

Report Item No: 1

APPLICATION No:	EPF/0457/10
SITE ADDRESS:	Land at Ongar Station High Street Chipping Ongar Essex CM5
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Development for 60 Assisted Living apartments for the frail elderly including communal facilities and associated parking and landscaping.
DECISION:	That Members agree that had an appeal against non determination not been lodged, the application would have been refused for the reason shown below.

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=516191

REASONS FOR REFUSAL

1. The applicants failure to provide an appropriate financial contribution in lieu of on-site affordable housing provision for a development of this size results in this proposal failing to comply with the aims of this Council's Adopted Local Plan Policies H5A, H6A, H7A and I1A.
2. The design of the development, including its density, site coverage, bulk, massing and detailing, is out of character with the surrounding area and harmful to the character and usual amenity of the locality and the High Street in particular, contrary to policies CP2, CP7, H3A and DBE1 of the adopted Local Plan and Alterations.
3. The proposed development due to its size, scale and design, and also due to the loss of the cartilage listed building (355 High Street) would have an adverse impact on the setting of the adjacent grade II station building contrary to policy HC12 of the adopted Local Plan and Alterations.
4. The proposal will introduce a significant number of frail elderly people into the locality in close proximity to Ongar High Street. A contribution should therefore be provided (via a legal agreement under Section 106) to secure the provision of a pedestrian crossing on the High Street in the vicinity of the development in the interests of accessibility and safety and in accordance with policies ST2, ST4 and I1A of the Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1362/10
SITE ADDRESS:	7 Green View The Green Theydon Bois Essex CM16 7JD
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed Basement Extension (to be constructed alongside extensions to the property permitted under application ref. EPF/2198/07)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519509

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.
3. 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 08.00 to 17.00 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.
4. The proposed basement extension shall be carried out in accordance with the submitted plans and shall remain subterranean with the garden reinstated to the level shown on drawing No's 662255/207, 209 and 600 received amended on 20/08/10. The garden shall be reinstated within three months of the substantial completion of the basement and extensions.
5. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
6. The basement area hereby approved shall be used for purposes incidental to the enjoyment of the dwelling house as such, and shall at no time be used for bedroom or living room accommodation.

Report Item No: 3

APPLICATION No:	EPF/1613/10
SITE ADDRESS:	2 Lower Bury Lane Epping Essex CM16 5HA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of detached workshop, first floor extension over existing garage and boundary wall and gates. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520382

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.
3. 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.

4. The development, including site clearance, must not commence 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 completion of the development hereby 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.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

5. The proposed garage extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 2 Lower Bury Lane.
6. The existing garage retained shall only be used for garaging of vehicles and domestic storage, and shall not be used for additional residential accommodation.
7. The use of the workshop/storage building hereby approved shall remain incidental to the existing dwellinghouse and used for no other purposes, including any commercial or business use.

Report Item No: 4

APPLICATION No:	EPF/1869/10
SITE ADDRESS:	37 Bury Road Epping Essex CM16 5ET
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension. (Revised size and door/window location).
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521332

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.
3. The window and door in the side elevation of the rear extension and the agreed rooflights shall be obscured glazed prior to the first use of the extension and permanently retained as such thereafter.

Report Item No: 5

APPLICATION No:	EPF/1910/10
SITE ADDRESS:	Ashlyns Organic Farm Shop Epping Road North Weald Bassett Epping Essex CM16 6RZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Retrospective application for erection of rear extension, patio and decking area and change of use from A1 to mixed A3/A1 use (revisions to application EPF/1292/10)
DECISION:	Grant Permission (Subject to Section 106 agreement).

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http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521459

Members agreed to grant consent subject to the applicant first entering into a legal agreement under Section 106 of the Town and Country Planning Act, (within 12 months), to ensure that the agreed A1/A3 development shall remain part of the Ashlyns Organic Farm and can not be sold or let away from the large farm unit as a separate business and additionally that only organic goods shall be sold from the premises.

The reason for requiring this is that the development is considered acceptable only on the basis of the very special circumstances that have been put forward with regard to the community benefits provided by the farm and the use of the shop and restaurant to introduce people to the farm, and associated outdoor activities.

Report Item No: 6

APPLICATION No:	EPF/1980/10
SITE ADDRESS:	Epping Forest Burial Park Kiln Road North Weald Epping CM16 6AD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett Passingford
DESCRIPTION OF PROPOSAL:	TPO/EPF/37/10 Carry out works according to submitted management plan for the Burial Park, including phased thinning of woodland
DECISION:	Grant Permission

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http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521670

CONDITIONS

None.