

**Report to District Development Control
Committee**

Date of meeting: 2 December 2008



**Epping Forest
District Council**

Subject: Planning Application EPF/1771/08 – Unit 1, Highbridge Retail Park, Highbridge Street, Waltham Abbey, Essex, EN9 1BY – Variation of condition 5 attached to planning permission EPF/808/93 to read ‘The development shall be used for non-food retailing and no other purpose, with the exception of up to 1486 sqm (16000 sqft) GIA floorspace within Unit 1 which may be used for the sale of food (Class A1)’.

**Officer contact for further information: S Solon
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the committee considers the recommendation of the Area Plans subcommittee West to grant planning permission subject to the following conditions:

1. Prior to commencement of the site for food retail use, the proposed food retail floorspace shall be identified on a plan and submitted to and agreed in writing by the Local Planning Authority, and shall remain as such.

Reason:- To ensure the area utilised meets the requirements set out in the submitted retail assessment.

2. The food retail floorspace, as identified and agreed in writing by the Local Planning Authority, shall not sell, or advertise to sell; tobacco products, loose confectionary, newspapers, magazines, greeting cards, lottery tickets or scratch cards; and shall not contain a pharmacy, dry cleaners, post office services, cash machine, butchers, fishmongers or bakers, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- The submitted retail assessment was based on a discount supermarket that offers limited goods and services, and as such would not be detrimental to the vitality or viability of the town centre.

3. Prior to use of the site for food retail, details of cycle storage shall be submitted and agreed in writing by the Local Planning Authority, and shall be installed and retained thereafter.

Reason:- To promote sustainable transport to the site.

Report

1. This application has been referred by the Area Plans Sub Committee West with a recommendation for approval. The report to the sub-committee carried a recommendation from officers to approve planning permission and the planning merits of the case are attached (to be read in conjunction with the report for planning application Ref: EPF/1305/08).

Planning Issues

2. The debate at the sub-committee meeting centred mainly on the merits of the proposed development in relation to policies TC2 and TC3. This application was considered alongside planning application Ref: EPF/1305/08 – Demolition of existing buildings and erection of new 'lidl' foodstore and construction of five start-up industrial units (revised application) at 1 Cartersfield Road, Waltham Abbey.

3. The sub-committee considered the merits of two such discount food retail stores being located in out-of-centre locations within Waltham Abbey, and the impact that these would have on the vitality and viability of Waltham Abbey Town Centre. The sub-committee felt that two discount foodstores would not detrimentally impact on the town centre despite the submitted retail statements and retail statement assessment concluding otherwise. As such officers consider that the provision of two such units would be contrary to policies TC2 and TC3 of the adopted Local Plan and Alterations.

Conclusion

4. Should the Committee grant planning permission it should be subject to the conditions stated above.