

DESCRIPTION OF PROPOSAL:

Grade II listed building application for the conversion of barn to form 2 dwellings.

GRANTED SUBJECT TO:

1. The works hereby permitted must be begun not later than the expiration of five years, beginning with the date on which the consent was granted.
2. The works hereby approved shall not be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a) Materials of construction and facing materials.
 - b) A frame survey of the barn.
 - c) The extent of original material to be removed from the barn.
 - d) The method of internal subdivision of the barn.
 - e) The connection of new internal walls and floors to the existing timber frame.
 - f) All external windows and doors, including details of the method of forming openings for such windows and doors.
3. The works hereby approved shall be carried out strictly in accordance with the details approved by the Local Planning Authority pursuant to Condition No. 2 of this consent unless otherwise agreed in writing by the Local Planning Authority.

3. **APPLICATION NO:** EPF/640/04

PARISH

Waltham Abbey

SITE ADDRESS:

Abbey Mills, Highbridge Street, Waltham Abbey

DESCRIPTION OF PROPOSAL

Demolition of existing building and erection of 1 three storey block containing fifteen flats and 192 sq metres of B1 floorspace and 1 two storey block containing six flats with associated access, parking and amenity space.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Submit programme of archaeological work.
3. The development shall be carried out in accordance with the amended plans received on 24 December 2004 unless otherwise agreed in writing with the Local Planning Authority.
4. Materials of construction to be agreed.
5. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the method of implementation have been submitted to the Local Planning Authority and are approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and number/densities where appropriate and include a

timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place unless the Local Planning Authority agrees to a variation beforehand in writing.

The statement must include details of all means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

The landscaping scheme must incorporate an 8m buffer zone of locally native plant species, alongside the River Lee.

6. Contaminated land study and remediation.
7. The finished floor levels of the development hereby approved shall be set a minimum of 19.1 AOD. Details showing how this is to be achieved shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
8. Details of means of fencing the site within 8 metres of the river shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
9. Drainage details to be agreed.
10. Prior to the first occupation of any of the units hereby approved, full details of the access road, parking spaces, disabled parking, cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with those agreed details.
11. No gates shall be erected on the access road without the prior written agreement of the Local Planning Authority.
12. Prior to the first occupation of any of the units hereby approved, a scheme providing for adequate storage of refuse from the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained.
13. Construction of work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 and 18.30 Monday to Friday and 08.00 to 13.00 on Saturday and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
14. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The facilities

shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.

15. Prior to commencement of development a full noise survey shall be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey, a scheme for protecting the proposed new dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above, as detailed in PPG24. The approved works shall be completed before any of the proposed residential units are occupied.
16. Prior to the commencement of development details of external lighting of the site shall be submitted to and agreed in writing by the Local Planning Authority, the agreed scheme shall be carried out prior to the first occupation of any of the units hereby approved. No external lighting other than that approved shall be erected at the site without the prior written agreement of the Local Planning Authority.

And subject to the applicant first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act (within 12 months) to:

1. Investigate the ability of the existing sewerage system to dispose of the foul and surface water for this development and in the event that these investigations show that there is insufficient capacity available to secure the provision of adequate foul and surface water drainage in consultation with the sewerage undertaker for the whole of the development prior to the commencement of development. Such drainage shall be secured where appropriate by means of a public sewer requisition pursuant to Section 98 to 101 of the Water Industry Act 1991.
2. Provide for, at no cost to the Highway Authority, (a) the removal of the existing access and layby/parking area to the front of the existing building and the formation of a new bell-mouth access to include 2 kerbed radii each with a dropped kerb/tactile paving crossing point and a 90m x 2.4m x 90m visibility splay; (b) the upgrading to current Essex County Council standards of the westbound bus stop located to the west of the proposal site immediately before the A121 Highbridge Street/Bypass/Beaulieu Drive traffic signal controlled junction; (c) a bus promotion and marketing campaign, which shall include among other issues free season ticket and timetable information, as well as publicity by, for example, poster and leaflet.
3. Provide an education contribution of £25, 809, index linked to April 2005 costs using the PUBSEC Index, towards the cost of 3 additional primary school places needed as a result of the development of 21 flats.
4. Carry out a safety audit and traffic impact assessment on the impact of traffic turning right out of the site. Should it be demonstrated to be necessary, submit for approval to the Local Planning Authority proposals for restricting vehicles from turning right out of the site onto Highbridge Street and provide for the implementation of the approved scheme at no cost to the Highway Authority prior to the first occupation of the flats.

4. **APPLICATION NO:** EPF/849/05

PARISH

Waltham Abbey

SITE ADDRESS:

9 and 13 Arlingham Mews, Waltham Abbey

DESCRIPTION OF PROPOSAL:

Change of use of Unit 9 (A1 retail) and Unit 13 (B1 office) to residential to form 5 x one bedroom flats. (Resubmitted application).

REFUSED:

1. The proposal would result in the loss of existing retail units that could harm the vitality and viability of Waltham Abbey Town Centre. As such the proposal is contrary to the provisions of Policy TCR3 of the Essex and Southend-on-Sea Replacement Structure Plan. It has not been demonstrated that the units are not capable of being re-let and therefore the proposed conversion of the units into residential units would be contrary to the provisions Policy H10 of the Epping Forest District Local Plan.
2. The proposed flats, by reason of their internal arrangement, would lead to excessive overlooking of neighbouring flats within the development and excessive transmission of noise to bedrooms from adjoining flats and communal areas. They would therefore result in poor living conditions for their occupants contrary to Policy DBE9 of the Epping Forest District Local Plan.

5. **APPLICATION NO:** A/EPF/453/05 **PARISH** Waltham Abbey

SITE ADDRESS:

Sainsburys Distribution Centre, Waltham Point, Sewardstone Road, Waltham Abbey

DESCRIPTION OF PROPOSAL:

Illuminated gable hoarding.

REFUSED:

1. The proposed display, by reason of its size, siting and illumination would appear as an over-dominant and inappropriate feature on the building. It would therefore be harmful to the visual amenities of the locality and as such would be contrary to Policy DBE13 of the Epping Forest District Local Plan.

6. **APPLICATION NO:** EPF/942/05 **PARISH** Waltham Abbey

SITE ADDRESS:

Land rear of 150A Honey Lane, Waltham Abbey

DESCRIPTION OF PROPOSAL:

Erection of 3 No. two bedroom bungalow. (Revised application).

REFUSED:

1. The proposal would represent a form of development out of character with the area and its setting detracting from the general appearance of the area, its open aspect

and the existing properties on Honey Lane in which respect it is contrary to Policy BE1 of the Replacement Structure Plan and Policy DBE1 of the adopted Local Plan (1998).

2. The access arrangements on to Honey Lane and the narrowness of the entrance road, the proximity to the adjoining school would give rise to conditions prejudicial to both highway and pedestrian safety contrary to Policy T3 of the Replacement Structure Plan and Policy T8 of the adopted Local Plan (1998).
3. The proposal would result in the unjustified loss of urban open space identified as a playing field in the Epping Forest District Local Plan. It is therefore contrary to Policies BE3 and BE4 of the Essex and Southend-on-Sea Replacement Structure Plan and Policies RST14, LL5 and LL6 of the Epping Forest District Local Plan.