

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0562/08
<b>SITE ADDRESS:</b>	102 Western Road Nazeing Essex EN9 2QQ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	S Applegate
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear extension and single storey front extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 The development hereby permitted shall not be constructed in isolation, and shall only be implemented contemporaneously with the development permitted under application EPF/0563/08 at the attached dwelling at 104 Western Road, Nazeing, Essex.
- 5 Notwithstanding the details shown on the approved plan numbered WSTN/01, there is to be no raised patio area to the rear of the property at all unless otherwise agreed in writing by the Local Planning Authority. Prior to commencement of works on the extension, full details of steps from the patio doors to ground level at the rear of the property are to be submitted to and approved in writing by the Local Planning Authority. The development is to be built in accordance with the approved details and retained as such thereafter.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Proposal:**

Single storey front and double storey rear extension. The front extension would extend the full width of the property forward by 1m and include a bay window, and the rear extension would extend the full width back by 3.5m at both ground and first floor. The twin semi has submitted a virtually identical proposal that is considered elsewhere on this agenda, Ref EPF/0563/08, and it is proposed that both developments would be built concurrently.

The extension at number 102 is offset at a slight angle to maintain access to a rear garage outbuilding.

### **Description of Site:**

The site is a brick semi-detached property in a row of semi-detached houses within the urban area of Nazeing.

### **Relevant History:**

EPF/2081/07 Certificate of Lawfulness for a proposed rear dormer window extension in connection with a loft conversion. Lawful

### **Policies Applied:**

#### Local Plan:

Policy DBE9 – Excessive loss of amenity

Policy DBE 10 – Design of Residential Extensions

### **Issues and Considerations:**

The principal issues to consider with this application are issues of residential amenity and design considerations.

#### *1. Residential Amenity*

There would remain a separation distance of over 35m to the properties on Palmers Grove to the rear, including 23m to the rear boundary. The ground level does slope away to the rear and there would be an element of overlooking from an elevated position. However, the degree of elevation and separation distances are such that the level of overlooking would not be excessive. The back to back distance between the extension and houses on Palmers Grove would exceed minimum standards that would be applied to new developments where windows are at an elevated position.

Furthermore, it is considered that effects to the rear of loss of light or of overbearing impact would not be to an excessive degree, due to the relatively large separation distances.

There is a patio area marked on the plans, but this would lead to an excessive level of overlooking into the rear gardens to either side, and as such a condition is proposed to prevent any raised patio area at the rear of the property from being formed.

To the southwest side is a 2.7m distance to the neighbouring property, and although there would be an element of loss of sunlight to the rear garden and loss of outlook to rear windows, the effects would not be excessive. This is due to the separation distance and the fact that it is offset at a slight angle to number 100 to the Southwest. There is an existing garage outbuilding to the rear

that is due to stay, and although its retention is not necessary to reduce impacts from the rear extension, its likely survival retains an element of additional screening to the Southwest.

To the northeast, the extension would adjoin the rear extension proposed at 104 Western Road.

## **2. Design Considerations**

The rear extensions are relatively large additions to both properties in terms of height and width, but the ridge height and roof design leaves the extended part acceptably subordinate in scale to the original property. If constructed concurrently, the pair of rear extensions would form a cohesive unit and would represent an acceptable overall addition to this pair of properties.

The offset of the extension at number 102 would be well screened from the streetscene and is likely to appear acceptably unobtrusive.

With regard to the front addition, there are many other relatively similar extensions in the locality, including at numbers 98-100, and although the new front bays are not mirrored on the nearby extensions, they are relatively small-scale and acceptable in the streetscene.

## **Conclusion**

It is considered that the proposed rear extension would not unacceptably impact upon the amenities that neighbouring residents could reasonably expect to enjoy. The large separation distances mitigate the effects to the rear to an acceptable level. With recommended conditions to limit potential overlooking to either side the proposal accords with the relevant policies contained in the adopted Local Plan and Alterations, and the application is recommended for approval.

## **SUMMARY OF REPRESENTATIONS:**

NAZEING PARISH COUNCIL: Members raised concerns that the property overlooked Palmers Grove from an elevated position.

23 PALMERS GROVE: Commented that the proposals would be out of character, there would be loss of light and loss of privacy.

