

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 10 December 2014
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.15 pm
High Street, Epping

Members Present: Mrs S Jones (Chairman), P Keska (Vice-Chairman), K Adams, A Boyce, Mrs H Brady, W Breare-Hall, T Church, P Gode, Mrs A Grigg, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, B Surtees, G Waller, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: C Whitbread

Officers Present: J Shingler (Principal Planning Officer), R Perrin (Democratic Services Assistant) and P Seager (Chairman's Secretary)

45. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

46. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

47. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 November 2014 be taken as read and signed by the Chairman as a correct record.

48. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor B Surtees declared a personal non pecuniary interest in the following item of the agenda by virtue of being a Member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2124/14 Allotment Ground to Rear of 1-7 Rodney Road & 2-22 Fairfield Road and 2-6 Glebe Road, Ongar
- EPF/2223/14 20 St Peters Avenue, Ongar

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Keska declared a personal non pecuniary interest in the following item of the agenda by virtue of knowing the speaker through a business service. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2124/14 Allotment Ground to Rear of 1-7 Rodney Road & 2-22 Fairfield Road and 2-6 Glebe Road, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillor M McEwen declared a pecuniary interest in the following item of the agenda. The Councillor had determined that her interest was prejudicial and that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/1910/14 Dame Annys Farm, Norwood End, Fyfield

(d) Pursuant to the Council's Code of Member Conduct, Councillor G Waller declared a personal non pecuniary interest in the following item of the agenda by virtue of seeing the applicant's agent a few times through a shared interest in classic cars. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1975/14 Blake Hall, Stoney Lane, Ongar
- EPF/1976/14 Blake Hall, Stoney Lane, Ongar

49. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

50. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the schedule attached to these minutes.

51. ADJOURNED

The Chairman advised the Committee that due to the size of the agenda this meeting would be adjourned and items 11 -19 would be considered at a reconvened meeting on Monday 5 January 2015. All members were asked to retain their agenda until this date.

RESOLVED:

That the meeting be adjourned for items 11-19 until Monday 5 January 2015, 7.30 pm at the Council, Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1975/14
SITE ADDRESS:	Blake Hall Stoney Lane Ongar Essex CM5 0DG
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Conversion of existing redundant barn to an assembly room to become a constituent part of the existing business on site.
DECISION:	Grant Permission

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=567175

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

Report Item No: 2

APPLICATION No:	EPF/1976/14
SITE ADDRESS:	Blake Hall Stoney Lane Ongar Essex CM5 0DG
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Application for a Grade II Listed Building. Conversion of existing redundant barn to an assembly room to become a constituent part of the existing business on site.
DECISION:	Grant Permission

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=567190

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

Report Item No: 3

APPLICATION No:	EPF/2056/14
SITE ADDRESS:	Broadbanks Ivy Chimneys Epping Essex CM16 4EL
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Outline application with all matters reserved for demolition and removal of stables and hardstandings. Provision of access road with turning head, erection of five detached dwellings with garages and car spaces including ancillary works and landscaping.
DECISION:	Refuse Permission

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=567612

REASONS FOR REFUSAL

- 1 The number of dwellings proposed and the use of the currently open area to the rear of the site as residential and / or garden land amounts to inappropriate development in the Green Belt, harmful to the rural character of the area, contrary to policies GB2A and CP2 of the Adopted Local Plan and Alterations.

WAY FORWARD

Members suggested that a possible way forward would be to reduce the number of dwellings and remove the ménage / hardstanding area (which is currently open), from the application site such that there will be no greater impact on openness than existing and no intrusion of residential paraphernalia into the rural area which is harmful to the character of the area.

Report Item No: 4

APPLICATION No:	EPF/2124/14
SITE ADDRESS:	Allotment Ground to rear of 1-7 Rodney Road, 2-22 Fairfield Road and 2-6 Glebe Road Ongar Essex CM5 9HJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Proposed 2 new four bedroom detached houses, with associated parking and gardens with access from Rodney Road (Revised application to EPF/2571/13)
DECISION:	Grant Permission (With Conditions)

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=567914

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 hereby permitted will be completed strictly in accordance with the approved drawings nos:
MP/RR/01
1399x03C
1399/05B
1399/06B
1399/07A
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 7 Any site clearance work should be undertaken between October and February inclusive so as to avoid bird breeding season. In addition Brown Long Eared bats and Pipistrelle bats are active in Ongar. These animals are protected species. Should any bats or roosts be encountered during site clearance than works should cease immediately until a qualified licenced person has assessed the situation and provided a way forward.
- 8 A flood risk assessment and management and maintenance plan 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 best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline

remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by the Local Planning Authority.
- 15 The proposed development shall not be occupied until such time as the vehicle parking and turning area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays and retained in this form at all times. The vehicle parking shall not be

used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

- 16 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 17 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 18 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) no development generally permitted by virtue of Class A or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 19 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1875/14
SITE ADDRESS:	Brook House Farm Barn Epping Lane Stapleford Tawney Romford Essex RM4 1ST
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of private stables and formation of path and hardstanding (Revised application to EPF/2075/13)
DECISION:	Grant Permission (With Conditions)

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=566755

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 building hereby approved shall only be used for the domestic stabling of horses in connection with the adjoining dwelling at Brook House Farm Barn, and it shall not be used for any other use, including use as a commercial livery.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings numbers 1A, 2A, 3A, 4A, and a site plan showing the application site outlined in red and adjoining land, owned by the applicant, outlined in blue.

