the amended Financial Summary for August, with changes to payment ref: 25/114.

e) To note the transfer of £500,000 from the Barclays Premium account to the Unity Bank instant access, further to July Item 25/093 e), in order for the opening of the 2 new accounts with Unity Trust Bank to proceed.

25/169 Clerks Action Log:

{5}

Document circulated to Cllrs. Clerk to answer any questions.

25/170 Finance Committee Proposals:

{10}

- a) To consider the amended Terms of Reference document for the Finance Committee (sent separately).
- b) To consider the amended Investment Strategy document (sent separately).
- c) To appoint further members to the Finance Committee.

25/171 Amenity Matters

{10}

- a) Knee high railing at Bumbles Green verge by playing field. Clerk to provide an update.
- b) Yearly hedge cutting. To consider the quotation for hedge trimming at 5 sites around village, sent separately.
- c) Leaning lamp column number 47 in Highland Road. Consider report and quotation from lighting consultant.
- d) The Triangle: i) Consider the quotation to remove the fallen tree. ii) Consider the report regarding the condition of the memorial bench.

25/172 New Office Equipment

To consider the quotations for a new printer / scanner for the office, to replace the current machines which are no longer fit for purpose.

25/173 Working Group Updates (PW)

{10}

- i) To provide an update on Elizabeth Close and Bumbles Green playground projects: (including parking and snagging issues).
- ii) To provide an update on the remaining opening event.
- iii) To provide and update on the Bumbles Green community hall project.

25/174 Reports from Councillors: attendance at other meetings/events.-

{10}

25/175 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.

25/176 Meeting Schedule

To consider the reinstatement of the second monthly meeting, with effect from October.

25/177 Working for a Safer Nazeing

{10}

Discuss public forum meeting, proposed for 23rd October.

25/178 Items for Next Agenda

25/179 To formally close the meeting (SB): Noting the dates of the next meetings: proposed as 9th and 23rd October, start time to be confirmed.

Signed *Katie Fletcher* (Parish Clerk)

Date: 19th September 2025

Tel: 01992 893012 email: council@nazeingparishcouncil.org