25 PALMERS GROVE: Objected on grounds of loss of privacy, loss of sunlight and that the extension will appear to be too large.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/0562.08
Site Name:	102 Western Road, Nazeing, EN9 2QQ
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0563/08
<b>SITE ADDRESS:</b>	104 Western Road Nazeing Essex EN9 2QQ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	Mrs Caroline Poonwassie
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front and double storey rear extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 The development hereby permitted shall not be constructed in isolation, and shall only be implemented contemporaneously with the development permitted under application EPF/0562/08 at the attached dwelling at 102 Western Road, Nazeing, Essex.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Single storey front and double storey rear extension. The front extension would extend the full width of the property forward by 1m and include a bay window, and the rear extension would extend the full width back by 3.5m at both ground and first floor. The twin semi has submitted a virtually identical proposal that is considered elsewhere on this agenda, Ref EPF/0562/08, and it is proposed that both developments be built concurrently.

## **Description of Site:**

The site is a brick semi-detached property in a row of semi-detached houses within the urban area of Nazeing.

## **Relevant History:**

EPF/2081/07 Certificate of Lawfulness for a proposed rear dormer window extension in connection with a loft conversion. Lawful

## **Policies Applied:**

### Local Plan:

Policy DBE9 – Impact on amenity

Policy DBE 10 – Design of Residential Extensions

## **Issues and Considerations:**

The principal issues to consider with this application are issues of residential amenity and design considerations.

### *1. Residential Amenity*

There would remain a separation distance of over 35m to the properties on Palmers Grove to the rear, including 23m to the rear boundary. The ground level does slope away to the rear and there would be an element of overlooking from an elevated position. However, the degree of elevation and separation distances are such that the level of overlooking would not be excessive. The back to back distance between the extension and houses on Palmers Grove would exceed minimum standards that would be applied to new developments where windows are at an elevated position.

Furthermore, it is considered that effects to the rear of loss of light or of overbearing impact would not be to an excessive degree, due to the relatively large separation distances.

To the northeast side is a 6m distance to the neighbouring property, and although there would be an element of loss of sunlight to the rear garden and loss of outlook to rear windows, the effects would not be excessive. This is due to the separation distance and the limited 3.5m depth of the rear extension.

To the southwest, the extension would adjoin the rear extension proposed at 102 Western Road.

### *2. Design Considerations*

The rear extensions are relatively large additions to both properties in terms of height and width, but the ridge height and roof design leaves the extended part acceptably subordinate in scale to the original property. If constructed concurrently, the pair of rear extensions would form a cohesive unit and would represent an acceptable overall addition to this pair of properties.

With regard to the front addition, there are many other relatively similar extensions in the locality, including at numbers 98-100, and although the new front bays are not mirrored on the nearby extensions, they are relatively small-scale and acceptable in the streetscene.

## **Conclusion**

It is considered that the proposed rear extension would not unacceptably impact upon the amenities that neighbouring residents could reasonably expect to enjoy. The large separation distances mitigate the effects to the rear to an acceptable level. With recommended conditions to limit potential overlooking to either side the proposal accords with the relevant policies contained in the adopted Local Plan and Alterations, and the application is recommended for approval.

