

Report Item No: 1

APPLICATION No:	EPF/1907/10
SITE ADDRESS:	Land rear of Oakley Hall Hoe Lane Nazeing Waltham Abbey Essex EN9 2RN
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Nick Allhusen
DESCRIPTION OF PROPOSAL:	Demolition of derelict glasshouse and sundry structures, erection of 50 bed care home with associated ancillary parking and landscaping. (Revised application from EPF/0081/10)
DECISION:	Refer to District Development Control Committee with a recommendation to grant.

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521456

Members were persuaded that there were very special circumstances in the case in terms of the local need for dementia care facilities overcoming the presumption against inappropriate development in the Green Belt and the loss of greenhouse land.

In addition, they were also of the opinion that the need overcame the sustainability concerns.

They therefore referred it to the next District Development Control Committee with a recommendation to grant planning permission with the appropriate conditions and a legal agreement under s106 of the Town & Country Planning Act 1990 (as amended).

Suggested conditions and legal agreement, along with those considered necessary by the Planning Officer, to include

- Percentage of local people
- Increase in on-site parking
- Access to be re-sited
- Land Drainage condition
- Landscaping
- Contaminated land
- Habitats
- Construction hours
- Materials
- Wheel washing
- Details of travel plan (to be submitted asap)
- Demolition of all structures