

# **Report to Area Plans Sub-Committee West**



**Epping Forest  
District Council**

**Date of meeting: West 17 June 2009**

**Subject: EPF/1305/08 1 Cartersfield Road, Waltham Abbey, Essex, EN9 –  
Demolition of existing buildings and erection of new 'Lidl' foodstore and  
construction of five start-up industrial units (revised application).**

**Officer contact for further information: Graham Courtney (01992 – 564228).  
Democratic Services Officer: Rebecca Perrin**

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## **Recommendation:**

To vary condition No. 19 of the above application to read:

*The industrial units hereby approved shall be completed within 12 months from the date of occupation of the store.*

*Reason: - The provision of the industrial units was a significant factor in the reuse of the designated employment land for retail purposes.*

## **Report Detail:**

1. The above planning application was considered at Plans Sub-Committee West on 2<sup>nd</sup> December 2008, and subsequently recommended approval. This was then referred to District Development Committee, where the application was approved subject to a S106 agreement.
2. As the S106 agreement has not yet been completed, no decision has yet been given for the scheme and as such the wording of the conditions can be altered at this stage with the agreement of Members, without the need for a further planning application.
3. The creation of the five start-up industrial units was considered a significant benefit of the scheme and formed part of the 'special circumstances' of the proposal. Due to this a condition was put to Member reading:

*The industrial units hereby approved shall be completed prior to the occupation of the store.*

*Reason: - The provision of the industrial units was a significant factor in the reuse of the designated employment land for retail purposes.*

This condition was agreed as part of the decision, to ensure that the industrial units are completed.

4. Recent correspondence with the applicant has raised issues with regards to this time scale. As the control of the industrial units would remain with the freehold owners of the site it would not be the applicant building these units (although they do have an element of control to ensure the units are erected). As the applicants are

confident that the approved store could be erected and opened within an approximate 18 week period, they consider that the previously agreed time scale would be an unnecessary delay to them.

5. The main aim of the Council is to ensure that these industrial units are built as part of the development scheme, and it is therefore considered that an increased time period of up to 12 months from the date of occupation of the store would be acceptable, as it would still ensure that these units are provided.