

Report Item No: 1

APPLICATION No:	EPF/0881/10
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Certificate of lawful development for existing raised decking and patio. (Resubmitted application)
DECISION:	Lawful

Officer referred to Town Council comments and further letter from 5 Kettlebury Way.

REASONS FOR RECOMMENDATION

- 1 Following an examination of Council records, the information submitted with the application and inspections of the application site it is clear that:
 1. The patio is more than 4 years old and is therefore time immune from enforcement action. Even if it was not, it would be permitted development as defined in Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
 2. The works to the patio comprising of reconstructing pre-existing steps from it to the adjacent lawn and resurfacing are not development.
 3. The wall erected around part of the northern edge of the patio is permitted development under Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
 4. The decking is not a raised platform as it is no more than 300mm in height as measured from the highest part of the surface adjacent to it, and does amount to a distinct building that is permitted development as defined in Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
 5. The decking is required for a purpose incidental to the use of 40 Landview Gardens as a dwellinghouse.

Accordingly, the development the application relates to is lawful development.

Report Item No: 2

APPLICATION No:	EPF/0853/10
SITE ADDRESS:	Littlemead Bournebridge Lane Stapleford Abbots Essex RM4 1LT
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	TPO/EPF/86/10 - A1 (T1) Oak - Fell
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 2 A replacement Liquidamber tree, of a size and in a position as shall be 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: 3

APPLICATION No:	EPF/0961/10
SITE ADDRESS:	11 Tempest Mead North Weald Bassett Epping Essex CM16 6DY
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	TPO/EPF/40/98 T70 (T2) Oak - Fell T71 (T3) Oak - Fell
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the 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, 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.

Report Item No: 4

APPLICATION No:	EPF/2107/09
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Retrospective application for change of use of buildings to B1, B2, B8 and Sui Generis uses.
DECISION:	Deferred

Deferred for Member site visit (to be held on a Saturday)

CONDITIONS

- 1 There shall be no open storage or open working onsite or along the access at any time.
- 2 The applicant shall submit to and have approved in writing by the Local Planning Authority full details and drawings of the proposed fencing and landscaping along the access within 3 months of the date of this notice. The agreed fencing shall be erected in accordance with these details within 6 months of the date of this notice and the agreed planting implemented in the first planting season. The fencing and planting shall be retained and maintained in accordance with the approved details thereafter.
- 3 Only units 42, 50, 6D, 4A, 2, 29, 18, 17B14, 15E and 12D may benefit from sui-generis use as a workshop as a result of this consent.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Parts 8 and 41 shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The units hereby permitted shall not be open, operate or accept deliveries outside the hours of 8am to 6pm on Monday to Saturday and not at all on Sundays or Bank/public holidays.

Report Item No: 5

APPLICATION No:	EPF/0888/10
SITE ADDRESS:	40 Forest Drive Theydon Bois Epping Essex CM16 7EZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of replacement bungalow. (Revised application)
DECISION:	Refuse Permission

Officer referred to additional letters of objection.

REASONS FOR REFUSAL

- 1 The proposed dwelling by reason of its size, bulk and inappropriate design is visually dominant and harmful to the character and visual amenity of the street scene and to the amenity of neighbours, contrary to policies DBE1 and DBE2 of the Adopted Local Plan and Alterations.
- 2 The proposal results in the loss of a bungalow in an area where there is a strong demand for such small properties to meet the needs of the ageing population. The development is therefore contrary to policy H4A of the Adopted Local Plan and Alterations.