

Report Item No: 1

APPLICATION No:	EPF/1843/06
SITE ADDRESS:	64 & 66 North Street Nazeing Essex EN9 2NW
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Amendments to RES/EPF/2321/04 for erection of a GP surgery with reduced no. of spaces for surgery car park from ten to eight.
DECISION:	REFUSE

REASON FOR REFUSAL:

The proposed reduction in off-street car parking provision is likely to result in vehicles being parked on the Highway, leading to conflict and interference with the passage of through vehicles to the detriment of highway safety. Accordingly, the proposal is contrary to policy T7 of the Essex and Southend-on-Sea Structure plan adopted 2001 and policy ST4 of the Epping Forest District Local Plan Alterations adopted 2006.

APPLICATION No:	EPF/1908/06
SITE ADDRESS:	Land rear of Pecks Hill/Maplecroft Lane Peck's Hill Nazeing Waltham Abbey Essex
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Erection of two loose boxes for horse stabling. (Revised application)
DECISION:	GRANT

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 stables hereby permitted shall only be used for the accommodation of 2 horses or ponies for private use by the owner of the stables and shall not be used in connection with any business use.

- 3 Prior to commencement of the development hereby permitted, adequate provision for drainage shall be provided in accordance with details previously submitted to and approved by the Local Planning Authority. Such details shall include details of the design and location of manure stores. The approved drainage details shall be retained unless otherwise agreed in writing by the Local Planning Authority.
- 4 The development shall not be commenced until details of the means of access to the development from Maplecroft Lane has been submitted to and approved in writing by the Local Planning Authority. The building shall not be used until the approved details have been implemented. The details of the access including its surface shall not vary from the details approved unless otherwise agreed in writing by the Local Planning Authority.
- 5 The building hereby approved shall not be used for keeping animals until details of a walled manure store have been submitted to and approved in writing by the Local Planning Authority and the approved store constructed. Manure shall not be stored on the land other than in the approved manure store. The approved manure store shall be retained on the land unless otherwise agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the details submitted, the development shall not be commenced until details of the siting of the stables and materials of the access way and car park/turning area have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details and thereafter be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority

Report Item No: 3

APPLICATION No:	EPF/1451/06
SITE ADDRESS:	Tower Nursery Netherhall Road Roydon Essex CM19 5JP
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Extension to existing glasshouses.
RECOMMENDED DECISION:	GRANT (subject to the prior completion of a section 106 agreement)

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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the commencement of the development hereby approved and shall be adequately maintained.
- 3 The development shall be carried out in accordance with the amended plans received on 27/10/2006 unless otherwise agreed in writing with the Local Planning Authority.

INFORMATIVE: The building should be removed when no longer required and the land restored to its former condition in accordance with policy E13C of the Adopted Local Plan Alterations adopted 2006.

It is further recommended that this application is also subject to the prior completion of a **Section 106 Agreement** to secure landscaping on land owned by the Lee Valley Park Authority to the north of the access road and the landscaping on the application site to details and specifications to be set out in the Agreement.

Report Item No: 4

APPLICATION No:	EPF/1680/06
SITE ADDRESS:	The Limes/White Lodge Sewardstone Road Waltham Abbey Essex E4 7SA
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Outline planning application for redevelopment of site to provide 119 dwellings, car parking, community use, shop, means of access and other works ancillary to the development.
DECISION:	The application be referred to the District Development Control Committee with a recommendation that planning permission be granted subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990.

Report Item No: 5

APPLICATION No:	EPF/1989/06
SITE ADDRESS:	2 Holyfield Cottages, Holyfield, Waltham Abbey EN9 2EL
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Removal of dilapidated former chapel and construction of similar replacement building for ancillary living accommodation. (Revised application)
DECISION:	WITHDRAWN