

Report Item No: 1

APPLICATION No:	EPF/1737/08
SITE ADDRESS:	Nazeing Golf Club Middle Street Nazeing Essex EN9 2LW
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Alterations and change of existing club house to a single dwelling and erection of garage, use of part of existing golf course as parkland with the remainder reverting to agricultural use.
DECISION:	Application withdrawn by applicant

Report Item No: 2

APPLICATION No:	EPF/1955/08
SITE ADDRESS:	Land at Birchwood Industrial Estate Hoe Lane Nazeing Waltham Abbey Essex EN9 2RW
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use, for a temporary 3 year period, from B2 chipping and composting to a mixed use of B2 chipping and composting and B8 storage in association with lawful B2 use, including retention of weighbridge and installation of portacabin and water tank.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to an additional letter of objection received from 'Tayness', Hoe Lane

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three months beginning with the date of this notice unless otherwise agreed in writing by the Local Planning Authority.
- 2 This consent shall inure for a limited period expiring 3 years from the date the development commences after which there shall be no more than 5000 tonnes or 18,000 cubic metres of unprocessed wood on the site, whichever is the lesser. For the purposes of this condition the date the development commences shall be construed as described in condition 6 of this planning permission.
- 3 The development hereby approved shall not commence until a scheme for controlling dust generated by the use, and for air quality monitoring, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the means of dust suppression to be used on machinery on site, site roads, chipped wood and unprocessed wood and air quality monitoring. The approved means of dust suppression and air quality monitoring shall be installed prior to the commencement of the use. Thereafter the development shall be carried out in accordance with the approved scheme for controlling dust and air quality monitoring unless otherwise agreed in writing by the Local Planning Authority.
- 4 No work in connection with the use hereby permitted shall be undertaken on the site on Saturdays, Sundays, Bank or Public Holidays or at any other time except between the hours of 0700 and 1700 on Mondays to Fridays.

- 5 Notwithstanding the requirements of condition 4 of this planning permission, no Heavy Goods Vehicles shall enter or leave the site on Saturdays, Sundays, Bank or Public Holidays or at any other time except between the hours 0730 and 1700 Mondays to Fridays. For the purposes of this condition Heavy Goods Vehicle means a vehicle over 3,500 kg gross weight.
- 6 There shall be a net reduction in wood on the site of at least 3000 tonnes every 4 calendar months throughout the life of this planning permission until there is no more than 5000 tonnes or 18,000 cubic metres of unprocessed wood on site, whichever is the lesser.

Within 7 days of the commencement of the development written confirmation of the date the development commenced shall be submitted to the Local Planning Authority. Thereafter documentary evidence of the total amount of wood imported to and exported from the site shall be submitted to the Local Planning Authority every 4 calendar months after the date the development is commenced. If the net reduction over any 4 month period is less than 3000 tonnes no further wood shall be imported to the site until the Local Planning Authority gives written notice that it has received documentary evidence demonstrating a net reduction in wood on site has been achieved amounting to at least 3000 tonnes plus an additional amount in proportion to the additional time that has passed before the required evidence is submitted.

Once the amount of unprocessed wood on site is 5000 tonnes or less, thereafter the amount of unprocessed material on site shall not exceed 5000 tonnes or 18,000 cubic metres, whichever is the lesser.

For the purposes of this condition the date the development commenced means the first day after the date of this planning permission when either wood is brought onto the site or wood is chipped on the site.

- 7 There shall be no burning of material at the site at any time.
- 8 Within 2 months of the wood on site being reduced to 5000 tonnes, details of a programme of remedial tree works to remove dead trees, treat trees for compaction and plant replacement trees shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be completed in accordance with the agreed programme.

Report Item No: 3

APPLICATION No:	EPF/2036/08
SITE ADDRESS:	Clayton Hill Country Park Old Nazeing Road Nazeing Essex EN9
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Access and habitat improvement including viewing jetty, fencing, new seating and 2 no. pathways.
DECISION:	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 development shall match those stated in the application forms and approved plans.

Report Item No: 4

APPLICATION No:	EPF/1994/08
SITE ADDRESS:	Fesden Bungalow Harlow Road Roydon Harlow Essex CM19 5HE
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Demolish existing detached single storey garage and erection of double garage with single storey extension behind, alterations/extensions to roof. Additional vehicle crossover and new brick front boundary wall with piers and half railings.
DECISION:	Grant Permission (with conditions)

The Committee were persuaded to Grant Permission as they took the view that there were very special circumstances sufficient to outweigh the harm to the Green Belt.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 5

APPLICATION No:	EPF/1828/08
SITE ADDRESS:	32 Edward Court Waltham Abbey Essex EN9 3HZ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Paternoster
DESCRIPTION OF PROPOSAL:	Retention of flank bathroom windows and raising of ridge line on the two semi-detached houses as an amendment to EPF/2673/07.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank elevation windows shall be fitted with obscured glass and have fixed frames to a height of 2.7 metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.
- 2 The gradient of any access ways to the site shall not exceed 1/10.
- 3 Within 3 months of the date of this approval, details of the proposed finished ground levels within the front gardens of the properties, together with details of any retaining walls and of surfacing materials shall be submitted to and agreed in writing by the Local Planning Authority. The dwellings shall not be occupied until the works have been completed in accordance with the approved plans.
- 4 No gates shall be erected across any vehicular access to the site without prior written consent of the Local Planning Authority.
- 5 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, Class A shall be undertaken without the prior written permission of the Local Planning Authority.