

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0792/11
<b>SITE ADDRESS:</b>	Highfield Green Epping Essex
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/26/91 (G2) J - Sycamore - Fell M - Ash - Fell
<b>DECISION:</b>	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=527391](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527391)

**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 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: 2**

<b>APPLICATION No:</b>	EPF/0454/11
<b>SITE ADDRESS:</b>	The Globe 18 Lindsey Street Epping Essex CM16 6RE
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from Public House to a single family home adding front porch and window/door alterations to rear and side adjacent number 16.
<b>DECISION:</b>	Grant Permission (Subject to S106)

**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=526094](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526094)

**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 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 3 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 Part 1, Classes A, B and D shall be undertaken without the prior written permission of the Local Planning Authority.

**And subject to a S106 legal agreement to be completed within 6 months to secure £2,000 towards enhancement and maintenance of the Lindsey Street Community Association Hall.**

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0606/11
<b>SITE ADDRESS:</b>	Land adj 14 Harrison Drive North Weald Essex CM16 6JD
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a single dwelling attached to no. 14 Harrison Drive.
<b>DECISION:</b>	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=526664](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526664)

**REASON FOR REFUSAL**

- 1 The proposed new dwelling fails to provide sufficient functional, usable and private amenity space for the donor and new dwelling, contrary to the aims and objectives of policy DBE8 of the Adopted Local Plan and Alterations.
- 2 The proposed new dwelling would by reason of its bulk and scale in close proximity to the boundaries of the site, have an unacceptable adverse impact on neighbouring outlook and amenities, contrary to policy DBE2 of the Adopted Local Plan and Alterations.
- 3 The proposed new dwelling, by reason of its scale and design would appear at odds with the attached buildings and wider cul-de-sac, contrary to the aims and objectives of policy DBE1 of the Adopted Local Plan and Alterations.