

Report Item No: 1

APPLICATION No:	EPF/1414/09
SITE ADDRESS:	Hosanna Lodge Sedge Green Roydon Essex CM19 5JR
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of land for stationing of caravans to provide 1 no. gypsy pitch with ancillary hardstanding. (Retrospective application)
DECISION:	Grant Permission (With Conditions), subject to LVRPA agreement

The Committee agreed to grant permission subject to referral back to Lea Valley Regional Park Authority

CONDITIONS

- 1 A flood risk assessment demonstrating compliance with the principles of Sustainable Drainage Systems (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be carried out within 12 months of the date of this notice and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
- 2 Full details of the foul and surface water drainage onsite shall be submitted to and approved in writing by the Local Planning Authority within 12 months of the date of this notice.
- 3 Within 12 months of the date of this notice the applicant shall undertake a phased contaminated land investigation shall be to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 4 This consent shall inure solely for the benefit of the applicant Mr E Jones and his family and for no other person or persons for a single static mobile home and touring caravan. This consent benefits no other structures or caravans whatsoever.
- 5 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Prior Associates ref: 8501 dated November 2008 and following mitigation measures detailed within the FRA:
 1. Finished floor levels are set no lower than 27.4m above Ordnance Datum (AOD).

Report Item No: 2

APPLICATION No:	EPF/1622/09
SITE ADDRESS:	Nazeing Glass Works Ltd Nazeing New Road Nazeing Waltham Abbey Essex EN10 6SU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of part of main factory (B2) to Gymnasium (D2).
DECISION:	Refer to District Development Control Committee

The Committee agreed to refer the application to the District Development Control Committee with a recommendation to grant subject to conditions relating to hours of use and parking provision.

Report Item No: 3

APPLICATION No:	EPF/1710/09
SITE ADDRESS:	Nyumba Nzuri Sewardstone Road London E4 7SD
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension and single storey rear extension.
DECISION:	Refuse Permission (Householder)

REASON FOR REFUSAL

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice and policy GB2A of the Adopted Local Plan and Alterations, in that it does not constitute a limited extension to an existing dwelling. This proposal is unacceptable, because the proposed extension would represent disproportionate additions over and above the original dwelling and would harm the objectives of the Metropolitan Green Belt. Furthermore, no very special circumstances have been submitted that would outweigh the harm to the Metropolitan Green Belt.
- 2 The two storey side and rear extension would have an overbearing impact and lead to loss of outlook when viewed from the neighbouring property, 1 Albion Terrace. This would detract from the amenities that the residents of this property can reasonably expect to enjoy. The proposal is thus contrary to Policy DBE9 of the Adopted Local Plan and Alterations.