

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 19 June 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.40 pm

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

Other Councillors:

Apologies: A Boyce

Officers Present: J Shingler (Principal Planning Officer), S G Hill (Senior Democratic Services Officer) and P Seager (Webcasting Officer)

10. 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.

11. 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.

12. MINUTES

RESOLVED:

That the minutes of the meeting held on 22 May 2013 be taken as read and signed by the Chairman as a correct record.

13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors H Brady and R Morgan declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillors had determined that their interest was not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0229/13 – Albyns Farm, Albyns Lane, Stapleford Tawney.

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a non-pecuniary interest in the following items of the agenda. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2468/12 – Blunts Farm, Theydon Bois.
- EPF/0891/13 – 11 Bower Hill, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a non-pecuniary interest in the following items of the agenda by virtue of being related to the objector. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0733/13 – 34 Hartland Road, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillors S Jones and J Philip declared a non-pecuniary interest in the following item of the agenda by knowing the registered speaker. The Councillors had determined that their interest was not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2468/12 – Blunts Farm, Theydon Bois.
- EPF/0135/13 - 42 Forest Drive, Theydon Bois
- EPF/0701/13 – Waylands, Market Place, Abridge

(e) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall and R Church declared a non-pecuniary interest in the following items of the agenda by virtue of knowing the objector. The Councillors had determined that their interest was not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0733/13 – 34 Hartland Road, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following items of the agenda. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0891/13 – 11 Bower Hill, Epping.

14. ANY OTHER BUSINESS

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

15. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 15 be determined as set out in the schedule attached as Appendix 1 to these minutes save items 10, 13 and 14 which were not considered prior to the meeting being adjourned.

16. EPF/0229/13 - ALBYNS FARM, ALBYNS LANE, STAPLEFORD TAWNEY

The Subcommittee considered a supplementary report on a planning application at Albyns Farm, Stapleford Tawney.

Resolved:

That planning application EPF/-229/13 at Albyns Farm, Stapleford Tawney be granted subject to the conditions set in Appendix 2 to these minutes.

17. REQUEST TO DISCHARGE THE OBLIGATION OF A S106 AGREEMENT REGARDING CROWN PARK FARM, BOURNEBRIDGE LANE

This item was not considered prior to the adjournment of the meeting.

18. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

19. ADJOURNMENT OF MEETING

Resolved:

That the meeting be adjourned at 10.40 pm and be reconvened at a date to be agreed with the Chairman of the Subcommittee in order to consider the remaining items of business

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/0461/13
SITE ADDRESS:	Bansons Yard High Street Ongar Essex CM5 9AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Redevelopment of hand car wash site including demolition of existing structures and hard standing and erection of 14 no. dwellings, including garages, parking, roadway, drainage and all ancillary works.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546793

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: S240-/Sk205 Rev A, SU-0011-12-MAS.04, S240-01 Rev D, 2415-GMP-01 Rev B, Topographical Survey, SU-0011-12-Gar.01, SU-0011-12-Gar.02, SU-0011-12-Gar.03, SU-0011-12-Will.01 Rev A, SU-0011-12-Will.02, SU-0011-12-350/352.01 Rev A, SU-0011-12-350/352.02 Rev B, SU-0011-12-350/352.03 Rev B, SU-0011-12-350/352.04 Rev A, SU-0011-12-350/352.05 Rev B, SU-0011-12MAS.COL.01 Rev F, SU-0011-12-MAS.01 Rev F, SU-0011-12-MAS.02 Rev B, SU-0011-12-MAS.03 Rev C, SU-0011-12-Pres.01 Rev C and PA518/Sk05 Rev A
- 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 in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 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 shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 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 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. Suitable access arrangements to the application site in connection with the demolition/construction operations to include a one way system to prevent vehicles conflicting at the access points onto the High Street
 2. Wheel washing facilities for the duration of the development to prevent the deposition of mud and debris onto the public highway
 3. Turning and off loading facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site.
 4. Storage of plant and materials used in constructing the development within the site.
 5. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 6. Measures to control the emission of dust and dirt during construction.
 7. A scheme for recycling/disposing of waste resulting from demolition and construction works.

