

Report Item No: 1

APPLICATION No:	EPF/2441/08
SITE ADDRESS:	7a Piercing Hill Theydon Bois Essex CM16 7JN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey rear and side extensions, first floor front extension, new basement to rear and alterations to roof to include loft conversion with dormers to front and rear.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed rear extension and alterations would have an overbearing impact on the amenities of the occupants at 8 Piercing Hill, as well as result in undue loss of light to these residents, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 2

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:	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 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 Excluding the area of the site of proposed Barn 'A', 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 12 months of commencement of development.

Report Item No: 3

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:	Granted Permission (With Conditions)

The Committee's attention was drawn to 3 letters of representation from Theydon Bois Parish Council, 1 Dossetts Retreat, The Green and 1A The Green, Theydon Bois.

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 shall be carried out in accordance with the amended plans received on 17 March 2009 unless otherwise agreed in writing with the Local Planning Authority.
- 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 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.
- 5 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.
- 6 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.

- 7 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.

- 8 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.
- 9 The shared access should be a minimum of 4.8m wide for the first 6m from the highway.
- 10 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.
- 11 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.
- 12 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.
- 13 No development (including digging of foundations) shall take place on site until the position and setting out of the bungalows has been submitted to and agreed in writing by the Local Planning Authority. The work shall only commence thereafter in accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 4

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:	Front extension and first floor addition to alter the existing bungalow into a two storey dwelling with additional rooms in the roof space (Revised application)
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 The proposed extensions would result in undue loss of light to the detriment of the amenities of the occupants of 42 Theydon Park Road, and have an overbearing detrimental impact on both this and the neighbour at No. 45 Theydon Park Road, such that it will be contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No:5

APPLICATION No:	EPF/0122/09
SITE ADDRESS:	Land at Station Approach High Street Ongar Essex CM5 9BN
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Reserved matters application for 49 units comprising 36 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 13 flats and associated facilities. (Revised application EPF/1145/08)
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 2 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.
- 3 Notwithstanding the details shown on the approved plans, details of refuse facilities, including provision for recycling and wheelie-bins, shall be submitted and agreed in writing by the Local Planning Authority before work commences on site.

Report Item No: 6

APPLICATION No:	EPF/0166/09
SITE ADDRESS:	Millrite Engineering 151 - 153 London Road Stanford Rivers Ongar Essex CM5
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retaining store/forge to front and converting to two bedroom single storey unit, retaining spray and bedding building and conversion to a two bedroom bungalow, retaining two, two storey workshops and office building and converting to a four bedroom house. (Revised application)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The scheme makes no practical provision for any affordable housing provision, contrary to policies H6A and H7A of the adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/0241/09
SITE ADDRESS:	Old Rectory Farm Church Lane Stapleford Abbots Romford Essex RM4 1ES
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Conversion of redundant agricultural buildings into 2 residential units. (Revised application)
DECISION:	Refused 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. 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 residential use will result in an adverse impact on the openness, character and appearance of the Green Belt, and will increase traffic generation. Furthermore, the applicant has not demonstrated why other alternative preferred re-uses are not suitable. The proposal is therefore contrary to Policy GB8A and GB9A of the adopted Local Plan and Alterations.

It has also not been proved to the Council's satisfaction that the building is worthy of retention and that the site is unsuitable for a business use, contrary to Policy GB9A of the adopted Local Plan and Alterations.
- 2 The site is an isolated site in a rural area. The scheme will promote commuting, as it is poorly served by public transport and most access will be by private motor vehicle, it will therefore fail to enhance the rural environment. Therefore the proposal does not constitute a sustainable development in this rural location, contrary to policies CP1, 2, 3, & 9 of the Adopted Local Plan and Alterations.

- 3 Having regard to the existing traffic use and the additional traffic which this proposal is likely to generate or attract, the road which connects the proposed access to the nearest traffic distributor is considered to be inadequate to cater for the proposal while providing reasonable safety and efficiency for all road users owing to its unsatisfactory width, alignment and construction, contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0123/09
SITE ADDRESS:	Cross Keys Cafe High Road Thornwood Essex CM16 6LZ
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Lindsey and Thornwood Common Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Demolition of 3 no. outbuildings and cafe business and replacement with 1 no. hotel building and business to compliment previously approved bar/restaurant.
DECISION:	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 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 4 Notwithstanding submitted plan number BRD/08/056/2 dated 27/10/08 , 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.

- 5 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.
- 6 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.
- 7 Prior to implementation, details shall be submitted and agreed in writing by the Local Planning Authority with regards to the improvements and safety of the existing access to provide a bellmouth access to include 2 no. kerbed radii (each with a footway and dropped kerb/tactile paving) and a suitable visibility splay which is to be maintained clear to the ground at all times.
- 8 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 9 Prior to implementation of the development hereby approved 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 facilities shall be provided prior to occupation and retained at all times thereafter.
- 10 Within 3 months from the date of first occupation of the hotel building hereby approved, the three outbuildings shown to be removed on plan Ref: BRD/08/056/2 shall be demolished and all materials removed from the site.
- 11 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents, staff and customers of the restaurant and hotel and shall not be used for the overnight parking of commercial vehicles at any time.
- 12 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.
- 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.

Report Item No: 9

APPLICATION No:	EPF/0261/09
SITE ADDRESS:	13 Forest Drive Theydon Bois Essex CM16 7EX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Change of use from A1 to A3.
DECISION:	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 rating level of noise (as defined by BS4142:1997) emitted from the mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 3 The A3 restaurant use hereby permitted shall not be open to customers outside the hours of 17.30 to 23.00.
- 4 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- 5 Adequate provision for foul drainage from the kitchen shall be submitted to and approved in writing by the Local Planning Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.

Report Item No: 10

APPLICATION No:	EPF/0205/09
SITE ADDRESS:	56 a The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	New single storey garage in front garden. (Revised application)
DECISION:	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 garage, shall match those of the existing house.
- 3 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.

Report Item No: 11

APPLICATION No:	EPF/0296/09
SITE ADDRESS:	25 Laburnum Road Coopersale Epping Essex CM16 7RA
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing garage, and erection of a two storey side and single storey rear extension. (Revised application)
DECISION:	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.