

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 11 March 2009

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.45 pm
High Street, Epping

Members Present: A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, Mrs M McEwen, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: R Morgan

Officers Present: S Solon (Principal Planning Officer), K Lawson (Planning Services Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

106. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

107. 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.

108. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 February 2009 be taken as read and signed by the Chairman as a correct record.

109. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Hedges declared a personal interest in the following items on the agenda by virtue of being a Town Councillor. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1998/08 – Treetops Care Home, Station Road, Epping.
- EPF/0005/09 – 15 Vicarage Road, Coopersale, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs McEwen declared a personal interest in the following item on the agenda. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0033/09 – Homecroft, Norwood End, Fyfield, Ongar.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item on the agenda, by virtue of being a Town Councillor. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0095/09 – 75 Beamish Close, North Weald Bassett, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item on the agenda, by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2352/08 – 4 Edwards Terrace, Tysea Hill, Stapleford Abbots.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Grigg declared a personal interest in the following item on the agenda. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0095/09 – 75 Beamish Close, North Weald Bassett, Epping.

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

- EPF/2439/08 – Land off Abridge Road (ex Old Forrester Club), Theydon Bois.

(g) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items on the agenda. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2435/08 – 1 Aukingford Green, Ongar.

(h) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in the following items on the agenda, by virtue of having expressed an interest in a neighbouring property. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1913/08 – 2 Theydon Park Road, Theydon Bois.

(i) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Whitehouse declared a personal interest in the following item on the agenda, by virtue of being a member of the Rural Preservation Society. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2439/08 – Land off Abridge Road (ex Old Forrester Club), Theydon Bois.

(j) Pursuant to the Council's Code of Member Conduct, Councillor Mr Whitehouse declared a personal interest in the following item on the agenda, by virtue of being a member of the Epping Rural Preservation Society. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2439/08 – Land off Abridge Road (ex Old Forrester Club), Theydon Bois.

(k) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following items on the agenda, by virtue of being a member of the Parish Council. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1913/08 – 2 Theydon Park Road, Theydon Bois;
- EPF/2419/08 – 71 Hornbeam Road, Theydon Bois;
- EPF/2439/08 – Land off Abridge Road (ex Old Forrester Club), Theydon Bois; and
- EPF/0064/09 – 44 Theydon Park Road, Theydon Bois.

110. ANY OTHER BUSINESS

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

111. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 14 be determined as set out in the schedule attached to these minutes.

112. 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.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1998/08
SITE ADDRESS:	Treetops Care Home Station Road Epping Essex CM16
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Retention of 10 car parking spaces.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The parking spaces hereby approved shall be retained free of obstruction for the parking of residents', staff and visitors' vehicles.
- 2 The manoeuvring area of the car park hereby approved and the access road serving it identified as having a combined width of 5775mm on drawing no 08-3214-01 shall be permanently retained as part of the car park and shall be kept open and free of obstruction.
- 3 The surface of the car park hereby approved shall be constructed of semi-porous or porous material only and permanently retained as such.
- 4 Within 28 days of the date of this decision, details of a landscaping scheme designed to obstruct vehicle headlights lighting land beyond the site boundary shall be submitted in writing to the Local Planning Authority for approval.
- 5 The landscaping scheme approved pursuant to condition 4 shall be implemented within the first planting season following the schemes approval and maintained for a period of 5 years. In the event of no landscaping scheme being approved by the Local Planning Authority within 6 months of the date of this decision, a scheme designed by the Local Planning Authority, in accordance with the terms of condition 4 shall be taken to be the scheme approved pursuant to condition 4.

Report Item No: 2

APPLICATION No:	EPF/0005/09
SITE ADDRESS:	15 Vicarage Road Coopersale Epping Essex CM16 7RB
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Two storey and single storey side and rear extension. (Revised application)
DECISION:	Grant 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 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 garage(s) hereby approved shall be retained so that it is 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.

Report Item No: 3

APPLICATION No:	EPF/0033/09
SITE ADDRESS:	Homecroft Norwood End Fyfield Ongar Essex CM5 0RW
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Replacement of existing porch with 2 storey front projection on new dwelling
DECISION:	Grant 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.

Report Item No: 4

APPLICATION No:	EPF/0134/09
SITE ADDRESS:	Premier Garage Chelmsford Road Blackmore Ingatestone Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Illuminated shop/canopy fascia and pole sign, 4x stanchion non illuminated flag signs and jet wash sign.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 In all of the illuminated signs the luminance levels (cd/m²) shall be 300 or below for all the illuminated signs as per the standard contained within the Institute of Lighting Engineers Technical report No. 5 and maintained at that level.

