

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2197/14
<b>SITE ADDRESS:</b>	86 The Plain Epping Essex CM16 6TW
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	To construct a front two storey and loft extension (Revised application to EPF/0366/14)
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=568252](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568252)

**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 Materials to be used for the external finishes of the proposed development shall match those of stated in Section 11 of the application form submitted with this proposal, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2286/14
<b>SITE ADDRESS:</b>	14 Stanley Place Ongar Essex CM5 9SU
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=568714](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568714)

**CONDITIONS**

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

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2372/14
<b>SITE ADDRESS:</b>	214-216 High Street Epping Essex CM16 4AQ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Extend retail shop at ground floor and basement to be retail use. Part conversion of ground floor shop to residential flats, conversion of first floor offices and store to flats and erection of a two storey side/rear extension to provide additional accommodation (total six flats).
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=569213](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=569213)

**REASONS FOR REFUSAL**

- 1 The proposed scheme would result in the loss of a large retail unit in the town centre in terms of floor space removed. Whilst a smaller retail unit will remain, this reduction in retail floor space, and the creation of two residential flats at ground level, would result in unacceptable harm to vitality and viability of the town centre due to the loss of the large unit which would be contrary to policies in the National Planning Policy Framework and policies TC3 & TC4 of the adopted Local Plan and Alterations.
- 2 The proposed development, by reason of its lack of parking and restricted vehicular access, has no off-street parking provision for customers and delivery vehicles and fails to provide any space for the safe manoeuvring of goods vehicles making deliveries to the store, or the residential flats. Accordingly, it is contrary to policies DBE6(i) and ST6 of the adopted Local Plan and Alterations and the policies of the National Planning Policy Framework

**WAY FORWARD:**

Members felt that a possible way forward was to provide a more viable retail unit in terms of floor space and more appropriate vehicle servicing arrangements.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2612/14
<b>SITE ADDRESS:</b>	120 High Street Epping Essex CM16 4AG
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing upper storey A2 offices to three residential units.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=570590](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570590)

**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: 1B and MWSC-EHS-01
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 The refuse storage area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained for the use of refuse storage thereafter, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2640/14
<b>SITE ADDRESS:</b>	Land to the rear of Triptons Oak Hill Road Stapleford Abbotts Essex RM4 1JJ
<b>PARISH:</b>	Stapleford Abbotts
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing buildings, erection of two bungalows
<b>DECISION:</b>	Deferred

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=570732](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570732)

Members deferred this item in order that a site visit could take place. They also requested that details of the enforcement history of the site are included in the officers report and the site visit photographs are included in the next presentation to the Committee.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2670/14
<b>SITE ADDRESS:</b>	Former Carpenters Arms High Road Thornwood North Weald Essex CM16 6LS
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of Restaurant. Erection of 3 town houses and 2 detached houses. Resubmission following withdrawn application EPF/1810/14.
<b>DECISION:</b>	Deferred

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=570910](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570910)

This item was deferred for a site visit and to give time for the objectors to be notified of the next committee date. Members also requested more information from the Highways Authority regarding Officers visits to the site and accidents statistics for the High Road.