## **SUMMARY OF REPRESENTATIONS:**

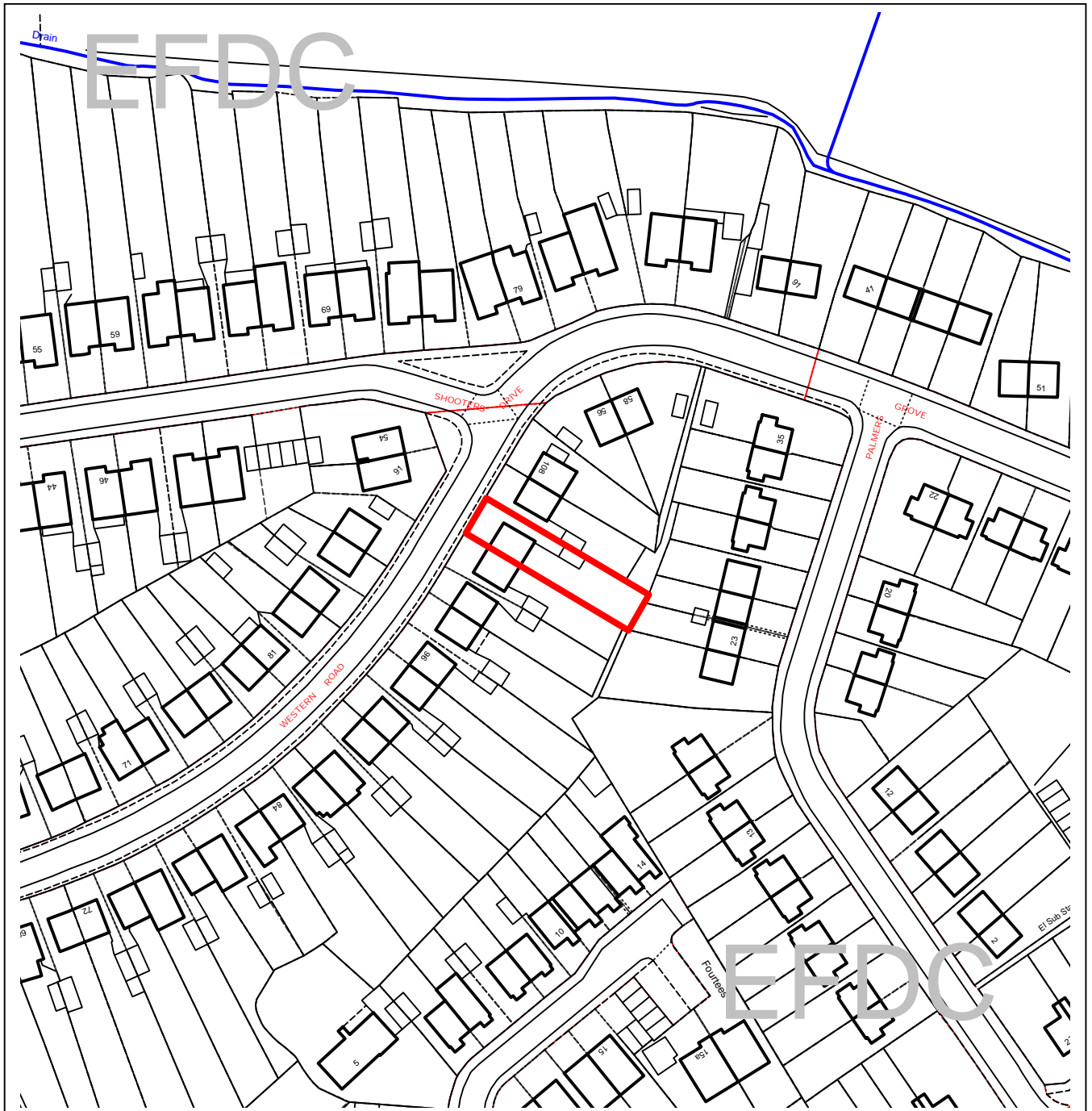
NAZEING PARISH COUNCIL: Members raised concerns that the property overlooked Palmers Grove from an elevated position.

23 PALMERS GROVE: Commented that the proposals would be out of character, there would be loss of light and loss of privacy.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0563/08
Site Name:	104 Western Road, Nazeing, EN9 2QQ
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0372/08
<b>SITE ADDRESS:</b>	Tomary Hamlet Hill Roydon Harlow Essex CM19 5JY
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr Thomas Jones
<b>DESCRIPTION OF PROPOSAL:</b>	Six additional gypsy pitches for family members.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No more than 12 caravans shall be on the site at any one time and they shall not be occupied other than by the following people:  
Mr Thomas Jones and wife,  
Mr Thomas Jones' daughter Mary/partner and children  
Mr Thomas Jones' daughter Lavinia/partner and children  
Mr Thomas Jones' daughter Rebecca/partner and children  
Mr Thomas Jones' daughter Carol/partner and children  
Mr Thomas Jones' brother John/wife and children  
Thomas Jones (D.O.B. 22.01.1988) his partner and children  
Vanslow Brown/partner and children  
Mary Beaney/partner and children  
Thomas Beaney/partner and children  
Amy Jones/partner and children  
Sam Smith/partner and children
- 3 With the exception of the unit marked (d) on the approved plan, the remaining caravans shall be no more than 7.3m long and 2.1m wide as shown on the approved plan.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 6 Prior to the stationing of any additional mobile homes on the site a scheme for the adequate storage of refuse from the site shall be submitted to and agreed in writing by the Local Planning Authority and the scheme shall be implemented and thereafter retained in accordance with the approved details.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Use of land for the stationing of an additional 6 Gypsy caravans for occupation by relatives of the existing occupants of the site. The proposal will result in a total of 12 pitches at the site.

