



Nazeing Parish Council

Notice is hereby given that a meeting of the Full Council take place on Thursday 9th July 2026 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 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

26/074 Welcome and Introductions: By the Chairman. {10}

26/075 Apologies for absence: To note any apologies received.

26/076 Public participation in relation to items on agenda: To note and record any made.

26/077 Reports from District and County Councillors: Reports from any Councillors present.

26/078 Declarations of Interest: To note and record any declarations made.

26/079 Approval of minutes: To approve the minutes of the Full Council (Planning) meeting held on 11th June 2026.

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

26/080 Planning Appeals (DJ): To consider the following appeals: {10}

a) Appeal Ref: 6010709 Original Application No: [EFDC Application Details: EPF/0353/26](#)

Response by 17/07/2026

Appellant: CHS Truck **Site Address:** 3, Nursery, Hoe Lane, Nazeing, EN9 2RJ

Description: Retrospective consent for storage of vehicles on land at No. 3 Nursery (Formerly known as Presdale Farm).

Procedure: Written Representations

b) Appeal Ref: 6011400 Original Application No: [EFDC Application Details: EPF/0356/26](#)

Response by 03/08/2026

Appellant: Larksmead Developments Limited **Site Address:** Larksmead Nursery, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ

Description: Demolition of existing dwelling, greenhouses and ancillary structures; construction of 8 x 4bed and 1 x 5bed with associated works.

Procedure: Written Representations

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

26/081 Planning Applications (DJ): To consider the following application: {20}

Any representations on application (a) should be made in writing by 13/07/2026.

a) Application No: [EFDC Application Details: EPF/1215/26](#) **Officer:** Suleman Uddin

Site Address: Glenone, Riverside Avenue, Broxbourne, EN10 6QZ

Proposal: Proposed re-construction of existing roof structure with new side and front gables, with new dormers and associated rooflights to provide suitable first floor accommodation.

Any representations on application (b-c) should be made in writing by 20/07/2026.

b) Application No: [EFDC Application Details: EPF/1242/26](#) **Officer:** Klajdi Koci

Site Address: 16, Bulrush Way, Nazeing, Waltham Abbey, EN10 6GS

Proposal: Provision of garden room outbuilding.

c) Application No: [EFDC Application Details: EPF/1250/26](#) **Officer:** Mohinder Bagry

Site Address: 135, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RF



Proposal: First floor extension with alterations to openings. Single storey rear extension. Alterations to front porch.

Any representations on application (d-h) should be made in writing by 27/07/2026.

d) Application No: [EFDC Application Details: EPF/1293/26](#) **Officer:** Mohinder Bagry

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

Proposal: Variation of Condition 2 Plan numbers of EPF/1368/25 (Replacement Community Hall & Leisure Centre (Revised scheme to EPF/1154/21)).

e) Application No: [EFDC Application Details: EPF/1263/26](#) **Officer:** Klajdi Koci

Site Address: 2, Langfield Close, Nazeing, Waltham Abbey, EN9 2QL

Proposal: Proposed single storey flat roof rear extension.

f) Application No: [EFDC Application Details: EPF/1266/26](#) **Officer:** Hannah Collins

Site Address: Church Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Demolition of the existing outbuilding and construction of a new single storey annexe in association with the existing dwelling.

g) Application No: [EFDC Application Details: EPF/0918/26](#) **Officer:** Yee Cheung

Site Address: St Leonards House, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HG

Proposal: Grade II Listed Building Consent for conversion into seven apartments and Dairy Building into single dwelling (part retrospective), with associated building works, parking and landscaping.

h) Application No: [EFDC Application Details: EPF/1268/26](#) **Officer:** Hannah Collins

Site Address: Church Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Grade II Listed Building Consent for demolition of the existing outbuilding and construction of a new single storey annexe in association with the existing dwelling.

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

NOTE: The following applications are provided for information only. EFDC do not normally accept comments.

