

Report Item No: 1

APPLICATION No:	EPF/0933/15
SITE ADDRESS:	6A Palmers Hill Epping Essex CM16 6SG
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Proposed conversion of existing garage to granny annexe with raising of roof and facade alteration.
DECISION:	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=575313

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 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.
- 3 No commercial activity shall take place at the site other than to a level which would remain ancillary to the residential use unless otherwise agreed by the Local Plan Authority.

Report Item No: 2

APPLICATION No:	EPF/1008/15
SITE ADDRESS:	Saint Clements Vicarage Lane West North Weald Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of timber framed office/workshop/store, summerhouse, poolhouse and pool
DECISION:	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=575596

Reasons for Refusal

- 1 By reason of their cumulative volume, together with their height and massing, the proposed outbuildings would result in a disproportionate enlargement of the built form within the curtilage of Saint Clements. The proposal is therefore inappropriate development in the Green Belt and would also cause significant harm to the openness of the Green Belt. Accordingly, the proposal is contrary to Local Plan and Alterations policies GB2A and GB7A, which are consistent with the National Planning Policy Framework.

Way Forward

Members considered their objections may be overcome by an alternative proposal for fewer and smaller outbuildings.

Report Item No: 3

APPLICATION No:	EPF/1130/15
SITE ADDRESS:	26 Fyfield Road Ongar Essex CM5 0AJ
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Application for variation of condition 2 'opening hours' on planning application EPF/2190/12 to allow the premises to operate between the hours of 11am and 9pm Monday to Saturday (Closed on Sundays & Bank Holidays).
DECISION:	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=575935

CONDITIONS

- 1 The unit shall not be open to customers outside the hours of 11:00am - 9:00pm Monday to Saturday and shall be closed on Sundays and Bank Holidays.

Report Item No: 4

APPLICATION No:	EPF/1324/15
SITE ADDRESS:	3 Bury Road Epping Essex CM16 5ET
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey extension over existing building, ground floor extension (porch) and internal alterations. (Revised application)
DECISION:	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=576648

Reasons for Refusal

- 1 By reason of its height, bulk and siting in close proximity to the rear elevation of 24a Lower Bury Lane, the proposed development would appear excessively overbearing when seen from rear elevation rooms and the rear garden of 24a Lower Bury Lane. It would also cause an excessive loss of light to 24a Lower Bury Lane. The proposal would therefore cause very significant harm to the living conditions of 24a Lower Bury Lane, which cannot be mitigated by planning conditions. Accordingly the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Way Forward

Members considered a revised proposal of significantly reduced scale that was sensitive to the living conditions of 24A Lower Bury Lane may overcome their objections.

Report Item No: 5

APPLICATION No:	EPF/1328/15
SITE ADDRESS:	Esperanza Nursery Stapleford Road Stapleford Abbots Essex RM4 1EJ
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Outline application to demolish all buildings, clear site and erect 3 chalet bungalows. (Access and layout to be determined).
DECISION:	Withdrawn from Agenda

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=576655

This item was withdrawn from the agenda following a High Court judgement with significant planning policy consequences in order to allow for discussion of the new policy position with the applicant and an appropriate reappraisal of the proposed following such discussion.

Report Item No: 6

APPLICATION No:	EPF/1440/15
SITE ADDRESS:	Rear of 21 Princes Close North Weald Essex CM16 6EN
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of single storey dwelling.
DECISION:	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=576976

Members decided to defer making a decision on this application in order that the sub-committee can inspect the application site. Members also wished to view the site from 18, 19 and 22 Cunningham Rise and from 22 Princes Close if they were permitted to do so by the owners/occupiers of those properties.