

Report Item No: 1

APPLICATION No:	EPF/1020/09
SITE ADDRESS:	Caffe Nero 271 High Street Epping Essex CM16 4DA
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Retention of ground floor A1/A3 use.
DECISION:	Refer to District Development Control Committee

The Committee were minded to approve this application but as it would be contrary to policy referred it to District Development Control Committee with a recommendation to grant subject to conditions regarding:

1. Creation and retention of window display
2. Mixed A1/A3 use only
3. Personal consent to Caffe Nero
4. Opening hours restricted to 7am-7pm Monday to Saturday, 9am-5pm Sunday

Report Item No: 2

APPLICATION No:	EPF/0979/09
SITE ADDRESS:	Dame Annys Farm Norwood End Fyfield Ongar Essex CM5 0RW
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Change of use of stables A and B from ancillary domestic stabling to private non-residing horse keeping and retention of manege with associated hard and soft landscaping, for use by landowner only.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The stables shall not be occupied 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 submission of the details 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.

- 2 The stables and manege shall be for solely private use of the landowner only and not for any use relating to business or livery whatsoever.
- 3 No external lighting shall be installed at the stables or manege without the prior written approval of the Local Planning Authority.
- 4 No more than 5 horses are to be kept on site at any one time.

Report Item No: 3

APPLICATION No:	EPF/0648/09
SITE ADDRESS:	Mulberry House Chelmsford Road High Ongar Essex CM5 9NL
PARISH:	High Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Variance of condition 7 of EPF/2131/00 allowed on appeal 30 May 2002. Application for restaurant use to be permitted in dining room and garden room (conservatory) from 7am until 11.30pm - seven days per week.
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 The extension in hours hereby approved shall take place only in the dining room and conservatory, as shown by cross hatching on drawing 405.01 (accompanying Inquiry document 24 for the appeal decision relating to EPF/2131/00). [Previously Appeal Decision condition 6 on EPF/2131/00]
- 3 The restaurant use hereby permitted shall not operate other than between the hours of 07:00 to 23:30 Monday to Sunday inclusive. Other than on New Year's Eve. the use of the function rooms by guests shall cease at 23.30 on any day. The function rooms are, for the purposes of this permission, the dining room, conservatory, conference rooms 1, 2 and 3 and the chapel conference room at the first floor of Mulberry Cottages as identified on drawings nos. 405.01 and 02. [Previously Appeal Decision condition 7 on EPF/2131/00]
- 4 No amplified live music shall be played externally, nor other amplified noise source deployed externally nor shall fireworks be set off within the land edged red and blue on the site plan submitted as part of the original application - EPF/2131/00 and subsequent appeal decision.

- 5 Any internally generated noise source shall be limited to 85dB(A)Lamax. This shall be secured through the automatic noise limiting device as specified in a letter to the Local Planning Authority, from Smart Planning Ltd, ref JRF/EJM/02.522 dated 14th July 2003, and the accompanying Leisuretec Minim Plus specification sheet. All equipment and fittings installed in accordance with this condition shall thereafter be retained as approved in a functioning condition and maintained in accordance with their manufacturers' instructions, unless the Local Planning Authority has given its prior written consent to any variation.

Report Item No: 4

APPLICATION No:	EPF/0894/09
SITE ADDRESS:	4 Nine Ashes Farm Cottages Rookery Road Blackmore Ingatestone Essex CM4 0LG
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	First floor side extension and ground floor rear extension.
DECISION:	Refer to District Development Control Committee

The Committee were minded to approve this application but as it would be contrary to policy referred it to District Development Control Committee with a recommendation to grant subject to conditions regarding:

1. 3 years (SC01)
2. Materials to match (SC35)
3. No further single storey extensions without the prior written approval of the LPA.

Report Item No: 5

APPLICATION No:	EPF/0950/09
SITE ADDRESS:	Land to the rear of Branscombe & Rozel Loughton Lane Theydon Bois Epping Essex CM16 7JY
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of detached house and garage.
DECISION:	Grant 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 Details of the design, external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
- 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 the dwelling hereby approved and maintained in the agreed positions.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Report Item No: 6

APPLICATION No:	EPF/0994/09
SITE ADDRESS:	Stapleford Tawney Trout Farm Epping Lane Stapleford Tawney Essex RM4 1ST
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Temporary permission for a demountable prefabricated agricultural worker's dwelling. (Revised application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This consent shall inure for a limited period to enable the applicant to demonstrate that the enterprise has long term viability expiring three years from the date of this Notice, at which time the chalet shall be removed and the site reinstated.
- 2 The occupation of the dwelling hereby approved shall be limited to the applicants only.
- 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.