8. A routing agreement detailing proposed routes of vehicles making deliveries to the site.
9. Details for the method of constructing the biodiversity lagoon and means of protecting the Protected Horse Chestnut Tree on the adjacent land.
- 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 08.00 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.
- 10 No development or preliminary groundwork's of any kind 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.
- 11 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 porches at all, no extensions/enlargements to the houses hereby approved that are more than 4m high and no outbuildings within their curtilage, generally permitted by virtue of Classes A, B, D, E of Part 1, Schedule 2 to the Order and installation of microgeneration equipment generally permitted by Classes A, B, H and I of Part 40, Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 12 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 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]
- 13 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 in writing 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]

- 14 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 in writing 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]
- 15 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 in writing. The approved monitoring and maintenance programme shall be implemented.
- 16 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.
- 17 No development shall take place, including any works of demolition, until a lighting scheme for all outside lighting for the development is submitted to, and agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with such agreed details.
- 18 Before any preparatory, demolition or construction works commence on site a full survey and mitigation strategy for the whole site shall be carried out and submitted to the Local Planning Authority, with a working methodology for site clearance and construction work to minimise impact to any protected species. Development shall be undertaken only in accordance with the agreed methodology and strategy.
- 19 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that they are capable of allowing the parking of cars together with any ancillary

storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 20 No development shall take place, including any works of demolition, until additional details of the proposed crib wall together with details of landscaping and its implementation within 3m of the wall are submitted to, and agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with such agreed details.
- 21 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
- 22 No development hereby approved shall take place until measures to enable the provision of education improvements to the local area, necessitated by this development, are secured.

Report Item No: 2

APPLICATION No:	EPF/2343/12
SITE ADDRESS:	Stone Hall Downhall Road Matching Green Harlow Essex CM17 0RA
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Demolition of existing timber construction Use Class B1 units and replace with new Use Class B1 units and 6 no. 3 bedroom cottages.
DECISION:	Refer to District Development Control Committee

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543982

Members voted on the recommendation to grant consent and this was lost. Subsequently 5 members stood to refer the application to the District Development Control Committee and it was agreed to refer the application with a recommendation to refuse permission as no very special circumstances were apparent that would justify the residential element of the scheme.

Report Item No: 3

APPLICATION No:	EPF/2468/12
SITE ADDRESS:	Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7NT
PARISH:	Theydon Bois
WARD:	Passingford Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings comprising a dwelling house and agricultural / commercial buildings and the partial demolition of agricultural / commercial buildings, removal of areas of hard standing and the erection of four dwelling houses, access works, associated landscaping, drainage, infrastructure and ancillary developments.
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=544447

REASONS FOR REFUSAL

- 1 The proposed development is inappropriate within the Metropolitan Green Belt and no very special circumstances exist sufficient to outweigh the harm that would result, contrary to policy GB2A of the Adopted Local Plan and Alterations and the policies of the National Planning Policy Framework.
- 2 Due to the height and design of the development and its position on open rising land, the proposed dwellings will be visually prominent and intrusive within the rural landscape and harmful to the rural character and openness of the area, contrary to GB7A, CP2 and LL2 of the Adopted Local Plan and Alterations. In addition it will be visually intrusive at night in an area that is otherwise dark, contrary to the Theydon Bois Village Design Statement, Dark Skies Policy.
- 3 The proposed development is poorly located with regard to access by pedestrians and cyclists or by public transport and is relatively remote from services and employment opportunities. As such, the proposal is not considered to be sustainable development and is contrary to policies CP1, CP3, ST1 and ST2 and the principles of the National Planning Policy Framework.

Report Item No: 4

APPLICATION No:	EPF/0135/13
SITE ADDRESS:	42 Forest Drive Theydon Bois Epping Essex CM16 7EZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Amended application for side and rear extension - incorporating a 0.6m reduction in the front projection of the proposed side extension (close to boundary with no.40) and a 0.6m reduction in the front projection of the existing flat roofed extension (close to boundary with no.44)
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545155

The planning officer drew Members attention to one additional letter of support from No 29 Forest Drive

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, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 Part 1, Classes A, B, and C, shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0402/13
SITE ADDRESS:	Mellstock Dunmow Road Fyfield Ongar Essex CM5 0NN
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Two storey front extension.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546452

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, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/0655/13
SITE ADDRESS:	Mulberry House Chelmsford Road High Ongar Essex CM5 9NL
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Temporary erection of marquee until end of September 2014.
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=547614

Members were advised that the applicants had advised that they were not willing to be bound by Condition 3 (hours of use) as wedding functions could overrun. The officer advised that in her view, Condition 3 was not strictly necessary provided condition 2 remained in place and the recommendation remained to grant. The application was refused for the following reasons:

