

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1784/09
<b>SITE ADDRESS:</b>	Low Hill Nursery Sedge Green Roydon Essex CM19 5JS
<b>PARISH:</b>	Nazeing  Roydon
<b>WARD:</b>	Lower Nazeing  Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed demolition of timber structure and erection of 2 new glasshouses at Low Hill Nursery.
<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 Details of surface water storage and 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.
- 3 The development, including site clearance, must not commence until a further 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 additional drawing shall clearly indicate the location of protective fencing.  
  
The trees must be protected in accordance with the agreed details throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.
- 4 The public's rights and ease of passage over public footpath no.28 Nazeing shall be maintained free and unobstructed at all times.
- 5 The glasshouses shall be fully removed at the end of their use and the land returned to its original condition, subject to policy E13C of the Local Plans and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0002/10
<b>SITE ADDRESS:</b>	1A Honey Lane Waltham Abbey Essex EN9 3AH
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The proposed rear extension would have an unacceptable impact on the amenities of the neighbouring property at number 2 Honey Lane by reason of a loss of light and outlook contrary to policy DBE9 of the adopted Local Plan and Alterations.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0082/10
<b>SITE ADDRESS:</b>	All Saints Church Epping Road Epping Upland Epping Essex CM16 6PH
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	The construction of meeting rooms and toilets on the north side of All Saints Church.
<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 Materials and detailing of the proposed extension shall match those submitted within the Planning Application forms and plans Ref: 401 and 402.
- 3 No development 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 submitted by the applicant and approved by the Planning Authority.
- 4 Prior to commencement of works, a detailed plan and methodology for the works to the north embankment shall be submitted to and agreed by the Local Planning Authority. This shall include an assessment of the impact of the proposed development and any appropriate measures of alleviation, details on stabilising the cut back embankment, the location and details of the relocation of the existing headstones and translocation of the removed turf, and improvements to other parts of the County Wildlife Site to mitigate the loss of this area. The development shall thereafter be undertaken only in accordance with the agreed measures.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out 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..
- 6 Public footpath no.14 (Epping Upland) shall be maintained free and unobstructed at all times.