

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1271/09
<b>SITE ADDRESS:</b>	The Green Man School Road Toot Hill Ongar Essex CM5 9SD
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of former stables with accommodation block and rear extension to form conservatory and storage.
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The proposed accommodation block is inappropriate development in the Green Belt, by definition harmful, additionally the position, size, and scale of the accommodation block would have a materially greater impact on the openness of the Green Belt than the stable building and hedgerow that it would replace, and would therefore be physically harmful to the openness of the Green Belt. No very special circumstances sufficient to outweigh this harm have been demonstrated. The proposal is therefore contrary to policy GB2A of the Adopted Local Plan and Alterations.
- 2 The proposed accommodation block due to its size and position within the site and its detailing, including the uncharacteristic dormer windows within the roof, is considered out of character with the rural location and harmful to visual amenity contrary to policy DBE4 and of the Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1311/09
<b>SITE ADDRESS:</b>	Land adjacent 68 York Road Blenheim Way North Weald Essex CM16 6HT
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	The construction of hardstanding for car parking
<b>DECISION:</b>	Grant Permission (Subject to S106)

The Committee agreed to grant permission, subject to a variation in the original s106 agreement to show the amended layout.

**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 Prior to the commencement of works the applicant shall submit and have approved in writing by the Local Planning Authority a Construction Method Statement. This Statement shall include detail of any storage compound, contractor and visitor parking, location of wheel washing facility and details of main access. This statement shall set out working hours for contractors operating onsite and detail any Membership to a Considerate Constructors Scheme.
- 3 Before the commencement of the development or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:
  - (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
  - (b) An assessment of condition, and value.
  - (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
  - (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.
- 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.

- 5 Prior to the commencement of the development details of the proposed surface materials parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first use of the development.
- 6 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: 3**

<b>APPLICATION No:</b>	EPF/1339/09
<b>SITE ADDRESS:</b>	22 Forest Drive Fyfield Ongar Essex CM5 0TP
<b>PARISH:</b>	Fyfield
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	To convert existing carport into garage through installation of timber door across opening.
<b>DECISION:</b>	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 Prior to commencement of works, details of the proposed door (including materials, design and colour) shall be submitted to and approved in writing by the Local Planning Authority, and retained thereafter.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1744/09
<b>SITE ADDRESS:</b>	19-23 High Street Epping Essex CM16 4AY
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development. (Revised application with alterations to height and position of sub-station.)
<b>DECISION:</b>	Refuse Permission

**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.