

Report Item No: 1

APPLICATION No:	EPF/3500/17
SITE ADDRESS:	Stoneshot Farm Hoe Lane Nazeing Essex EN9 2RW
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing industrial buildings, vacant stabling & 5 bedroom residential apartment and construction of 18 no. semi-detached family houses and 18 no. 'affordable houses' with associated off-street parking, private gardens and landscaping.
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=603914

REASON FOR REFUSAL

- 1 The site is considered to be unsustainable in respect of proximity to shops, services and facilities. The new dwelling houses are not readily accessible by sustainable means of transport or provide safe and convenient access to pedestrian and cyclists. Future residents of the dwellings would therefore be heavily dependent on the use of private cars which is contrary to local policies CP1, CP3, ST1 and ST2 of the Adopted Local Plan and Alterations and the National Planning Policy Framework, and policy T1 of the Epping Forest District Local Plan (Submissions Version) 2017
- 2 The proposal constitutes inappropriate development in the Metropolitan Green Belt for which planning permission should not be granted, save in very special circumstances. In addition to the harm by reason of its inappropriateness, the proposed development would also be detrimental to the open character of the Green Belt in this location and would cause harm to the visual amenity of the area. The applicant has failed to demonstrate that other considerations clearly outweigh that identified harm to the Green Belt and, as such, the proposed development is therefore contrary to Government guidance contained within the National Planning Policy Framework and saved policies GB2A and GB7A of the adopted Local Plan and Alterations and policy DM4 of the Epping Forest District Local Plan (Submissions Version) 2017

Way Forward

Reduce the built development on the site to 26 dwellings.

Report Item No: 2

APPLICATION No:	EPF/0804/18
SITE ADDRESS:	Upland Lodge Epping Road Epping Upland Epping Essex CM16 6PX
PARISH:	Epping Upland Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Double storey rear extension, single storey rear extension to replace existing conservatory, roof lights and single storey extension to front. 2m high fencing and 2m high electric entrance gates to front boundary and alterations to fenestration.
DECISION:	Grant Permission (With Conditions)

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=607282

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 the existing building and/or those described in section 11 of the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Within 3 months of the date of this permission, the existing fencing shown to be removed on approved drawing 038-08 REV G shall be removed unless approved in writing by the Local Planning Authority.