Report Item No: 5

APPLICATION No:	EPF/0146/09
SITE ADDRESS:	Premier Garage Chelmsford Road Blackmore Ingatestone Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	New shop front, customer parking and modifications to jet wash facility including plant room, refuse enclosure. (Revised application)
DECISION:	Grant 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 of the jet wash structure 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 The car wash hereby permitted shall not be open to customers outside the hours of 08.30 to 19.30 on Mondays to Fridays and 09.00 to 17.00 hours on Saturdays and not at all on Sundays or public holidays.
- 4 Waste, foul and surface water shall be discharged into an appropriate foul water system, the details of which shall have been agreed in writing by the Local Planning Authority within three months of the date of this notice. The agreed details shall be implemented within three months of approval and be retained permanently thereafter.
- 5 The external public seating area hereby permitted shall not be open to customers outside the hours of 08.00 to 22:00 on Mondays to Fridays and 09.00 to 21:00 hours on Saturdays, Sundays and public holidays.
- 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 Prior to the commencement of the development details of the proposed surface materials for the forecourt 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.
- 8 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.
- 9 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.

- 10 The parking area shown on the approved plan shall be retained free of obstruction for the parking of visitors vehicles.

Report Item No: 6

APPLICATION No:	EPF/0095/09
SITE ADDRESS:	75 Beamish Close North Weald Bassett Epping Essex CM16 6JW
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of single attached dwelling and ancillary works.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The design, size, siting and bulk of the proposed scheme are such that it would represent a poor, cramped form of development which fails to respect its setting and harms the character and appearance of the street scene and area more widely.

Report Item No: 7

APPLICATION No:	EPF/2435/08
SITE ADDRESS:	1 Aukingford Green Ongar Essex CM5 0BY
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Removal of planning condition 2 'obscure glass fixed frames to front windows' on EPF/1972/08 for loft conversion with dormer windows to front and rear.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The removal of the condition would allow the use of clear glass in the dormer windows and/or the use of windows that are fully operable. That would result in excessive overlooking of Hill House from 1 Aukingford Green to the detriment of the amenities of the occupants of Hill House. Therefore, the proposal is contrary to the requirements of policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0070/09
SITE ADDRESS:	Stanford Rivers Hall Farm Church Road Stanford Rivers Ongar Essex CM5 9QG
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing utilitarian farm buildings, erection of new farm buildings, relocation of listed granary, extension to listed house.
DECISION:	Deferred

A decision on this application was deferred to allow for further information on the need for condition 4 to be presented to the Committee.

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 The development, including site clearance, 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 scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant

protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

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.

- 4 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.

- 5 Prior to commencement of development on the house extension, full details of window and door details, materials and surface finishes for walls and roof are to be submitted to and approved in writing by the Local Planning Authority. The development is to proceed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to commencement of development, full details of the proposed foul drainage and surface water drainage are to be submitted to and approved in writing by the Local Planning Authority. The development is to proceed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 7 Prior to commencement of works to demolish the barns, a Bat Survey is to be undertaken by a suitably competent person and a report submitted to and approved in writing by the Local Planning Authority.
- 8 Prior to commencement of works to demolish and resite the granary building, the existing granary building is to be recorded in drawings and photographs to be submitted to and approved in writing by the Local Planning Authority. The works are to be undertaken in accordance with the approved records and using the existing materials, unless otherwise agreed in writing with the Local Planning Authority.
- 9 No demolition/conversion 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 previously submitted by the applicant and approved by the Local Planning Authority.

- 10 The barns shown to be demolished on the approved plan number 2, shall be demolished and all resulting material and hardstanding shall be removed from the site within 28 days of the substantial completion of barn A or within 12 months of commencement of development, whichever is the sooner.

Report Item No: 9

APPLICATION No:	EPF/0071/09
SITE ADDRESS:	Stanford Rivers Hall Farm Church Road Stanford Rivers Ongar Essex CM5 9QG
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the demolition of existing utilitarian farm buildings, erection of new farm buildings, relocation of listed granary, extension to listed house.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Prior to commencement of works to demolish and resite the granary building, the existing granary building is to be recorded in drawings and photographs to be submitted to and approved in writing by the Local Planning Authority. The works are to be undertaken in accordance with the approved records and using the existing materials, unless otherwise agreed in writing with the Local Planning Authority.
- 3 Prior to commencement of development on the house extension, full details of window and door details, materials and surface finishes for walls and roof are to be submitted to and approved in writing by the Local Planning Authority. The development is to proceed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/2352/08
SITE ADDRESS:	4 Edwards Terrace Tysea Hill Stapleford Abbots Romford Essex RM4 1JP
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Construction of a new build semi detached two storey three bed residential dwelling on an existing plot following fire damage/demolition of existing property.
DECISION:	Grant 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 A flood risk assessment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out 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..
- 4 Details of the proposed timber decking (including elevations and any screening) at the rear elevation of the new dwelling shall be submitted in writing to the Local Planning Authority for approval within 3 months of the grant of this permission. The decking shall be constructed in accordance with those details and permanently maintained at a height no greater than that approved.
- 5 Notwithstanding the details shown on site plan on drawing no JAC/245/08/BR-01-101, the part of the means of enclosure on the boundary between 4 and 5 Edward Terrace that is within 3m of the site boundary with the footway shall not exceed a height of 900mm.

