

1. **APPLICATION NO:** EPF/1509/04 **PARISH** Nazeing
- SITE ADDRESS:**
- Maplecroft, Maplecroft Lane, Nazeing
- DESCRIPTION OF PROPOSAL:**
- Erection of stable block (resubmission).
- DEFERRED for members of the Committee to carry out a site visit**
2. **APPLICATION NO:** RES/EPF/2321/04 **PARISH** Nazeing
- SITE ADDRESS:**
- Former Police Station, 64-66 North Street, Nazeing
- DESCRIPTION OF PROPOSAL:**
- Reserved matters application for the demolition of police station and houses, and erection of GP surgery.
- GRANTED SUBJECT TO:**
1. Materials of construction to be agreed.
 2. Prior to first occupation of the building hereby approved the proposed window openings in the northern elevation shall be obscured glazed and permanently retained in that condition.
 3. No further side windows without approval.
 4. Balcony not to be formed.
 5. Submission of a landscape scheme.
 6. Submission of details of earthworks.
 7. Prior to the commencement of the development, details of the proposed surface materials for the car parking area shall be submitted to and approved by the Local Planning authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
 8. No planting within the sight line across the site shall occur.
 9. The door opening in the northern flank shall only be used as a means of emergency escape and not as a general entrance/exit.
 10. The hours of operation for the surgery shall be:
Monday to Friday 07.30 – 19.00
Saturday 09.00 – 14.00

Sunday and Bank Holidays – not open.

11. All construction/demolition works and ancillary operations (which include deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
12. No bonfires shall be permitted on site throughout the demolition and construction phase of the development.
13. The rating level of noise (as defined by BS4142: 1997) emitted from the plant room and any other air conditioning, condenser units, mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142: 1997.
14. The premises shall be used solely as a doctor's surgery and health clinic and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any Statutory Instrument revoking or re-enacting that Order.

3. **APPLICATION NO:** EPF/2427/04 **PARISH** Nazeing

SITE ADDRESS:

Oakleigh Nursery, Paynes Lane, Nazeing

DESCRIPTION OF PROPOSAL:

Change of use of agricultural buildings to B8 use – storage and distribution.

The Committee's attention was drawn to 2 letters of representations from Langridge Barn, Paynes Lane and Oakleigh, Paynes Lane.

REFUSED

1. The proposal would result in excessive traffic generation and movement along a narrow track highway, detrimental to the character of the countryside and the amenities of local residents, contrary to policy GB8, DBE9 and T17 of the adopted Local Plan.

4. **APPLICATION NO:** EPF/125/05 **PARISH** Roydon

SITE ADDRESS:

Hailes Farm, Low Hill Road, Roydon

DESCRIPTION OF PROPOSAL:

Conversion of existing warehouse into new office space and conversion of existing barn to three bedroomed residential dwelling.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to commencement of development detailed plans and elevations for the conversion of the barn to residential use shall be submitted to and agreed in writing by the Local Planning Authority. Such plans shall omit the porch and chimney shown on the submitted application drawings.
3. Materials of construction to be agreed.
4. Prior to the first use of the barn for residential purposes the wooden storage building shown to be removed on the approved plans shall be demolished and all materials removed from the site.
5. Prior to the first use of the barn for residential purposes the use of the yard and warehouse at the site for warehouse and open storage purposes shall cease, and such use shall not take place thereafter.
6. Submission of Landscape Proposals.
7. Within three months of first occupation of the barn for residential purposes the works to the warehouse to enable its conversion to offices, including its recladding shall be completed.
8. Prior to the commencement of the development, details of the proposed surface materials for the drive and parking area shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of part 1, Classes A, B and E and Part 3, Class B shall be undertaken without the prior written permission of the Local Planning Authority.
10. The office building shall be used only for uses following within class B1(a) office use and for no other purpose.
11. The office use hereby approved shall operate only between the hours of 08.00 and 18.00 hours Monday to Friday and 09.00 to 13.00 on Saturdays and at no time on Sundays and Bank Holidays.
12. Contamination land study and remediation.
13. Notwithstanding the details shown on the approved plans, the proposed gates at the access shall be recessed into the site to the satisfaction of the Local Planning Authority. Details of the gates shall be submitted and agreed in writing prior to first occupation of the buildings hereby approved.

5. **APPLICATION NO:** EPF/146/05 **PARISH** Waltham Abbey

SITE ADDRESS:

46 Highbridge Street, Waltham Abbey

DESCRIPTION OF PROPOSAL:

Erection of three storey building with accommodation in the roof to provide 16 No. studio flats. (Revised application.)

REFUSED

1. Due to its excessive height in relation to the existing Grade II listed buildings fronting Highbridge Street the proposed block of flats would form an unacceptable contrast with them and would not respect the hierarchy of importance of buildings off Highbridge Street. The proposal would therefore detract from the setting of the listed building fronting Highbridge Street contrary to policies CS2 and HC3 of the Essex and Southend on Sea Replacement Structure Plan (April 2001) and to policies HC12 and D BE1 of the Epping Forest District Local Plan (January 1998).
2. Since the building would cause harm to the setting of adjacent listed buildings and because it would not respect the established hierarchy of buildings in this part of the Waltham Abbey Conservation Area it would fail to preserve or enhance the character or appearance of the Conservation Area. It is therefore contrary to policies CS2 and HC2 of the Essex and Southend on Sea Replacement Structure Plan (April 2001) and to policies HC7 and DBE1 of the Epping Forest District Local Plan (January 1998).

6. **APPLICATION NO:** A/EPF/2265/04 **PARISH** Waltham Abbey

SITE ADDRESS:

12A Sun Street, Waltham Abbey

DESCRIPTION OF PROPOSAL:

Display of illuminated shop sign.

GRANTED SUBJECT TO:

1. The maximum luminance of the sign granted consent by this Notice shall not exceed 1200 candelas per square metre.