



## NAZEING PARISH COUNCIL

**Notice is hereby given that a meeting of the Full Council will take place on Thursday 11<sup>th</sup> December 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](mailto: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

**25/271 Welcome and Introductions:** By the Chairman. {10}

**25/272 Apologies for absence:** To note any apologies received.

**25/273 Public participation in relation to items on the agenda:** To note and record any made.

**25/274 Declarations of Interest:** To note and record any declarations made.

### **25/275 Approval and Signing of Minutes:**

To approve the minutes of the Full Council meeting held on 13<sup>th</sup> November 2025.

**Click on the Application No for a link to view related documents and plans.**

**25/276 Planning Appeals** To consider the following appeal: {30}

**a) Appeal Ref:** APP/J1535/W/25/3375670 **Original Application No:** [EPF/0347/25](#)

**Responses by 24/12/2025**

**Appellant:** Mr Ferraro **Site Address:** Cws Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Description:** 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

**Procedure:** Appeal Lodged

**b) Appeal Ref:** APP/J1535/W/25/3376153 **Original Application No:** [EPF/0981/25](#)

**Responses by 06/01/2026**

**Appellant:** Kent **Site Address:** Yelverton, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ

**Description:** Retrospective single storey outbuilding on agricultural land for use as horticultural storage and for heavy machinery storage.

**Procedure:** Written Representations

**c) Appeal Ref:** APP/J1535/W/25/3376265 **Original Application No:** [EPF/0367/25](#)

**Responses by 07/01/2026**

**Appellant:** Mr Di Maria **Site Address:** Land at No. 3 Nursery, (formerly known as Presdale Farm Nurseries) Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Description:** 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

**Procedure:** Written Representations

**d) Appeal Ref:** APP/J1535/W/25/3376276 **Original Application No:** [EPF/1929/25](#)

**Responses by 08/01/2026**

**Appellant:** Mr Salvatore Cuffaro **Site Address:** Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

**Description:** Prior Approval for partial change of use of areas of glasshouse to storage use.

**Procedure:** Written Representations

## **25/277 Planning Applications**

To note that there are no applications to consider.

## **25/278 Other Applications (DJ)** To consider the following: {10}

**a) Application No:** [EPF/2173/25](#) **Officer:** James Rogers  
**Site Address:** 139, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RF  
**Proposal:** Single rear extension with flat roof and pitched roof

**b) Application No:** [EPF/2366/25](#) **Officer:** James Rogers  
**Site Address:** Trevone, Middle Street, Nazeing, Waltham Abbey, EN9 2LH  
**Proposal:** An extension to the rear of the house to provide an office/guest bedroom. The extension incorporates the existing extension which consists of a toilet and lobby. The current extension has a lean-to roof which will be replaced with a standard pitched roof.

**c) Application No:** [EPF/2397/25](#) **Officer:** Yee Cheung  
**Site Address:** Howards Nursery, Epping Road, Nazeing, Waltham Abbey, EN9 2DH  
**Proposal:** Approval of Details Reserved by Condition 21 Lighting design strategy for biodiversity of EPF/0342/25 (Removal of existing green houses and storage buildings and construction of two detached dwellings with associated car ports and garden areas. Resubmission of withdrawn application: EPF/0192/22).

**d) Application No:** [EPF/2412/25](#) **Officer:** Yee Cheung  
**Site Address:** Howards Nursery, Epping Road, Nazeing, Waltham Abbey, EN9 2DH  
**Proposal:** Approval of Details Reserved by Conditions 20: Biodiversity Enhancement Strategy of EPF/0342/25 (Removal of existing green houses and storage buildings and construction of two detached dwellings with associated car ports and garden areas. Resubmission of withdrawn application: EPF/0192/22).

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

## **25/279 Consultation for Street Trading Application** {5}

To consider the application for Street Trading Consent at Crooked Billet, Nazeing (sent separately). Deadline is the 22<sup>nd</sup> December 2025.

## **25/280 Working Group Update (PW)** {10}

- a)** To provide an update on the Bumbles Green Community Hall Project
- b)** To discuss the VAT advice report from Parkinson Partnership (sent separately with Appendix calculations) and the options for consideration.
- c)** To discuss the engagement of a structural engineer for building regulations works and to agree next steps.

## **25/281 Consultation on Local Government Reorganisation (DJ)** {5}

To consider the proposal documents (sent separately) to clarify which model the Council favours for its consultation response.

## **25/282 Parking at Bumbles Green** {10}

Following the Council's decision on 23<sup>rd</sup> October 2025 to offer provisional terms for BNT Motors to park at Bumbles Green, consider the response (sent separately).

## **25/283 Councillor Surgery (SB)** {5}

To provide feedback from the Surgery held on the 29<sup>th</sup> November 2025.

## **25/284 Information Items** {5}

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.

- a)** Cllr Peter Wagg has been recognised by being shortlisted by NALC's Star Council Awards as a finalist for Councillor of the Year.
- b)** Nigel Mould has been appointed by Epping Forest Community Engagement as a new and additional Community Champion for Nazeing.

**25/285 Christmas Office Arrangements**

{5}

Assistant Clerk to advise.

**25/286 Items for Next Agenda**

**25/287 To formally close the meeting (SB):** Noting the dates of the next meetings:

The next meeting is the Full Council Meeting on 18<sup>th</sup> December 2025 and then the Planning Committee Meeting on 8<sup>th</sup> January 2026 at 7.30pm.

**Signed** *Eleni DiFrancesco* (Assistant Parish Clerk)

**Date:** 5<sup>th</sup> December 2025

**Tel:** 01992 893012    **email:** [council@nazeingparishcouncil.org](mailto:council@nazeingparishcouncil.org)