Report Item No: 6

APPLICATION No:	EPF/1910/14
SITE ADDRESS:	Dame Annys Farm Norwood End Fyfield Essex CM5 0RW
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Change of use of agricultural building for horse stabling, a horse walker, and change of use of agricultural land for the keeping of horses.
DECISION:	Grant Permission (With Conditions)

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=566935

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 shall not be occupied until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the submission of the details approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 3 The use hereby approved shall be for an equestrian training facility as described in the supporting information submitted with the application only and not for any other use including livery or as a riding school.

- 4 No external lighting shall be installed at the stables, horse walker or ménage without the prior written approval of the Local Planning Authority.
- 5 No more than 13 horses are to be kept on site at any one time.

Report Item No: 7

APPLICATION No:	EPF/2006/14
SITE ADDRESS:	The Retreat Market Place Abridge Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Demolition of existing building and the erection of 4 x 2 bed & 1 x 1 bed apartments.
DECISION:	Grant Permission (With Conditions)

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=567376

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 hereby permitted will be completed strictly in accordance with the approved drawings nos:
253-EX-01
253-EX-02
253-PL-01
253-PL-02
253-PL-03
253-PL-04
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 4 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 5 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 7 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/2040/14
SITE ADDRESS:	Sixteen String Jack Coppice Row Theydon Bois Essex CM16 7DS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing Public House and associated buildings and erection of thirteen residential apartments with parking and communal garden.
DECISION:	Refuse Permission

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=567530

REASONS FOR REFUSAL

- 1 The proposed intensive flatted development, due to its scale and design and level of site coverage is completely out of character with the nature of the surrounding residential area and the street scene, which is characterised by detached properties in large garden plots. In addition it provides an inappropriately hard edge to the boundary of the Green Belt and the edge of the settlement. The development is therefore harmful to the character and amenity of the area and is contrary to policies CP3, CP7, H3A, GB7A and LL3 of the Adopted Local Plan and Alterations.
- 2 The proposed development whilst not in an isolated location is not sufficiently well related to the local facilities in the area to amount to a suitable location for the proposed low level of parking provision. The development is likely therefore to increase on-street parking in the area to the detriment of highway safety, contrary to policy ST6 of the adopted Local Plan and Alterations.
- 3 The proposed development will have an overbearing visual impact on the adjacent properties (Pinchbrook Cottage to the east and Elmcroft to the north), such that there will be an excessive loss of residential amenity to the occupants of those properties, contrary to policy DBE9 of the Adopted Local Plan and Alterations.
- 4 By reason of the site's location beyond the statutory walking distance to a secondary school the proposal will generate an additional cost to the Local Education Authority, Essex County Council, for transporting children to secondary school. However, the proposal does not include any mechanism to meet those additional costs. Since the proposal fails to properly address this matter it is not a sustainable form of development and is consequently contrary to policies CP9(iii) and I1A of the Adopted Local Plan and Alterations, which are consistent with the National Planning Policy Framework.

WAY FORWARD

Members suggested that a possible way forward would be to produce a revised scheme for housing that would:

- Have fewer units and be designed to be in keeping with the character of the area and less visually intrusive.
- Be sited back from the road frontage in order to achieve sight lines
- Provide more parking per dwelling

Report Item No: 9

APPLICATION No:	EPF/2103/14
SITE ADDRESS:	3 London Road Lambourne Romford Essex RM4 1UT
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Proposed vehicle crossover.
DECISION:	Refuse Permission (Householder)

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=567834

REASON FOR REFUSAL

- 1 By reason of its location and prominence in the street scene and the significant harm to the attractive grass verge on London Road, the proposed crossover will cause excessive visual harm to the character and appearance of the Abridge Conservation Area as a whole. Therefore it is contrary to policy HC6 of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.

Way Forward.

Members expressed sympathy with the applicant and her predicament but did not feel that there was a way forward with regard to creating a crossover in this location, they considered that in planning terms any crossover into the front garden of the property would be harmful. However it was suggested that the Housing portfolio holder may pursue whether there are other potential solutions as it was considered unsatisfactory that a council property of this type is without any parking facility.

Report Item No: 10

APPLICATION No:	EPF/2223/14
SITE ADDRESS:	20 St. Peters Avenue Ongar Essex CM5 0BT
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Variation of Condition 4 'Opening Times' of planning application EPF/2298/12 to allow extended opening hours Monday -Thursday 11.00 - 22.00, Friday - Saturday 11.00 - 23.00 and Sunday's and Bank Holiday's 11.00 - 22.00 (Change of use to allow the premises to be used as a take away (Class A5) - revised application)
DECISION:	Refuse Permission

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=568352

REASONS FOR REFUSAL

- 1 The proposed opening hours would be likely to result in increased noise and disturbance at a time when one would expect a residential area to be quiet, and would therefore be harmful to residential amenity, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

WAY FORWARD

Members felt that there was no clear way forward and that any later opening hours would likely be harmful to residential amenity