**Description of Site:**

Area of approximately 0.24 hectares located on the southern side of Hamlet Hill. The site is hardsurfaced throughout, and is surrounded by dense leylandii hedging. There are a number of permanent structures on the site including a day room, toilet/shower block and garage. There is a small service/parking area at the eastern side of the site which is separated from the main area of the site by a hedge. To the south east is Richards Farm and Gladwyns Farm lies to the west. To the south is agricultural land. At the time of the officer's site visit the site was tidy and well maintained.

**Relevant History:**

EPF/681/90 Erection of bungalow and stationing of 3 caravans for 1 Gypsy family. Refused.

EPF/905/90 Retention of 3 Gypsy toilets/utility room/caravans/mobile homes on a permanent basis. Approved.

EPF/147/93 Non-compliance with condition 1 of EPF/905/90 (ie no more than 3 mobile homes/caravans shall be retained on the land for human habitation) and stationing of 3 additional mobile homes/caravans for family occupation- Approved

EPF/941/95 Erection of utility block (2 bathrooms, washroom, day room) in connection with Gypsy caravan site – Approved.

EPF/2127/01 – 6 Additional travellers pitches (making 12 in all). Refused and dismissed on appeal.

**Policies Applied:**

Local Plan and Local Plan Alterations:

GB2A Development in the Green Belt.

H10A Gypsy caravan sites

RP5 Development likely to cause a nuisance.

DBE9 Amenity issues  
ST1, ST2 Location and accessibility of development  
ST4 Road safety.  
CP2 Quality of environment  
LL1, LL2 Impact on landscape.

East of England Plan:

H3 Provision for Gypsies and Travellers

**Issues and Considerations:**

Policy H10A of the Local Plan Alterations states: "In determining applications for Gypsy Caravan sites within the Green Belt the Council will have regard to (i) whether there are any very special circumstances which would justify an exception to the Green Belt policies of restraint, and (ii) The impact on the openness of the Green Belt and the character and appearance of the Countryside". In addition, the impact of the development in highway terms, the effect on residential amenity, visual amenity, sustainability and the need for Gypsy sites in the District need to be taken into account

1. Green Belt

The site lies within the Metropolitan Green Belt and the proposal is inappropriate development, by definition, harmful to the Green Belt and permission should only be given therefore, if there are considerations that outweigh this harm.

The existing site is well established and lawful and the proposed development is to provide for named Gypsies who are the grandchildren of the original occupants of the Site and their spouses. The applicant argues that the grandchildren have lived at the site all their lives with their parents and now are at an age when they need independence. Three of the grandchildren are married and they range in age from 17 to 25.

2. Highway Issues

The addition of 6 further pitches on this established site will result in additional traffic movements and turning movements into and out of the site, and the sight lines at the entrance to the site are not ideal. However highway safety was not a reason for refusal of the last application for 6 pitches at this site and the appeal Inspector concluded at that time that the traffic movements generated would not be so significant to unduly prejudice highway safety. There has been no significant change in circumstances since then. Additionally the Highway Authority has raised no objection to the proposal.

3. Visual Amenity

The site is very well screened by tall leylandii hedging and the additional pitches would not extend further onto open ground and would not be visually intrusive, they are accommodated entirely within the existing developed site. It is not considered therefore that the intensification of the use would have any impact on the visual amenity of the area provided the hedging is maintained at its present height. It is considered that this could be required by condition, if necessary.

