

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0070/08
<b>SITE ADDRESS:</b>	Saint Margaret's Hospital The Plain Epping Essex CM16 6TL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Reserved matters application for 351 dwellings, landscaping and infrastructure.
<b>DECISION:</b>	Refused Permission

The Committee's attention was drawn to a letter of representation from 31 Beaconsfield Road, Epping and a further representation from Barchester Healthcare, Inverness

**REASONS FOR REFUSAL**

- 1 The proposals would give rise to an excessive density that would be out of keeping with the character and density of the surrounding development in the locality, and fails to complement the distinctive character and best qualities of the local area, to the detriment of this semi-rural location adjacent to Epping Forest. This is contrary to Policy ENV7 of the East of England Plan and Policy H3A of the Adopted Local Plan and Alterations.
- 2 The proposal gives rise to buildings in excess of three storeys, which would appear as an unduly prominent and uncharacteristically bulky development when viewed against the context of the surrounding urban and rural environments. This would appear detrimental to visual amenities and read as an development that is entirely out of character with the design and qualities of the area, and is contrary to Policy ENV7 of the East of England Plan, and Policies CP2, CP7, DBE1, DBE2, DBE3 and DBE9 of the Adopted Local Plan and Alterations.
- 3 The design of the development as a whole, in particular the central blocks of flats is unimaginative, and gives rise to a bland, uninspiring and visually unappealing built environment. This fails to complement the surrounding area and is contrary to Policy ENV7 of the East of England Plan and Policies CP2, CP7, DBE1, DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 4 The proposal does not provide adequate amenity space for the dwellings labelled as "Units 309-342" and would give rise to an unsatisfactory form of living accommodation for the proposed occupiers and would be out of character with the rural context of the site, contrary to policies DBE1 and DBE8 of the adopted Local Plan & Alterations.

- 5 The proposed layout and the development as a whole fails to accommodate an acceptable level of waste and recyclable refuse storage, and elements of that which has been indicated would not be useable for waste collection vehicles. The development does not therefore allow for functional use and does not allow for convenient movement within the development. This is contrary to Policies DBE3 and DBE5 of the Adopted Local Plan and Alterations.
- 6 The position of "Unit 46" close to the rear boundary with Nos. 54 and 56 The Plain would represent an overbearing development that would be detrimental to the amenities currently enjoyed by the occupiers of those properties and is contrary to DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 7 Insufficient information has been submitted in respect of the proposed access arrangements and the impact of the development on the local highway network in terms of highway safety, capacity and accessibility. In the absence of this information it is considered that the proposal is likely to adversely affect the surrounding highway system and would be contrary to Policy T8 of the East of England Plan and Policy ST4 of the Adopted Local Plan and Alterations.
- 8 Conflicting information has been submitted with respect to the position of the proposed new road junction off The Plain. In the absence of definitive detail as to the precise position of this access it is considered the proposal could give rise to situations prejudicial to highway safety and is therefore contrary Policy T8 of the East of England Plan and Policy ST4 of the Adopted Local Plan and Alterations.
- 9 Insufficient information has been submitted with respect to the impact of the development on air quality arising from additional vehicular traffic that will be generated by this development, in particular how this would affect Epping Forest as a Special Area for Conservation and Site of Special Scientific Interest. In the absence of this information it is considered that the proposal is likely to harm the Forest and be detrimental to its conservation. This would be contrary to Policy NC1 of the Adopted Local Plan and Alterations.
- 10 Insufficient information has been submitted with respect to the survey of bats (a protected species) within the site. In the absence of this information it is considered that this proposal is likely to cause undue harm to an established wildlife habitat and is contrary to Policy NC4 of the Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0279/08
<b>SITE ADDRESS:</b>	Quality Hotel (The Bell Hotel) High Road Epping Essex CM16 4DG
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common  Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the partial demolition of The Bell Inn and erection of new extension and Care Home.
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority. Such details shall show the design, scale and appearance of the buildings, parking for the development and landscaping.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 Before the commencement of the development, or of any works on the site and concurrently with the detailed design plans, a full tree and site survey shall be submitted to the Local Planning Authority. The submitted details shall include, as appropriate, the following information at a legible scale:
  - (a) Reference number, species, location, girth or stem diameter and accurately planned crown spread, of all trees with a stem diameter with 100mm or greater on of

