

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1578/11
<b>SITE ADDRESS:</b>	8 Windsor Wood Waltham Abbey Essex EN9 1LY
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/10/90 T2 - Silver Birch - Fell
<b>DECISION:</b>	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=530189](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530189)

**REASON FOR REFUSAL**

- 1 The birch is a mature, healthy tree of importance in the local street scene. While retention of the tree causes difficulties in making full use of the parking space to the front of the property alternative parking is locally available, so felling is not justified. None of the other issues specified are sufficient to change that judgement. Replacement planting elsewhere would not adequately compensate within a reasonable timescale for the tree's loss. The proposed felling would therefore be contrary to policy LL9 of the Epping Forest District Local Plan and Alterations, 2008.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1886/11
<b>SITE ADDRESS:</b>	9 Windsor Wood Waltham Abbey Essex EN9 1LY
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/10/90 T1 - Sycamore - Fell
<b>DECISION:</b>	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=531249](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531249)

**REASON FOR REFUSAL**

- 1 Loss of this tree would be detrimental to public amenity, in its own right, and as part of the wider landscape feature. It is recognised that the tree is associated with problems related to its size and species. However it is considered that these may be minimised by adopting a different surface within the garden and pruning to control the tree's size and spread. While this would not be a complete solution it is considered that the amenity value of the tree is such that its retention is in the public interest.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1778/11
<b>SITE ADDRESS:</b>	35 Highland Road Nazeing Waltham Abbey Essex EN9 2PT
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/22/83 T1 (T5 on TPO) - Lime - 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=530806](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530806)

**CONDITIONS**

- 1 A replacement native Lime tree of a 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.
- 2 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2106/11
<b>SITE ADDRESS:</b>	10 Harrier Way Waltham Abbey Essex EN9 3JQ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/05/92 T1 - Willow - 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=532022](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532022)

**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.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1668/11
<b>SITE ADDRESS:</b>	The Old Granary Copped Hall High Road Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed single storey extension.
<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=530397](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530397)

**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 shall have taken place until samples of the types and colours of the external finishes of both parts of the building have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The tiles used must be the same for both the main building and the proposed extension. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 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 - E shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2046/11
<b>SITE ADDRESS:</b>	78 Roundhills Waltham Abbey Essex EN9 1UU
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from A2 (betting shop) to A5 (Takeaway) and flue to rear elevation. (Revised application)
<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=531805](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531805)

**REASONS FOR REFUSAL**

- 1 The proposed A5 use would result in additional visitors to the parade in the evening and the resulting noise and disturbance from this use outside normal working hours would cause unacceptable disturbance to local residents, particularly those living in the flats above the shop units, contrary to policies RP5A and DBE9 of the adopted Local Plan and Alterations.
- 2 The proposed use of the unit would result in a disproportionate amount of non retail uses within the parade which would be contrary to policy TC6 of the adopted Local Plan and Alterations.
- 3 The proposed use would result in unacceptable disturbance to the residents living above the unit in the parade by reason of noise and odours from the unit, notwithstanding the installation and maintenance of an extraction unit, as no unit is 100% effective and will degrade over time, and the flue is directly below the residential units and a walkway where washing is put out to dry. This is contrary to policies DBE9 and RP5A of the adopted Local Plan and Alterations.