26/082 Other Applications: To consider the following (DJ):

{10}

a) Application No: [EFDC Application Details: EPF/1197/26](#) **Officer:** Loredana Ciavucco

Site Address: Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Certificate of Lawful Development for existing occupation of C3 dwellinghouse without complying with agricultural tie.

b) Application No: [EFDC Application Details: EPF/1223/26](#) **Officer:** Hannah Collins

Site Address: 3, Fiddlers Nook, Crooked Way, Nazeing, Waltham Abbey, EN9 2LE

Proposal: Certificate of Lawful Development for proposed two storey rear extension and loft conversion with rear dormer and front roof lights.

c) Application No: [EFDC Application Details: EPF/1234/26](#) **Officer:** Nathaniel Raimi

Site Address: Middlebrook Industrial Estate, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Approval of Details Reserved by Conditions 4 Habitat Management and Monitoring Plan (HMMP), 10 Construction Environmental Management Plan (CEMP: Biodiversity) 11 Biodiversity Enhancement Strategy (BES) and BNG informative of EPF/1888/24 (Outline application for the erection of 15 no. new commercial units, improvements to the access road, car parking, refuse areas, cycle stores, tree planting, soft landscaping and sustainable urban drainage; all matters reserved except access (Revised scheme to EPF/0751/23 & EPF/0752/23)).



d) Application No: [EFDC Application Details: EPF/1233/26](#)

Officer: Nathaniel Raimi

Site Address: Willowbrook, Green Lane, Nazeing, EN10 6RS

Proposal: Approval of Details Reserved by Conditions 4 Habitat Management and Monitoring Plan (HMMP), 11 Construction Environmental Management Plan (CEMP: Biodiversity), 12 Reptile Mitigation Strategy, 13 Biodiversity Enhancement Strategy (BES) and BNG informative of EPF/1889/24 (Outline application for the erection of 21no. new dwellings, sustainable drainage systems, car parking (including alterations to the existing Green Lane access), pedestrian and cycle paths, refuse areas, cycle stores, tree planting, soft landscaping and amenity space; all matters reserved except access (Revised scheme to EPF/0751/23 & EPF/0752/23)).

26/083 Working Group Updates (PW)

{5}

To provide and update on the Bumbles Green community hall project.

26/084 New Legislation - Councillor Declaration of Interest (ED)

{5}

Following recent emails, Councillors are required to complete amended Declaration of Interest so that their home addresses can be securely redacted, in line with new legislation that came into force on 29th June 2026. (Emailed separately).

26/085 Land at Elizabeth Close (PW)

{5}

To provide and update on the land at the front of Elizabeth Close, consider next steps and budget.

26/086 Traffic Regulation Order TRAF/8866 - Pecks Hill, Nazeing

{5}

To consider the proposal for The Essex County Council (Jasmine Place, Nazeing) (Epping Forest District) (20mph Zone) Order 202*. (Emailed separately).

26/087 Village Halls Course

{5}

To consider that Cllr Wagg and the Clerk, attend the Village Halls course, to include their time and travel expenses where appropriate at CouncilWise offices in Dunmow on 24th September. Cost £160.00 each + VAT. Details emailed separately.

26/088 Nazeing Parish Council Responses to Facebook Posts (JH)

{5}

In light of comments posted on recent updates, to consider adjustments to media strategy.

26/089 Additional Staffing Hours (JH)

{5}

To consider the proposal by the Personnel Committee to recommend for any additional hours worked by the Clerk and Assistant Clerk, that the Council pay their normal hourly rate plus 10%, with effect from the 1st of July 2026. For example, for the Clerk an extra 12 hours would equate to an additional £29.40 plus deductions; 16 hours would equate to £39.20. It is further proposed that the Committee review the effectiveness of this proposal at the Clerk's annual appraisal in October 2026.

26/090 Streetlighting

{5}

a) Structural Survey

To note that reports have been received (individually) for all but two of the streetlights. Please see email (sent separately). Quotations are being obtained for necessary works.

b) Streetlight No 55, John Eliot Close

To note that the streetlight was damaged by a lorry and has had to be removed for safety purposes.

26/091 Communication Item (PW)

{5}

To consider the following as an agenda item for the next FCM (Finance) on 23rd July 2026.

The proposed development of Land to the West of North Road, Lower Nazeing, (emailed separately).

26/092 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. {5}



26/093 Items for inclusion in the next agenda (stating which one).

{5}

26/094 Chairman to close the meeting.

The next meetings are 23rd July 2026 Full Council (Finance) Meeting and 13th August 2026 Full Council (Planning) Meeting.

Signed: Eleni Difrancesco (Assistant Parish Clerk)

Date: 3rd July 2026

Tel: 01992 893012 email: council@nazeingparishcouncil.org