

Report Item No: 1

APPLICATION No:	EPF/0857/09
SITE ADDRESS:	Gaynes Park Mansions Coopersale Epping CM16 7RJ
PARISH:	Theydon Garnon
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	TPO/EPF/33/91 T31 and T35 Ash, T32 ,T33, T34 and T37 Sycamore - Fell Ash adjacent to side elevation - Fell Sycamore adjacent to 2 Japanese Maples - Fell Sycamore adjacent to T160 and T161 - Crown lift to give 2m clearance over maple Sycamore adjacent to T161 - Fell
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 Replacement trees (Tulip Trees or Liquidamber), of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted, and shall be inspected by the Local Planning Authority and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of 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 and defective another tree of the same species and size of 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: 2

APPLICATION No:	EPF/0116/09
SITE ADDRESS:	19-23 High Street Epping Essex CM16 4AY
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development.
DECISION:	Refuse Permission

2 further comments received (from 6 & 7 Beech Place) along with photos from occupants of Nos 6 & 7 Beech Place were brought to the attention of Members.

REASON FOR REFUSAL

- 1 The proposed building due to its height and bulk and its siting close to the boundaries of adjacent residential properties will have an overbearing visual impact, harmful to the residential amenity of the occupants of 5, 6 and 7 Beech Place, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0801/09
SITE ADDRESS:	Richmond Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LT
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Two storey front extensions and alterations.
DECISION:	Refuse Permission

Members in considering the proposal were concerned by the fact that the first floor and roof of the proposed extension would be significantly more bulky than the hipped design of the adjacent property, Kia Ora, such that the front gable at the ridge level would be some 3.9m forward of the existing roof of the building, about 2.9m forward of the top of the hipped roof of Kia Ora.

Given the limited gap between Richmond and Kia Ora, (which are currently of similar design and set only 1.050m apart) Members considered that the increased bulk would result in the development being excessively prominent within the street scene and make it appear forward of the building line of this part of the street, to the detriment of the character and amenity of the street scene. Additionally there was concern that this additional bulk and massing would result in loss of light to the front bedroom window of Kia Ora, which would be significantly harmful to the residential amenity of the occupants of that property.

REASON FOR REFUSAL

- 1 The proposed development, by reason of the increased bulk and massing at first floor level as a result of the change from a half hip design to a gable design will be prominent and overbearing, resulting in an adverse impact on the amenities of the occupiers of the adjacent dwelling, Kia-Ora, and on the character and appearance of the area, contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0984/09
SITE ADDRESS:	Indian Ocean Restaurant Coppice Row Theydon Bois Epping Essex CM16 7ES
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Illuminated fascia sign
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The level of luminance for the sign hereby approved shall not exceed 600 candelas per sq.m. or the illumination level of the sign it is to replace, whichever is the lesser.
- 2 The sign hereby approved shall not be illuminated when the restaurant is closed.