



# Epping Forest District Council

## **AREA PLANNING SUB-COMMITTEE WEST** **Wednesday 21st February 2024**

You are invited to attend the next meeting of **Area Planning Sub-Committee West**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping**  
on **Wednesday 21st February 2024 at 7.00 pm**

**Georgina Blakemore**  
Chief Executive

**Democratic Services  
Officer:**

V Messenger, Democratic Services Tel: (01992) 564243  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

**Members:**

Councillors S Heather (Chairman), D Stocker (Vice-Chairman),  
R Bassett, A Green, H Kane, S Kane, J Lea, J Lucas,  
M Markham, T Matthews, J Parsons, R Pugsley, C Whitbread  
and S Yerrell

**[This meeting will be broadcast live and recorded for repeated viewing.](#)**

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### **1. WEBCASTING INTRODUCTION**

This meeting is to be webcast and the Chairman will read the following announcement:

“I would like to remind everyone present that this hybrid meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or other such use by third parties).

Therefore, by participating in this meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If any public speakers on Zoom do not wish to have their image captured, they should ensure that their video setting throughout the meeting is turned off and set to audio only.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.

**Members are reminded to activate their microphones before speaking”.**

**2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 4 - 5)**

General advice to people attending the meeting is attached.

**3. APOLOGIES FOR ABSENCE**

To be announced at the meeting.

To report non-attendance before the meeting, please use the Members Portal webpage [https://eppingforestdc-self.achieveservice.com/service/Member\\_Contact](https://eppingforestdc-self.achieveservice.com/service/Member_Contact) to ensure your query is properly logged.

Alternatively, you can access the Members portal from the front page of the Council's website, at the bottom under 'Contact Us'  
<https://www.eppingforestdc.gov.uk/your-council/members-portal/>

**4. DECLARATIONS OF INTEREST**

To declare interests in any item on this agenda.

**5. MINUTES (Pages 6 - 7)**

To confirm the minutes of the last meeting of the Sub-Committee held on 15 November 2023.

**6. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

**7. SITE VISITS**

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda, prior to consideration of the application.

**8. EPF/2601/22 LAND TO THE SOUTH & EAST OF THE FORMER CHIMES GARDEN CENTRE, NAZEING, WALTHAM ABBEY EN10 6RJ (Pages 8 - 26)**

To consider the attached report for 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.

**9. EPF/2844/22 NETHER KIDDERS FARM, LAUNDRY LANE, NAZEING, WALTHAM ABBEY EN9 2DY (Pages 27 - 36)**

To consider the attached report for the change of use and conversion of existing buildings to form three dwellings and associated car ports, alterations to existing vehicle access, provision of soft landscaping.

**10. EPF/2106/23 HANNAH NURSERY, SEWARDSTONE ROAD, WALTHAM ABBEY E4 7RG (Pages 37 - 43)**

To consider the attached report for RETROSPECTIVE - One Fascia sign adjacent to the site entrance from Sewardstone Road 200cm(w) x 100cm(h). White board with black writing bearing the name of the site and postal code affixed to the exterior of the site boundary fencing. No company names, services or products are listed/shown.

**11. EPF/2179/23 BLACK SWAN PH, COMMON ROAD, WALTHAM ABBEY EN9 2DF (Pages 44 - 51)**

To consider the attached report for the s73 variation to condition 2 (plan numbers) attached to EPF/3254/21 (The erection of two new detached dwellings). The proposed changes are; (1) Two front dormer windows and three rear roof lights to the bungalow, and (2) changes to the front landscaping to create two parking spaces at the front of each dwelling, including the creation of a second vehicular access point, the erection of 1.8m high timber fences with 2m high brick piers, further landscaping, and cycle/bin stores.

**12. EXCLUSION OF PUBLIC AND PRESS**

**Exclusion:** To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

**Background Papers:** Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.