4. Sustainability

The core policies of the Local Plan Alterations seek to ensure that new development is directed to urban areas with good access to facilities and public transport, to reduce reliance on the private car. This site is not ideally located. The site is about 2 miles from the nearest primary schools and

further from secondary schools. Some shops and community facilities are available in the villages of Roydon and Lower Nazeing, although Harlow would be likely to be the main provider of such facilities, situated approximately 3 miles to the north. The rural public transport in the area is not good and facilities for pedestrians are equally poor. However, the site is not isolated or remote and although not ideal in terms of sustainability the site is better placed than many Green Belt locations.

#### 5. The need for Gypsy sites in the District

The Housing Act 2004 placed a duty on Local Authorities to include Gypsies and Travellers in their housing needs assessment. This assessment in Essex is still ongoing, but the latest suggest a need to provide a further 52 gypsy pitches in Epping Forest District. This need and the lack of identified suitable Gypsy sites in the District to meet this need is of some weight in the determination of this application. Circular 1/06 requires Local Authorities to identify sites to meet Gypsy and Traveller needs, in their Development Plan Documents. This work has still to be carried out in this District and at present we still have a reactive approach to meeting such need. The expansion of this existing established well maintained site that has minimal impact on the character and appearance of the countryside and provides a good living environment, provides an opportunity to help meet the identified need for sites.

#### 6. Changes since the last appeal decision

It is 6 years since the last application for six additional pitches at this site was dismissed on appeal. At that time the inspector and the Secretary of State concluded that the intensification of the use of the site would be harmful to the openness of the Green Belt and that there were no very special circumstances sufficient to outweigh this harm. At that time the applicants did not specify who the proposed pitches were for, other than wider family members, including nieces and nephews, and did not wish to be restricted by personal conditions. There was no evidence that the potential occupants would have any direct link to the site or the locality or why they would wish to encamp on this particular site. There was at that time no evidence that there was a need for further pitches in the District or that other sites were not available that were more suitably located for services and community facilities.

The current application is therefore different, in that the occupants of the development have been named and are children of the existing occupants of the site, who have lived at the site most of their lives. Additionally there is an established need to find additional Gypsy pitches in the District.

#### 7. Other issues

The Parish Council has raised concern that there is insufficient space within the site for the number of caravans proposed. The submitted plan indicates how the proposed caravans can be accommodated on the site and specifies that these will be a maximum size of 7.3m x 2.1m. The definition of a caravan, does include mobile homes and clearly mobile homes can be much larger than the caravans shown, and indeed the provision of 12 double unit mobile homes on the site would be very difficult to achieve. Given that the application drawing specifies a maximum size of caravan, it is considered that a condition can be attached preventing any larger units being brought on site. Apart from one mobile home marked (d) on the application drawings, the other units that exist within the site are relatively small touring caravans. It is considered that the site is of sufficient size to accommodate an additional 6 units of this scale and that adequate open space, and parking space is available within the site to meet the needs of the occupants.

### **Conclusion:**

In conclusion, it is accepted that the proposed named occupants of the site comply with the legal definition of a gypsy on a continuing basis and that they have strong links with this site and the family that reside there. The site is well screened and has only minimal impact on the character and amenity of the countryside. There is an unmet requirement to provide for Gypsies and Travellers in the District that needs to be addressed and this site provides an opportunity to potentially reduce the number of sites that will need to be found in the future. The existing use for 6 pitches has not caused any harm to the character or amenity of the area, and the location is such that it does not cause harm to residential amenity. Built facilities already exist at the site to meet the needs of the additional occupants.

It is considered therefore that there are very special circumstances in this instance, which are sufficient to outweigh the harm to the Green Belt from inappropriateness, and that subject to the imposition of conditions similar to those that cover the existing site to restrict occupation to named individuals and their dependant children and prevent the use of the site for any business purpose, the development is in accordance with the adopted policies of the Local Plan and Local Plan Alterations. Accordingly the proposal is recommended for approval.

