

Report Item No: 1

APPLICATION No:	EPF/2161/11
SITE ADDRESS:	Adjacent to 6 Thrifts Hall Mews Thrifts Hall Farm Abridge Road Theydon Bois Epping Essex CM16 7NL
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	TPO/EPF/41/10 T1 (T4 on TPO) - Cedar of Lebanon - Fell
DECISION:	Granted 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=532172

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.

Report Item No: 2

APPLICATION No:	EPF/2243/11
SITE ADDRESS:	4 Vicarage Lane North Weald Essex CM16 6ET
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Single storey rear and side extensions and roof conversion. (Revised Application)
DECISION:	Granted 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=532492

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 openings in both the side facing dormer windows 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 The flat roof of the entire rear and side single-storey additions to the house shall not be used as a balcony and no furniture, including tables and chairs shall be placed on the roof.

Report Item No: 3

APPLICATION No:	EPF/2391/11
SITE ADDRESS:	1 Garden Fields Stanford Rivers Ongar Essex CM5 9PL
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension. (Revised application)
DECISION:	Granted 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=533055

The Committee concluded that there were very special circumstances in this case that outweighed the in principle harm the proposal would have on the Metropolitan Green Belt. These circumstances were a combination of the personal circumstances of the applicant's family, the fall back position whereby similar size extensions could be built under permitted development and that in line with policy GB14A of the Adopted Local Plan, the proposal rectifies a lack of basic amenities in this small dwelling.

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 The house as extended by this planning permission shall at no time be subdivided to become separate dwellings, and shall retain an internal door link between the extension and the existing house, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/2126/11
SITE ADDRESS:	Billie Jeans 26 High Street Epping Essex CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping.
DECISION:	Referred to District Development Control Committee

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=532058

The Committee's attention was drawn to a letter of representation from 43 High Street, Epping.

The Committee resolved to refer this application to District Development Control Committee with a recommendation for refusal of planning permission. The recommendation for refusal was that the proposal, because of its mass and cramped appearance would be overbearing and too dominant, thereby harmfully impacting on the street scene.