

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1098/11
<b>SITE ADDRESS:</b>	Land to the rear of 40 - 42 Hoe Lane Abridge Essex RM4 1AU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed erection of a new cattle barn and associated hardstanding.
<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=528435](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528435)

**REASONS FOR REFUSAL**

- 1 By reason of its size and siting on high ground, the proposed building would appear conspicuous, would fail to respect its setting and would have an excessive impact on the character and visual amenities of the Green Belt, contrary to policies CP2(i), GB7A, GB11, DBE1 and DBE4 of the adopted Local Plan and Alterations.
- 2 The proposed intensive calf rearing use that the building would facilitate would require feed and straw to be brought in and waste to be removed on a very frequent basis. As such the development cannot be regarded as sustainable and is therefore at odds with policies CP1(i) and CP3(v) of the adopted Local Plan and Alterations.
- 3 Insufficient information regarding traffic generation and waste management has been provided to show that the environmental impacts of the proposal and potential harm to residential amenity can be fully mitigated by conditions and as such the proposal is contrary to policy RP5A of the adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1407/11
<b>SITE ADDRESS:</b>	Former Moor Hall Stables Moor Hall Road North Matching Essex
<b>PARISH:</b>	Matching
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	Ms Wendy Catton
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use and conversion of former stables building to provide a two bedroom dwelling.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529574](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529574)

This item was deferred to allow a Member site visit to be carried out.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1513/11
<b>SITE ADDRESS:</b>	19 St Alban's Road Epping Essex CM16 7RD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side and rear extensions.
<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=529910](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529910)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1570/11
<b>SITE ADDRESS:</b>	Jubilee Bungalow Bournebridge Lane Stapleford Abbots Essex RM4 1LT
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement dwelling.
<b>DECISION:</b>	Referred to District Development Control Committee

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[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=530129](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530129)

Members referred this item to District Development Control Committee with a recommendation for approval.

They considered that a 6% increase over the size that could be achieved as Permitted Development was not material and that the proposed dwelling was better designed and had less impact on the openness of the Green Belt.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1607/11
<b>SITE ADDRESS:</b>	7 Station Road Epping Essex CM16 4HA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from Retail shop (Use Class A1) to Accountancy Franchise.
<b>DECISION:</b>	Grant Permission (With Condition)

**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=530245](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530245)

The Case Officer reported that the objection received from 5 Station Road had been withdrawn.

Members considered that the particular proposed use by the franchise Tax Assist Accountants would not be harmful to the vitality of the town centre, but considered that control to prevent other less appropriate uses should be imposed.

**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 This consent shall inure for the benefit of the Tax Assist Accountants Franchise only and should this use cease the lawful use of the premises shall revert to A1 retail only.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1661/11
<b>SITE ADDRESS:</b>	Spotted Dog 2 Ivy Chimneys Road Epping Essex CM16 4EL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing public house and construction of an eight unit residential development.
<b>DECISION:</b>	Deferred

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[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=530390](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530390)

Members considered that there was merit in the application but were concerned regarding existing highway and parking problems in Ivy Chimneys Road. They deferred the application to enable discussions with the Highway Authority and the Applicant with regard to whether the proposed £40,000 contribution could be used to improve the highway problems for the benefit of the whole community rather than on the suggested Play facilities improvements. It was suggested that a Highways Officer should also attend the next meeting to explain the highway issues.