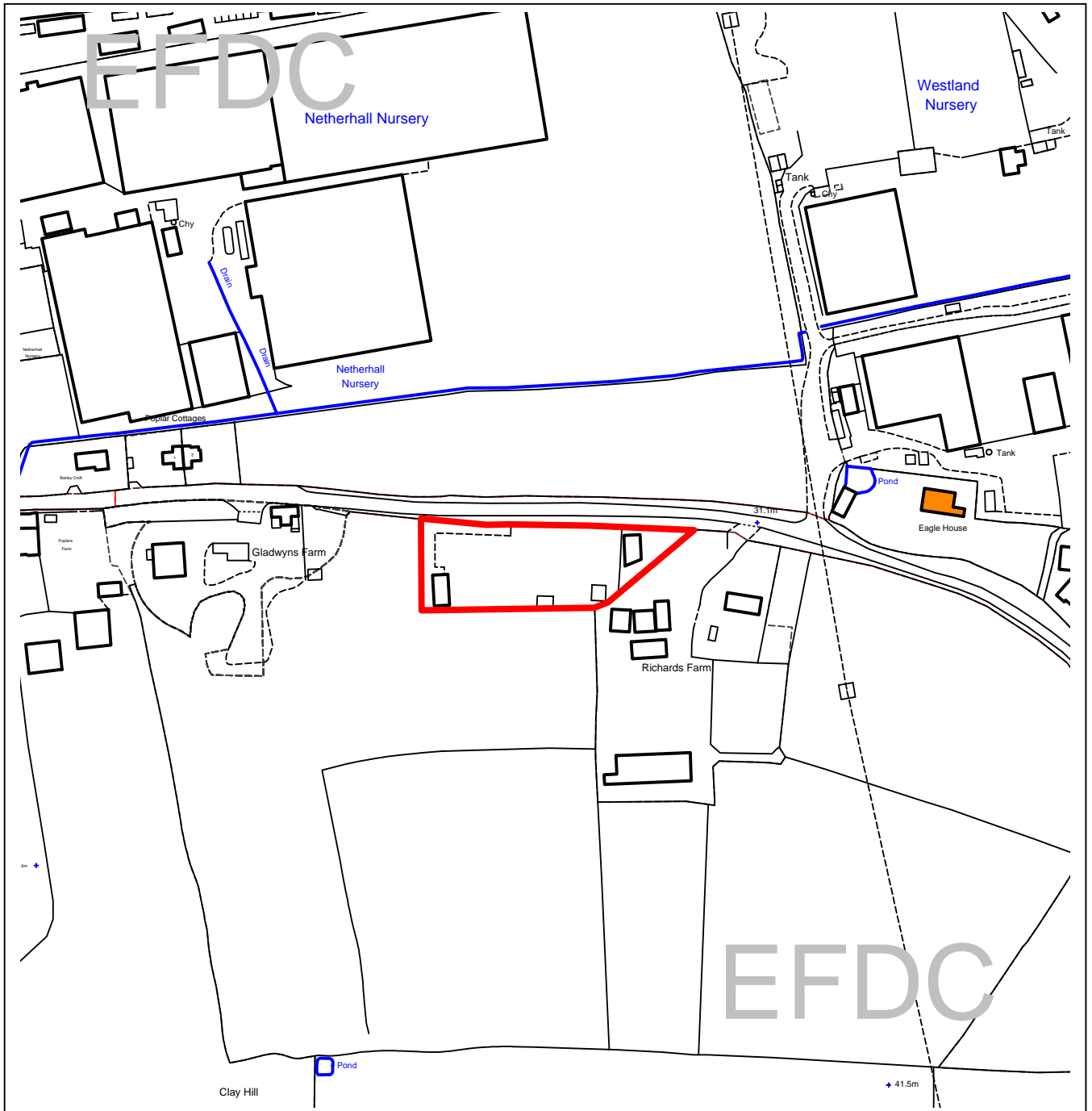
### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Insufficient space for further pitches.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/372/08
Site Name:	Tomary, Hamlet Hill, Roydon, CM19 5JY
Scale of Plot:	1/2500

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0687/08
<b>SITE ADDRESS:</b>	Sweet News 3 Market Square Waltham Abbey Essex EN9 1DL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>APPLICANT:</b>	Mr Mohammed Perwaiz
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from A1 retail to A5 hot food take away and insertion of extraction flue. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchen in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.
- 3 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted and approved by the Local Planning Authority and the equipment shall be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- 4 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for adequate storage of refuse from this use shall be submitted and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

*This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*

### **Description of Proposal:**

The applicant is seeking planning permission to change the use from 'A1' (retail) to 'A5' (hot food take away) and the insertion of extraction flue.