adjacent to the site; and

- (b) An assessment of their condition and value;
- (c) Details of existing levels, including contours where appropriate, and any proposed changes of level across the site;
- (d) Location, spread and other relevant details of relevant hedgerows, hedges and other significant areas of vegetation;
- (e) Location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate;
- (f) Trees, or other features to be removed which shall be clearly and separately identified on the plans.
- (g) Existing boundary treatments and forms of enclosure;
- (h) Existing structures, services and other artefacts, including hard surfaces;
- (i) Indication of land use, roads or other means of access, structures and natural features on land adjoining the development site; and
- (j) Route of existing footpaths and public rights of way on and adjoining the site.

- 6 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the

storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 8 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.
- 9 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 10 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

- 11 The development shall not be occupied until car parking provision in accordance with the Council's adopted standards, details of which shall be submitted for approval with the other details required by condition 2 above, including parking spaces for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
- 12 Prior to the commencement of the development the details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be provided before occupation and retained at all times.
- 13 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 14 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0842/08
<b>SITE ADDRESS:</b>	Brick Cottage Church Lane Matching Harlow Essex CM17 0QX
<b>PARISH:</b>	Matching
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to planning approval EPF/2042/07 to extend garage and revise fenestration and change of use of garage extension from storage to classroom.
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 classroom use hereby permitted shall only be carried out between 9.00am and 9.30pm Monday to Friday. The use shall not be carried out outside these times and at no time on Saturdays, Sundays or Bank Holidays.
- 3 The use hereby permitted shall only be carried out by Anne Louise Whale.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0627/08
<b>SITE ADDRESS:</b>	264 High Road North Weald Epping Essex CM16 6EF
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear extension.
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0534/08
<b>SITE ADDRESS:</b>	3 Great Stony Park High Street Ongar Essex CM5 0TH
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Lowering of sills to pair of rear ground floor windows and new sash frames to match existing.
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 extension, shall match those of the existing building.
- 3 The window frames hereby approved shall be white painted timber.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0870/08
<b>SITE ADDRESS:</b>	J Sainsbury Plc Bansons Lane Ongar Essex CM5 9AR
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Car park sign. (Revised application)
<b>DECISION:</b>	Granted Permission

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0271/08
<b>SITE ADDRESS:</b>	Stocks Farm Murthering Lane Stapleford Abbots Romford Essex RM4 1JT
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 17.9 metre high telecommunication lattice tower supporting O2 UK Ltd and Vodafone antennas with 5 no. outdoor equipment cabinets, and associated ancillary development. (To be located next to copse of trees some 175 metres to the west of Stock Farm buildings.)
<b>DECISION:</b>	Deferred

The Committee deferred this application in order for the applicant to explore alternative designs for the mast in the form of a mock tree.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0539/08
<b>SITE ADDRESS:</b>	Oak Hill Farm Coppice Row Theydon Bois Essex CM16 7DR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing farmhouse and ancillary building and erection of new house.
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 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 2, Class E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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.

5 Prior to the commencement of the development details of the proposed surface materials for the driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

6 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

7 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

8 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

9 Prior to the first occupation of the works hereby approved all existing buildings on the site, and hardstand areas, shall be demolished and all resulting debris removed from the site.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/0777/08
<b>SITE ADDRESS:</b>	40A Blackacre Road Theydon Bois Epping Essex CM16 7LU
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing detached dwelling and erection of new dwelling.
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor east and west facing flank walls shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 The development, including site clearance and demolition, must not commence 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 completion of the development hereby approved.

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.

- 7 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.