REASONS FOR REFUSAL

- 1 The marquee is inappropriate development harmful to the openness of the Green Belt and there are no very special circumstances sufficient to outweigh the harm from the development. The proposal is therefore contrary to the National Planning Policy Framework and policy GB2A of the adopted Local Plan and Alterations.
- 2 The marquee, due to its siting and design is harmful to the setting of the adjacent Grade II listed building, contrary to policy HC12 of the adopted Local Plan and Alterations and the National Planning Policy Framework.
- 3 The use of the marquee will lead to noise and disturbance, harmful to residential amenity, contrary to policy DBE2 of the adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/0701/13
SITE ADDRESS:	Waylands Market Place Abridge Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Two storey rear extension and alteration works.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547870

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, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction materials shall be stored within the site during the construction period.
- 4 Prior to first occupation of the development hereby approved, the proposed first floor window openings in the flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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 08.00 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/0733/13
SITE ADDRESS:	34 Hartland Road Epping Essex CM16 4PE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Loft extension to create bedroom by raising the ridge level with front and rear dormer windows.
DECISION:	Deferred

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=548071

Members deferred decision on this application for a Member site visit to assess the visual impact of the proposal.

Report Item No: 9

APPLICATION No:	EPF/0741/13
SITE ADDRESS:	Rear of 9 & 10 Vicarage Lane East North Weald Bassett Epping Essex CM16 6ET
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Proposed detached house with garage. (Revised application)
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548112

The officer referred to 3 letters from neighbours reiterating their original concerns following consultation on the amended plans. These were from 2 Bluemans, 4 Bluemans and 7 Hows Mead. In addition the Parish Council had confirmed that their concerns remain unchanged. The application was refused for the following reasons:

REASONS FOR REFUSAL

- 1 The proposed dwelling due to its size, height, design and siting, forward of the building line of Bluemans, is out of keeping with the street scene and harmful to the character and amenity of the area, contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations.
- 2 The proposed dwelling due to its position in relation to the boundary with No. 2 Bluemans, and its excessive height and bulk would lead to a loss of light and outlook to a side facing habitable room window in that property, which would cause excessive loss of residential amenity, contrary to policy DBE9 of the adopted Local Plan and Alterations.

Report Item No: 10 - This item was not discussed due to time constraints

APPLICATION No:	EPF/0754/13
SITE ADDRESS:	134 - 136 High Street Epping Essex CM16 4AG
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use of 1st floor office space to residential and extension at 1st floor level (rear of no.136 High Street) to create a total of 5 new flats. Replacement of escape/parking access external staircase. (Revised application)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548191

Report Item No: 11

APPLICATION No:	EPF/0760/13
SITE ADDRESS:	Threshers Hobbs Cross Road Matching Harlow Essex CM17 0NP
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Two storey side/front extensions, two storey plus basement rear extension, replacement porch, orangery and external alterations. (Amended application to EPF/1183/05)
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548231

CONDITIONS

- 1 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 12

APPLICATION No:	EPF/0816/13
SITE ADDRESS:	26 Springfield Close Ongar Essex CM5 0BB
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, first floor front extension and dormer in a loft conversion.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548532

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, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 08.00 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: 13 - This item was not discussed due to time constraints

APPLICATION No:	EPF/0825/13
SITE ADDRESS:	Unit 3c The Maltings Station Road Sheering Harlow Essex CM21 9JX
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Change of use from laundrette to a take away and sit-in Pie and Mash shop and decking with seating.

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548570

Report Item No: 14- This item was not discussed due to time constraints

APPLICATION No:	EPF/0892/13
SITE ADDRESS:	Unit 3c The Maltings Station Road Sheering Harlow Essex CM21 9JX
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Grade II listed building consent for change of use from laundrette to a take away and sit in Pie and Mash shop and decking with seating.

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548930

Report Item No: 15

APPLICATION No:	EPF/0891/13
SITE ADDRESS:	11 Bower Hill Epping Essex CM16 7AD
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of a new chalet bungalow and alterations to existing crossover. (Revised application)
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548914

The Officer referred to 2 additional objections received: 1 from The Epping Society and 1 from no 16 Bower Court which raised concerns similar to those of other objectors. The application was refused for the following reasons:

REASONS FOR REFUSAL

- 1 The proposed dwelling, due to its bulk, massing and design would be over dominant and out of keeping with, and harmful to the street scene, and the visual amenity of the area, contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations.

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APPLICATION No:	EPF/0229/13
SITE ADDRESS:	Albys Farm Albys Lane Stapleford Tawney Romford Essex RM4 1RS
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	New high welfare dairy cow housing, replacing some existing livestock buildings
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545530

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: AlbysFarm_010.dwg, AlbysFarm_0.11.dwg, AlbysFarm_0.12.dwg, AlbysFarm_0.13.dwg, AlbysFarm_0.14.dwg

- 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 in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where

appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.