

Variations of Condition 1 (time limit for submission of details) of permission EPF/1586/97 and EPF/1949/02 for redevelopment/refurbishment of hospital facilities and residential development.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Submission of detailed drawings.
3. Submission of tree planting details.
4. Before the commencement of the development, a landscape scheme shall be agreed in writing by the Local Planning Authority. The scheme shall indicate those trees, shrubs and hedges which are to remain. The location, species and size of all new planting shall be shown. The scheme shall also include, where relevant, details of screen walls and fences, surfacing materials and changes in ground level. Within 12 months of the date when any of the buildings hereby permitted is first brought into use, the landscaping scheme as shown on the submitted layout plan shall be completed. Any trees, shrubs or hedges (including those shown as being retained) dying within 5 years shall be replaced during the next available planting season by the developers, or their successors in title, to the satisfaction of the Local Planning Authority. Any replacement trees or shrubs dying within 5 years shall themselves be replaced to the satisfaction of the Local Planning Authority.
5. No commencement of the residential development shall be undertaken prior to the provision of an access to this part of the site, which shall be laid out and constructed in accordance with detailed plans and drawings which shall have first been submitted to and approved by the Local Planning Authority in consultation with the County Council as Highways Authority.
6. Any demolition of existing buildings, walls and features shall only be undertaken in accordance with a phased programme to be submitted to and approved by the Local Planning Authority, with revisions to the programme agreed in writing prior to any works.
7. No development or preliminary groundworks 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 by the Local Planning Authority.
8. Prior to commencement of development details shall be submitted to and approved by the Local Planning Authority of the means of disposal of surface water from the site including means of storage within the site as appropriate, and the development shall be carried out in full accordance with those details.
9. Materials of construction to be agreed.
10. Erection of screen walls/fences.
11. Wheel washing equipment to be installed.
12. Concurrently with the first submission of details of residential development, details of the phasing of completion of the residential development as a whole shall be submitted to and approved by the Local Planning Authority.

13. The details of the development to be submitted shall incorporate principles of energy conservation and an assessment of the appropriateness of incorporating renewable sources of energy within the development.

And SUBJECT TO the prior completion of a suitable LEGAL AGREEMENT under Section 106 to secure the provision of 30% of the total number of units being affordable housing in the terms to be stipulated by the Council.

5. **APPLICATION NO:** EPF/2350/04 **PARISH** Epping

SITE ADDRESS:

St Margaret's Hospital, The Plain, Epping

DESCRIPTION OF PROPOSAL:

Variation of Condition 1 (time limit for submission of details) of permission EPF/1586/97 and EPF/1949/02 for redevelopment/refurbishment of hospital facilities and residential development. (Duplicate application to EPF/2297/04)

GRANTED SUBJECT TO:

1. As EPF/2297/04.

6. **APPLICATION NO:** TRE/EPF/2322/04 **PARISH** Epping

SITE ADDRESS:

The Gables, The Plain, Epping

DESCRIPTION OF PROPOSAL:

TPO/18/87: Fir – fell and replace.

GRANTED SUBJECT TO:

1. Replacement tree or trees.

7. **APPLICATION NO:** EPF/2362/04 **PARISH** Epping

SITE ADDRESS:

25 Church Hill, Epping

DESCRIPTION OF PROPOSAL:

Change of use from residential dwelling to dental practice (D1 Use) and provision of 5 parking spaces within garden areas.

The Committee were advised of further objections received from the Town Council, 9 further letters received from individuals, a petition of 23 signatures and a letter from the nearby church.

REFUSED

1. The proposed works to the front garden of the site would result in the loss of the protected Holly and Cherry trees which make a positive contribution to the amenity, character and appearance of the Epping Town Conservation Area, and is therefore contrary to policies HC6 and LL10 of the adopted Local Plan.
2. The proposed works to the front garden would result in unacceptable harm being caused to the character and appearance of the Conservation Area due to the visual impact of parked cars and harm to the setting of the adjacent listed building, contrary to policies HC6, HC7 and HC12 of the adopted Local Plan.
3. The proposals result in the loss of a residential unit contrary to policy H13 of the adopted Local Plan and there is insufficient justification for setting aside this policy.

8. **APPLICATION NO:** EPF/2398/04 **PARISH** Epping

SITE ADDRESS:

109 Lindsey Street, Epping

DESCRIPTION OF PROPOSAL:

Demolition of existing residential property and erection of 3 No. three bedroom cottages. (Revised application.)

The Committee were informed of the receipt of a petition signed by the occupiers of 20 nearby properties objecting to the proposals.

