

Report Item No: 1

APPLICATION No:	EPF/1946/09
SITE ADDRESS:	8 Windsor Wood Waltham Abbey EN9 1LY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/90 T1 Birch - Crown lift to 4m T2 Sycamore - Fell
DECISION:	Granted 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 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).

Report Item No: 2

APPLICATION No:	EPF/1753/09
SITE ADDRESS:	The Elms Caravan Site Lippitts Hill Waltham Abbey Essex IG10 4AL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	To extend the licence to 11 months from 2nd February to 2nd January instead of 1st March to 31st October.
DECISION:	Deferred to District Development Control Committee

CONDITIONS

- 1
 - i) Any caravans or mobile homes stationed on the site shall be occupied for holiday purposes only and for no other purpose.
 - ii) Caravans stationed within the site shall not be occupied as a person's main or sole place of residence (for the avoidance of doubt, on the specific days of occupation the occupants shall be on holiday and not engaged in any paid work, or school or further/higher education attendance).
 - iii) The owners/operators of the site shall maintain an up to date register of the names of all occupants of the individual caravans on the site and of their main home addresses, together with proof of home address in the form of a copy of a driving license, utility bill or council tax bill or other proof as agreed in writing by the Local Planning Authority. This information shall be kept available for inspection by the Local Planning Authority at all reasonable times and shall be forwarded by the owners/operators of the site to the Local Planning Authority annually on or before the 31st January each year.

Report Item No: 3

APPLICATION No:	EPF/1970/09
SITE ADDRESS:	1 Cartersfield Road Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Variation of condition 17 on EPF/1305/08 to allow removal of four existing preserved trees and replacement with 8 semi - mature trees.
DECISION:	Granted Permission (Subject to Legal Agreement)

CONDITIONS

- 1 The eight trees proposed on Plans Ref: 1050 and 1051 shall be planted prior to occupation of the foodstore hereby approved. If within a period of five years from the date of the planting or establishment of these trees, any tree or its subsequent replacement 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.

Furthermore, a statement shall be submitted to and agreed in writing by the Local Planning Authority detailing the means by which successful establishment of the new trees 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.

And subject to the applicant entering into a legal agreement within 12 months, to provide an agreed sum towards the provision of 25 additional trees throughout Waltham Abbey, as part of the Epping Forest Tree Donation Scheme.

Report Item No: 4

APPLICATION No:	EPF/2100/09
SITE ADDRESS:	4 Lamplighters Close Waltham Abbey Essex EN9 3AE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Erection of a 1.8m high close boarded fence along flank boundary.
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 finish of the fence hereby approved shall match that of the existing fence.

Report Item No: 5

APPLICATION No:	EPF/2187/09
SITE ADDRESS:	Tesco Sewardstone Road Waltham Abbey Essex EN9 1JH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Extension to existing retail store to accommodate new bulk storage area and reconfiguration of internal road layout and parking area.
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 specified within the submitted planning application.
- 3 The extension hereby approved shall not be used as retail floorspace.
- 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 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: 6

APPLICATION No:	EPF/2194/09
SITE ADDRESS:	49 Deer Park Way Waltham Abbey Essex EN9 3YN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Two storey side extension over and in front of existing garage. (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.

Report Item No: 7

APPLICATION No:	EPF/2230/09
SITE ADDRESS:	Old Ford Water Lane Roydon Harlow Essex CM19 5DR
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Alteration to existing front boundary wall by reducing piers to 2m height, including 1m high infill brick panels with 800mm high, timber, close-boarded fence panels above and hawthorn hedgerow to front. (Revised application)
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The reduction of the existing wall shall be carried out within 6 months of the date of this decision.
- 2 The landscaping hereby approved shall be implemented within the first planting season following the issue of this consent and shall be maintained thereafter in accordance with the approved drawings unless otherwise agreed in writing by the Local Planning Authority.
- 3 The timber panels shall be erected in a natural stain and maintained thereafter in the same finish.

Report Item No: 8

APPLICATION No:	EPF/2278/09
SITE ADDRESS:	Woodbury Harlow Road Roydon Essex CM19 5DX
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	New five bedroomed house with new driveway and new access way onto Harlow Road, and new pitched roof on dormer and alterations to single storey rear protrusion on existing dwelling (Revised application)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed new dwelling, by reason of its location on the site, in an area of varying ground levels, and its height, bulk and design has an unacceptable impact on the amenities of the street scene and surrounding area contrary to policy DBE 2 and CP2 of the adopted Local Plan and Alterations.
- 2 The site is immediately adjacent to the Metropolitan Green Belt, and has an unacceptable impact on the character and appearance of the Green Belt due to its design, height and bulk, contrary to policy CP7A of the adopted Local Plan and Alterations.