

# **Report to District Development Control Committee**

**Date of meeting: 19 October 2011**



**Epping Forest  
District Council**

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**Subject:** Planning Application EPF/1254/11 – 156-158 High Road, Ongar. - Change of use of ground floor from shop (A1 Use Class) to a mixed use comprising childrens soft play area (D2 Use Class) and coffee shop (A3 Use Class).

**Officer contact for further information:** P Onyia Ext 4103  
**Committee Secretary:** S Hill Ext 4249

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## **Recommendation:**

That the Committee considers the recommendation of Plans Sub-Committee East to grant planning permission subject to suggested planning conditions.

## **Report Detail**

1. (Head of Planning and Economic Development) This application has been referred by the Area Plans Sub Committee East on 14<sup>th</sup> September 2011. The report to the sub-committee (attached as Appendix 1) carried a recommendation from officers to refuse planning permission and the planning merits of the case are attached.

## **Planning Issues**

2. The debate at the Sub-Committee meeting was that Members supported this scheme, which they felt would be an asset to the shopping centre because it would add value to the vitality and viability of the Town Centre. The shop unit has been vacant for a lengthy period of time and there are also a number of other vacant premises nearby. It would be beneficial for the shoppers, users and local residents.

3. Planning Officers felt that the use is appropriate to a town centre, but it conflicted with Local Plan policy TC4, being in a key frontage area. As well as the loss of this vacant double-fronted retail use, it would result in three non-retail uses being together, as well as increase the amount of non-retail for the centre further beyond the accepted threshold. The application lacked detail on vacancy and how it had been marketed so overall, officers recommended refusing planning permission.

## **Conclusion**

4. Officers maintain that there are sound reasons for refusal, but should the Committee agree with Area Plans Sub-Committee East to grant planning permission it should be for subject to the following suggested 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 premises shall be used solely for a mixed use as a children's soft play area and a café and for no other purpose (including any other purpose in Class D2 and A3 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.*
3. *Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) a change of use generally permitted by virtue of Part 3 Class C shall be undertaken without the prior written permission of the Local Planning Authority.*
4. *The use shall only operate in accordance with the floor plan layout and extent of the café area and the children's soft play area as shown on the submitted drawing received and dated 5 July 2011 entitled "Floor Plan for Krazy Kidz Café Ltd", unless otherwise agreed in writing by the Local Planning Authority.*
5. *The café area shall not operate separate hours from the children's soft play area and this mixed use hereby permitted shall only not be open to customers / members outside the hours of 0900 to 1800 hours Monday to Friday and 1000 to 1800 hours Saturday, Sundays and Bank Holidays.*