

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1949/11
<b>SITE ADDRESS:</b>	St. Mary's Church Tawney Lane Stapleford Tawney Romford RM4 1DQ
<b>PARISH:</b>	Stapleford Tawney
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/25/98 T1 - 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=531435](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531435)

**CONDITIONS**

1. A replacement tree, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of 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/1967/11
<b>SITE ADDRESS:</b>	22 Hill Hall Mount Road Theydon Mount Epping Essex CM16 7QQ
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/17/11 T1 - Oak - 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=531537](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531537)

**CONDITIONS**

1. A replacement Wellingtonia tree, container grown, min. 3-5m height size at planting, and in the position at the head of the drive as agreed shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby granted, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
2. The Local Planning Authority shall receive, in writing, 5 working days notice of the dates of implementation of the works authorised by this consent including the replacement planting.
3. The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2076/11
<b>SITE ADDRESS:</b>	7 Elmbridge Hall Fyfield Ongar Essex CM5 0TN
<b>PARISH:</b>	Fyfield
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/05/98 T2 (T17 on TPO) - Pine - 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=531925](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531925)

Officer reported that an objection had been received from the Parish Council

**CONDITIONS**

1. A replacement tree, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of 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 not be carried out unless the Local Planning Authority shall have received in writing, 5 working days notice of both the replacement planting and the felling.
3. The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0207/11
<b>SITE ADDRESS:</b>	Fyfield Business And Research Park Fyfield Road Ongar Essex CM5 0GN
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Shelley
<b>DESCRIPTION OF PROPOSAL:</b>	Outline planning application for the redevelopment (in 3 phases) of Fyfield Business Park comprising the removal of all existing buildings except 2 no. office buildings, a Grade II stable block and a crèche building and existing hardcourt recreation area and changing facilities. Erection of 12 no. one and two storey office buildings equating to a gross external area of 17,071m <sup>2</sup> . Construction of new site access, including a roundabout off Fyfield Road. Provision of a new cricket pitch and additional amenity space. Comprehensive landscaping scheme including new trees, shrubs and hedges. Provision of a total of 521 car parking spaces and 234 cycle parking spaces.
<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=525177](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525177)

**REASONS FOR REFUSAL**

1. The proposed development is inappropriate development, by definition harmful to the Green Belt. Whilst it is accepted that some redevelopment may be justified due to the history and circumstances of the site, the case put forward by the applicant is not sufficient to outweigh the very real harm to openness that would result from the significant intensification of development proposed within the site. The proposal is therefore contrary to policy GB2A of the adopted Local Plan and Alterations and to Government Guidance.
2. The applicant has failed to show that the amount of floorspace envisaged could be achieved without the construction of two storey buildings in a position that would be visually prominent and intrusive when viewed from Fyfield Road. The development would therefore be harmful to the rural character, openness and visual amenity of the area contrary to policies GB7A and LL2 of the Adopted Local Plan and Alterations.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1603/11
<b>SITE ADDRESS:</b>	St Johns C of E School Tower Road Epping Essex CM16 5EN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 12 of planning permission EPF/1400/04.(For the demolition of existing school, construction of new secondary school and residential development.) To allow an increase in the gross floorspace of the approved school from 7,880m2 to 8,080m2 (specifically to enable provision of a biomass boiler plant building and associated storage on site)
<b>DECISION:</b>	Deferred

**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=530241](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530241)

This item was deferred to a later meeting for more information regarding the environmental impacts of the Biomass boilers and a request that an Environmental Health Officer attend.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1604/11
<b>SITE ADDRESS:</b>	St Johns C of E Secondary School Tower Road Epping Essex CM16 5EN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 1 of planning permission EPF/1225/11. (Non material amendment to EPF/0585/09. Reserved matters application (siting, design, external appearance and landscaping) for the demolition of existing school, construction of new secondary school and residential development of 149 dwellings including 38 affordable dwellings) to enable minor material amendments to this approved secondary school including provision of biomass boiler plant building and alterations to elevations fencing and layout.
<b>DECISION:</b>	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=530242](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530242)