Internal alterations are to include a new kitchen and store area towards the rear of the existing building and a small seating area towards the front of the building.

The only external changes to the building would be the insertion of the extraction flue at the rear of the property.

### **Description of Site:**

The subject site is known as Sweet News which is located to the north of the Market Square within the town centre of Waltham Abbey. Church Street is located to the west of the site and Sun Street to the east. Located on the site itself is a double storey terraced building that is currently used as a shop on the ground floor and a residential flat on the first floor.

There is a mixture of different uses within the surrounding area ranging from shops, offices, drinking establishments, hot food takeaways on the ground floor of buildings and residential flats and offices on the first floor. The subject site does not form part of the Key Frontage Area of the town centre however it is within the Waltham Abbey Conservation Area.

### **Relevant History:**

EPF/1903/07 - Change of use from A1 retail to A5 hot food Takeaway. (Withdrawn)

### **Policies Applied:**

TC1 Town Centre Hierarchy  
TC3 Town Centre Function  
HC6 Development, Appearance and Setting of Conservation Area  
HC7 Development within Conservation Areas.  
ST6 Vehicle parking

### **Issues and Considerations:**

The main issues for consideration for the proposed change of use is the principle of the use within the town centre, parking and whether there would be a harmful impact to the character of the conservation area or to the amenities of adjoining property owners.

#### **1. Principle of the Use**

PPG6 urges Local Authorities to encourage diversification of Town Centres. This is because different but complementary uses can widen the range and quality of activities, thereby making town centres more attractive to local residents.

Food and drink outlets can add to a range of uses offered within town centres however they should not undermine the daytime economy and vitality of centres. Proposals that could create a dead frontage during the daytime should be resisted.



The applicant proposes the following hours of operation:

Monday to Saturday 10am to 10pm  
Sunday and Bank Holidays 12 noon to 9pm

The application premises are not within a Key Frontage identified in the Local Plan and therefore policies TC1 and TC3 apply which set out a series of criteria, the most relevant of which is a judgement as to whether a proposal would lead to a stretch of 'dead' daytime frontages. In this case it is considered that the change of use would not harm to a significant degree the vitality and viability of a principal town centre and would create a wider range of uses within the street and the town centre in general thereby meeting Policy TC1. It is also considered that the proposed use would not result in a dead frontage within the town centre as the hours of operation are reasonable for this particular type of use.

It is considered that the proposed change of use would complement and enhance the function of the shopping centre.

As mentioned above the only external change to the building would be the small extraction flue to the rear of the property.

It should be noted that Council's Conservation and Environmental officers have no concerns regarding the design, appearance and environmental impacts in relation to the extraction flue subject to conditions being placed on the recommendation to grant permission.

## 2. Highway/Parking issues:

Due consideration must be given with regard to parking facilities associated with the proposed change of use. Although there is no room for customer parking on the site, it is considered that there is good access to public car parks and transport within the surrounding area. Also it is not believed that the proposed change of use would have an impact to traffic flow within the town centre.

## 3. Impact on Neighbours:

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primarily in respect to noise and disturbance. It is considered that the change of use would not have a significant impact to nearby residential units located within the surrounding area.

## Conclusion:

In conclusion it is considered that the proposed change of use is acceptable in terms of complementing and enhancing the function of the town centre without having an impact to the key frontage area. It will also not have a harmful impact to adjoining property owners or to the character of the conservation area. It is therefore recommended that the application be approved for the reasons outlined above.

## **SUMMARY OF REPRESENTATIONS**

WALTHAM ABBEY TOWN COUNCIL: No Observations due to personal interest of Members therefore making Committee inquorate.

6 HALFHIDES, WALTHAM ABBEY – Object to another takeaway outlet in this area as it would create more rubbish in the streets and possible problems with youths causing noise and disruption.

THE ABBEY INDEPENDENT FUNERAL DIRECTORS, 4 MARKET STREET – Objects to another takeaway outlet within Market Square, would cause more litter and is worried about the odour emitted from the flue at the back of the building.