REFUSED:

1. The proposals represent overdevelopment of the site resulting in a cramped appearance and an over dominant aspect in the street scene and in insufficient private amenity space, contrary to policies DBE1, DBE8 and DBE9 of the adopted Local Plan and BE1 of the Replacement Structure Plan.

9. **APPLICATION NO:** EPF/2407/04 **PARISH** Epping

SITE ADDRESS:

Land adjacent to No. 19 Lincoln Fields, Epping

DESCRIPTION OF PROPOSAL:

Change of use from public open space to dwelling curtilage.

REFUSED

1. The proposal results in the loss of an area of open space from public use and visual amenity contrary to policies LL5 and DBE9 of the adopted Local Plan.

10. **APPLICATION NO:** EPF/178/05 **PARISH** Epping

SITE ADDRESS:

64a Bower Hill, Epping

DESCRIPTION OF PROPOSAL:

Amendment to planning permission EPF/1878/04 to include single storey rear extensions to approved dwellings.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Tree protection measures required.
3. Materials of construction to be agreed.
4. Prior to first occupation of the building hereby approved the proposed window openings in the first floor rear elevation of both buildings, facing the rear gardens of the adjacent properties in Allnutts Road shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
5. Prior to the commencement of the development, details of the proposed surface materials for the driveways shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
6. Gates shall not be erected.
7. The hours of construction and delivery of materials shall be limited to between 7.30 am and 6.00 pm Mondays to Fridays, 8.00 am to 1.00 pm Saturdays and none at all on Sundays and public holidays.

11. **APPLICATION No:** EPF/365/04 **PARISH** North Weald

SITE ADDRESS:

Queens Head P.H., 87 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Erection of 10 residential units with associated access and parking.

GRANTED SUBJECT TO the prior completion of a Section 106 legal agreement to secure provision of a 1.8m wide footway across the front of the site, off-site landscaping and a contribution of £25,000 towards public transport improvements in North Weald.

1. To be commenced within 5 years.
2. The development shall be carried out in accordance with the details indicated on drawing Nos. JT04/09 33/01 and /02 received on 11 January 2005 and drawing Nos. JT04/09 33/3, 04, 05 and 06 received on 22 December 2004 unless otherwise agreed in writing by the Local Planning Authority.
3. Notwithstanding the details indicated on drawing No. JT04/09 33/01, full details of the location and dimensions of the access to Plot 10 off Queens Road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
4. Materials of construction to be agreed.
5. Full details of boundary treatment of both the site as a whole and the individual plots shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
6. Submission of Landscape Proposals.
7. Details of hedges to be retained.
8. Prior to the commencement of the development, details of the proposed surface materials for the courtyard/turning area, parking area and driveways shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
9. 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.
10. Contaminated land study and remediation.
11. Prior to commencement of development, details shall be submitted to and approved by the Local Planning Authority indicating access and manoeuvring within the courtyard for refuse collection or details of an appropriate refuse collection point which shall be provided prior to first occupation of the dwellings hereby approved.

12. **APPLICATION NO:** EPF/93/05

PARISH

North Weald

SITE ADDRESS:

224 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Alterations and extensions to existing dwelling to form 2 No. three bedroom houses. (One additional dwelling.)

DEFERRED

13. **APPLICATION NO:** EPF/2374/04 **PARISH** Theydon Bois

SITE ADDRESS:

The Cottage, Theydon Road, Theydon Bois

DESCRIPTION OF PROPOSAL:

Erection of detached garage and roof extensions to side and front. (Revised application.)

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any statutory instrument revoking or re-enacting that Order) the garage hereby approved shall only be used for the garaging of cars, together with any storage purposes in connection with the residential use of the site and shall not be used for any other purpose, including use as additional living accommodation.

14. **APPLICATION NO:** EPF/2392/04 **PARISH** Theydon Bois

SITE ADDRESS:

Whitegates, Blackacre Road, Theydon Bois

DESCRIPTION OF PROPOSAL:

Single storey side/rear extension, and erection of front entrance porch.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. No further side windows without approval.

15. **APPLICATION NO:** EPF/2399/04 **PARISH** Theydon Bois

SITE ADDRESS:

11 Heath Drive, Theydon Bois

DESCRIPTION OF PROPOSAL:

Two storey side and rear extension, first floor front/side dormer, single storey rear extension and first floor rear dormer window.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings of the rear bedroom in the north east flank elevation facing No. 9 Heath Drive shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
3. Materials shall match existing.

16. **APPLICATION NO:** EPF/75/05 **PARISH** Theydon Bois

SITE ADDRESS:

3 Harewood Hill, Theydon Bois

DESCRIPTION OF PROPOSAL:

Loft conversion with rear dormer window.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.