

Report Item No: 1

APPLICATION No:	EPF/2156/09
SITE ADDRESS:	Nine Ashes Farm Rookery Road Ongar Essex CM4
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Change of use from agricultural use to B1 and B8 use. (Revised application)
DECISION:	Refuse Permission

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=509050

The Principal Planning Officer reported 9 further letters of objection to the proposal that had been received since the committee report was completed.

Members considered that the proposed use would result in significantly more traffic than an agricultural use of the site and felt that the increased use of the site within the rural residential area would cause harm to the character and amenity of the area. It was clear that the local people were strongly resistant to the proposed use and that the use would not be appropriate in this location.

REASON FOR REFUSAL

1. The proposed development would result in an unacceptable intensification of use of the site resulting in increased activity and traffic movements in an around the site, harmful to the character and amenity of the rural residential area. This proposal would therefore be contrary to policies CP3 and GB8A of the adopted Local Plan and Local Plan Alteration.

Report Item No: 2

APPLICATION No:	EPF/2647/10
SITE ADDRESS:	Woodgrange 52 Ongar Road Lambourne Romford Essex RM4 1UH
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Conversion of existing building at rear of site to residential house ancillary to Woodgrange, including erection of new first floor within mansard roof.
DECISION:	Refuse Permission

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=524100

REASON FOR REFUSAL

1. The site is within the Metropolitan Green Belt. The proposed works represent an inappropriate development in Green Belt terms and are therefore at odds with Government advice in PPG2, policies GB2A, GB7A, GB8A, and GB9A of the Adopted Local Plan and Alterations. In the view of the Local Planning Authority the conversion of the building into a dwelling house requires major and substantial alterations and results in an enlarged building domestic in character that would be harmful to the character and openness of the Metropolitan Green Belt. No very special circumstances have been demonstrated by the applicant to outweigh the harm of the proposal to the Metropolitan Green Belt.

Report Item No: 3

APPLICATION No:	EPF/2676/10
SITE ADDRESS:	The Briars Epping Road North Weald Epping Essex CM16 6LA
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Retrospective application for the change of use of existing garage to mixed use consisting of ancillary residential use and use as a hypnotherapy studio.
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=524215

CONDITIONS

1. This consent shall inure solely for the benefit of the occupiers of the application site known as 'The Briars' and for no other person or persons.
2. Notwithstanding the provisions of Regulation 6 of the Town and Country Planning (Control of Advertisements) Regulations 1992 (or any equivalent provision in any Statutory Instrument revoking or re-enacting those Regulations), no signs or advertisements shall be displayed at the premises without the prior consent in writing of the Local Planning Authority.
3. The use of the building as a hypnotherapy practice hereby permitted shall not be open to customers/patients outside the hours of 9.00am to 6.00pm Monday to Friday and at no time at the weekends or Bank/Public Holidays.
4. The change of use hereby approved shall be limited to the area marked 'EXTG GARAGE' as shown on drawing No. 3530:2 received by the Local Planning Authority on 22/12/10, and shall not be implemented elsewhere within the application site.

Report Item No: 4

APPLICATION No:	EPF/0001/11
SITE ADDRESS:	Ambulance Station The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing ambulance station and garage. Erection of new two storey station with ambulance shelter.
DECISION:	Deferred

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=524297

The Principal Planning Officer explained that a petition against the development signed by 9 residents of Kingswood Park had been received since the report was completed, raising concerns regarding design, overlooking and impact on neighbours.

Additionally, there was dispute that the full 21 day consultation period had elapsed since they had received this consultation letter on 3 February 2011.

The Principal Planning Officer suggested that if Members were minded to make a decision on the application they could agree to grant (or refuse) subject to no new material planning considerations being raised before the expiration of the 21 day period.

Members considered, however, that the application should be deferred to the next scheduled meeting of the Committee to ensure that all local residents have their full opportunity of put forward views.