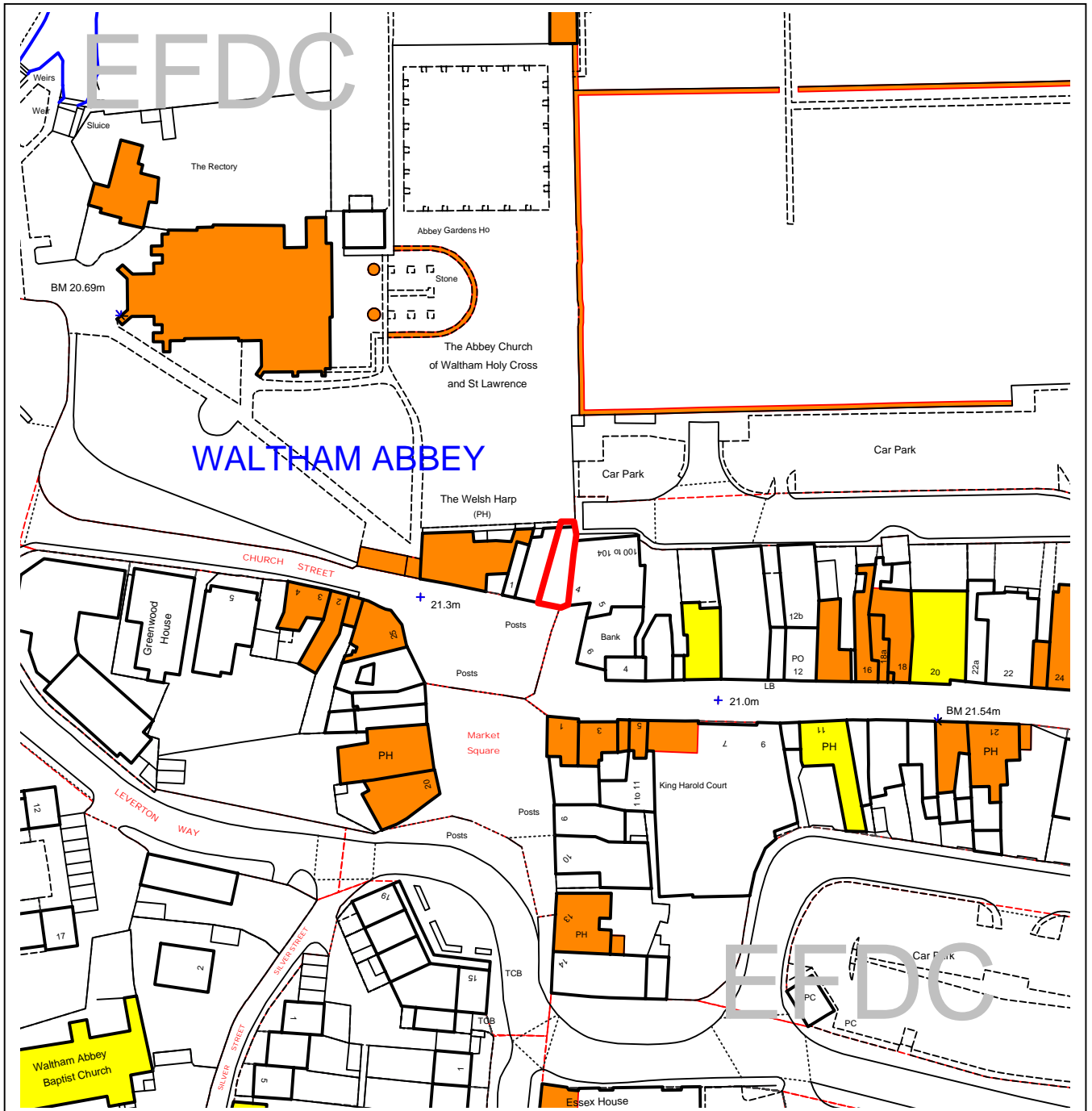
SIX LETTERS were also submitted to Council supporting the application from the following properties:

- 4a Sun Street, Waltham Abbey
- 1 Sun Street, Waltham Abbey
- 8 The Cobbins, Waltham Abbey
- 33 Moremead, Waltham Abbey
- 8-9 Market Street, Waltham Abbey
- 8 Walton Gardens, Waltham Abbey



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/0687/08
Site Name:	Sweet News, 3 Market Square, Waltham Abbey, EN9 1DL
Scale of Plot:	1/1250