

Report Item No: 1

APPLICATION No:	EPF/0362/07
SITE ADDRESS:	Villa Nursery Reeves Lane Roydon Essex CM19 5LE
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of horticultural site to a mixed use of horticulture and packing and distribution use. (Revised application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The packing and distribution hereby approved shall only take place between the hours of 0700 and 1730 Monday to Friday and 0700 -1400 on Weekends and Public/Bank Holidays.
- 2 The packing and distribution hereby approved shall be limited to handling of fresh horticultural food produce and shall not include the handling of any other goods or foodstuffs.
- 3 Sufficient space shall be set aside and identified on the site for the access and parking of staff vehicles and all heavy goods vehicles in accordance with a plan submitted to and agreed in writing by the Local Planning Authority within 3 months of the date of this decision.
- 4 The percentage turnover at this site represented by fresh salad crops originating from outside the UK shall not exceed 30% per annum.
- 5 Heavy Goods Vehicle movements to and from the site shall only take place between the hours of 0730 and 2100 Monday to Friday and between 0730 and 1600 on weekends and public/bank holidays.
- 6 Within 3 months of the date of this permission a scheme for the routing of Heavy Goods Vehicles to and from the site together with mechanisms for enforcing the scheme shall be submitted to and agreed by the Local Planning Authority. The routing shall avoid use of Reeves Lane to the north of the application site. All HGV's using the site thereafter shall adhere to the agreed routing.

- 7 Within 3 months of the date of this permission a scheme for the display of signage identifying the site shall be submitted to and agreed by the Local Planning Authority. The signage agreed shall be displayed within 3 months of it being agreed and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0705/07
SITE ADDRESS:	Villa Nursery Reeves Lane Roydon Harlow Essex CM19 5LE
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Change of use and conversion of domestic outbuilding to bungalow annexe including replacement of flat roof with pitched roof. For use of extended family of occupants of Villa Nursery.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The building the subject of this permission shall be used only as an annexe to the main dwelling known as The Villa, Villa Nursery and shall be occupied only by members of the extended family of the occupants of The Villa. The building shall not be sold or let as a separate dwelling unit.

Report Item No: 3

APPLICATION No:	EPF/1793/07
SITE ADDRESS:	87a Monkswood Avenue Waltham Abbey Essex EN9 1 LJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Rear conservatory extension, shed and front velux windows.
DECISION:	Grant Permission

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.