This item was deferred to a later meeting for more information regarding the environmental impacts of the Biomass boilers and a request that an Environmental Health Officer attend.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1655/11
<b>SITE ADDRESS:</b>	Theydon Mount Kennels Epping Lane Stapleford Tawney Romford Essex RM4 1ST
<b>PARISH:</b>	Theydon Garnon Theydon Mount
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of buildings and erection of five additional kennels and two, two storey, 3 bedroom house with ancillary car parking and landscaped open space.
<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=530383](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530383)

**REASON FOR REFUSAL**

1. The addition of two dwellings within the site would be inappropriate within the Green Belt, causing harm by definition. The case for very special circumstances presented by the Applicant is insufficient to outweigh the harm caused, contrary to Policy GB2A of the adopted Local Plan and Alterations.
2. The application site is poorly located in terms of accessibility to public transport and local services. The proposed addition of two dwellings within the site would, therefore, constitute an unsustainable development, contrary to policy ST1 of the adopted Local Plan and Alterations.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1675/11
<b>SITE ADDRESS:</b>	11 Hartland Road Epping Essex CM16 4PH
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of brick wall with wrought iron railing and installation of wrought iron gates to front boundary.
<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=530440](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530440)

**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. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
3. The brickwork of the proposed development, shall match that of the dwelling within the application site in terms of the brick type, colour and bonding, unless otherwise agreed in writing by the Local Planning Authority.
4. 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: 9**

<b>APPLICATION No:</b>	EPF/1925/11
<b>SITE ADDRESS:</b>	Birchfield Mount Road Theydon Mount Epping Essex CM16 7PW
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	First floor extension over existing ground floor garage and utility room.
<b>DECISION:</b>	Refuse Permission (Householder)

**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=531360](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531360)

**REASON FOR REFUSAL**

1. The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed extensions would represent disproportionate additions over and above the size of the original dwelling. As such, the proposal is inappropriate development and as no very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint, It is considered that the proposal would conflict with policy GB2A of the adopted Local Plan and alterations and are contrary to the advice contained in Planning Policy Guidance Note 2.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1975/11
<b>SITE ADDRESS:</b>	3 Crown Close Sheering Harlow Essex CM22 7NE
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Alteration of existing bungalow to form 2 no. two storey semi-detached cottages and construction of a single two storey detached cottage.
<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=531579](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531579)

The Officer reported that an objection had been received from the Parish Council.

**REASONS FOR REFUSAL**

1. The proposal, due to the bulk, design and location of the dwellings and over-dominance of car parking, would result in an incongruous and unacceptable development, detrimental to the character and appearance of the street scene, contrary to policies CP2, CP7, DBE1, DBE6, DBE10, and ST6 of the adopted Local Plan and Alterations.
2. The proposal, due to the inability to provide adequate parking, convenient cycle and bin storage, manoeuvring space and front landscaping, amounts to overdevelopment of the site contrary to policies CP7 and DBE3 of the adopted Local Plan and Alterations.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2033/11
<b>SITE ADDRESS:</b>	2 Elizabeth Drive Theydon Bois Epping Essex CM16 7HJ
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed ground floor/side extension to replace existing garage and front porch.
<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=531749](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531749)

**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. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
3. A gap of at least 150mm shall be retained between the top of the lead flashing of the approved extension and the cill height of the first floor window above, as shown on the front elevation of the approved plan DRG. No.1 6FF 4.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2087/11
<b>SITE ADDRESS:</b>	6 Buttercross Lane Epping Essex CM16 5AA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garage store and erection of two storey side extension with integral garage.
<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=531987](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531987)

**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.
3. Prior to first occupation of the development hereby approved, the proposed window opening in the north flank elevation facing No. 8 Buttercross Lane shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
4. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 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.
5. Prior to commencement of development details shall be submitted setting out where contractors vehicles will park and materials deposited throughout the construction process to ensure that Buttercross Lane will not be unduly disrupted. The agreed plan will then be complied with throughout the construction period.