

Report Item No: 1

APPLICATION No:	EPF/1806/09
SITE ADDRESS:	246B High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use from purposes within Use Class A1 to a mixed use for purposes within Use Classes A1 and A3.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal would result in the loss of a shop use (Use Class A1) from the key retail frontage of the Loughton High Road principal shopping centre, as defined in the Epping Forest District Local Plan and Alterations. It would increase the proportion of non-retail frontage within the key retail frontage, exacerbating the impact of an already excessively high proportion of non-retail frontage on the vitality and viability of the shopping centre. The use would threaten the long term vitality and viability of the shopping centre by undermining its retail function and therefore contribute to a threat to its position in the hierarchy of town centres within the District. Accordingly, the proposal is contrary to policies TC1, TC3 and TC4 of the Epping Forest District Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/2300/09
SITE ADDRESS:	238 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from purposes within Use Class A1 to a mixed use for purposes within Use Classes A1 and A3.
DECISION:	Grant Permission (with conditions)

The Members decided to grant this application because the use was assessed as likely to contribute to the vitality and viability of the Loughton High Road town centre by attracting additional footfall to the town centre during the day.

CONDITIONS

- 1 The area of the shop identified as "retail 27sq.m." on drawing no. 238/01 shall only be used for retail purposes as defined by Use Class A1 of the Town & Country Planning (Use Classes) Order 1987.
- 2 The footway adjacent to the shopfront shall not be used for stationing tables, chairs, outdoor heaters, planters or other furniture.
- 3 No primary cooking of food shall be carried out on the premises.

Report Item No: 3

APPLICATION No:	EPF/2296/09
SITE ADDRESS:	37 Valley Hill Loughton Essex IG10 3AQ
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	First floor side and rear extension.
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 The front facing wall of the first floor side extension hereby approved shall be located 0.3m behind the alignment of the front wall on the main house.
- 3 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing building.
- 4 Prior to first occupation of the extension hereby approved the proposed first floor side window in centre of the side elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.