- 6 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank elevations shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.
- 7 Prior to commencement of development, details of levels shall be submitted to and approved in writing 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: 11

APPLICATION No:	EPF/1913/08
SITE ADDRESS:	2 Theydon Park Road Theydon Bois Essex CM16 7LW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Redevelopment to provide three detached bungalows (revised application)
DECISION:	Deferred

Deferred to allow Officers to seek modifications to the layout and design of the proposed development in accordance with comments nos. 1 and 2 of Theydon Bois Parish Council, as set out in the Officer's report.

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 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 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 prior to the commencement of the development. The approved facilities shall be installed prior to the commencement of any works on site in connection with the development and shall be used to clean all vehicles leaving the site. For the purposes of this condition, commencement of development means works to demolish the existing house.
- 5 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, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The development, including site clearance, must not commence until a scheme of hard and soft 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 scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

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 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 The shared access should be a minimum of 4.8m wide for the first 6m from the highway.
- 9 Hard standing space(s) shall be provided within the curtilage of the dwelling(s) prior to occupation, and shall be permanently retained for the parking of residents' and visitors' cars.
- 10 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.
- 11 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 08.00 to 18.00 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: 12

APPLICATION No:	EPF/2419/08
SITE ADDRESS:	71 Hornbeam Road Theydon Bois Epping Essex CM16 7JU
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed first floor extension. (Revised application)
DECISION:	Grant 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.

Report Item No: 13

APPLICATION No:	EPF/2439/08
SITE ADDRESS:	Land off Abridge Road (ex Old Forrester Club) Theydon Bois Essex CM16 7NN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Provision of commuter car park on land off Abridge Road, Theydon Bois.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and Alterations and the East of England Plan. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character.

In the view of the Local Planning Authority the proposed development does not comply with these policies as the applicant has not proved to the Council's satisfaction that very special circumstances exist which would outweigh the harm to the Green Belt from the construction of this commuter car park; specifically, the need for this land use has not been proved and in any event the scheme would cause unacceptable harm to the character and appearance of the Green Belt contrary to policies GB2A and GB7A of the Adopted Local Plan and Alterations.

- 2 The proposed development due to the use for the open parking of vehicles, the siting, design and lighting would have a significant adverse impact on the visual amenity, landscape and rural character of the area contrary to policies CP2, DEB1, DBE4, LL2 and LL3 of the Adopted Local Plans and Alterations

- 3 As far as can be determined from the proposed site plan 4184_206C contained within the Transport Assessment Report produced by Savell, Bird and Axon, the applicant does not appear to control sufficient land to connect the application site to public highway. Moreover, the applicant has not demonstrated to the satisfaction of the Highway Authority that the proposed access arrangements and impact on the network are acceptable in terms of highway safety, capacity and accessibility. Consequently, the proposed development is contrary to the requirements of the Adopted Local Plan and Alterations policies ST2 and ST4.

- 4 As far as can be determined from the submitted plans the applicant does not appear to have taken account of Public Footpath 4 Theydon Bois as recorded on the Definitive Map of Public Rights of Way. The proposal as submitted would obstruct public passage along the footpath with loss of amenity and enjoyment of the public right of way. Consequently, the proposed development is contrary to the requirements of the Adopted Local Plan and Alterations policy RST3.

Report Item No: 14

APPLICATION No:	EPF/0064/09
SITE ADDRESS:	44 Theydon Park Road Theydon Bois Epping Essex CM16 7LP
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Single storey side and front extensions and first floor addition to alter the existing bungalow into a two storey dwelling with additional rooms in the roof space. (Revised application)
DECISION:	Deferred

Deferred so the application can be reported with the correct recommendation and those who submitted comments be properly notified.

REASON FOR REFUSAL

- 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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor north and south facing flank wall, shall be fitted with obscured glass 1.7m high, measured from the internal first floor level to the window level and shall have fixed frames, permanently retained in that condition.