

Report Item no.1

APPLICATION No:	EPF/0929/06
SITE ADDRESS:	Land at Builders Yard The Street Sheering CM22 7LY
PARISH:	Sheering
DESCRIPTION OF PROPOSAL:	Change of use to taxi-hire business.
DECISION:	GRANTED

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 development shall be carried out in accordance with the amended plans received on the 14/08/06 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The use hereby permitted shall not operate outside the hours of 7am and 6.30pm Monday to Saturday and not at all on Sundays or Public Holidays.
- 4 There shall be no vehicular access from the application site outlined in red on the approved plans to the adjoining land south of the site for the purposes of manoeuvring, parking and storing of vehicles.
- 5 Prior to the first use of the site for the use hereby approved, a fence, at a minimum height of 1.5m shall be erected on the southern boundary of the application site.
- 6 Prior to the commencement of the approved use details of the fence shall be submitted and approved pursuant to condition 5 of that notice in writing by the Local Planning Authority. The fence shall be permanently retained in that position unless the Local Planning Authority agrees in writing otherwise.
- 7 The car park to be constructed shall be marked out in permanent materials and used only for the parking of cars associated with the approved use and not storage of cars or materials.
- 8 No cars other than those owned by employees and or licensed taxis shall be parked on the site at any time whatsoever.

Report Item no.2

APPLICATION No:	EPF/0406/06
SITE ADDRESS:	17 The Paddocks Stapleford Abbots Epping Essex RM4 1HG
PARISH:	Stapleford Abbots
DESCRIPTION OF PROPOSAL:	Retention of railings and gates.
DECISION:	REFUSED

In view of the fact the development has already been carried out, the committee also authorised the service of an enforcement notice to ensure removal of the railings and gates, with an indication the applicants should be allowed 3 months in which to comply.

Reason for Refusal:

The form and design of the railings and gates erected around the front of this property are considered to be out of character and thus detrimental to the amenity of the area contrary to the requirements of Policy DBE9 of the Adopted Local Plan.