

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0629/12
<b>SITE ADDRESS:</b>	10 John Elliot Close Nazeing Waltham Abbey Essex EN9 2NZ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/25/84 T1 - Birch - Fell T2 - Birch - Fell T8 - 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=536314](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=536314)

**REASON FOR REFUSAL**

- 1 Insufficient reasons have been provided to demonstrate the justification for the loss of the current and future visual amenity these trees provide, which is contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0458/12
<b>SITE ADDRESS:</b>	20 Godwin Close Waltham Abbey E4 7RQ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of outbuilding for use as private gym (retrospective)
<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=535722](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535722)

**CONDITIONS**

- 1 The building hereby approved shall only be used as a personal gymnasium for the use of the residential occupants of No 20 Godwin Close only; and for no commercial or business use, nor for any unpaid use of the facilities by any other person not residing at No 20 Godwin Close.
- 2 The development hereby approved shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 20 Godwin Close.
- 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 2 Class E shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0529/12
<b>SITE ADDRESS:</b>	Land at Sunnyside Cathagena Estate Meadgate Nazeing Hertfordshire EN10 6TA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Use of land for the stationing of caravans for residential purposes for 2 no. gypsy pitches together with the formation of additional hard standing.
<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=535910](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535910)

**REASON FOR REFUSAL**

- 1 The proposed development is located within the Metropolitan Green Belt, the Lee Valley Regional Park and is within a flood zone. This constitutes inappropriate development harmful to the openness of the Green Belt and the overall character and use of the Lee Valley Regional Park. No information has been put forward with regard to the applicant's personal circumstances, and it is considered that the other circumstances put forward do not clearly outweigh this harm and therefore no very special circumstances exist. As such the development is contrary to the National Planning Policy Framework and policies CP1, CP2, GB2A, GB5, H10A, U2A, U2B, RST9, RST 23 and RST24 of the adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0559/12
<b>SITE ADDRESS:</b>	Rosewood Tylers Cross Nursery Epping Road Waltham Abbey Essex EN9 2DH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of 2 pitches (one mobile home and one towing caravan on each pitch) at the rear of Rosewood for residential use by Gypsy/Travellers.
<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=536011](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=536011)

**CONDITIONS**

- 1 The site shall only be occupied for residential purposes by the following named persons and their resident dependants:  
  
Mr Levi Breaker  
Mr Johnjohn Breaker
- 2 No more than one mobile home and one touring caravan shall be stationed on Plot 2 and 3 (4 structures in total), as identified in the submitted plans, at any given time.
- 3 The site shall be used for residential purposes only and no commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items not ancillary to the residential use. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.
- 4 Within 3 months from the date of this decision, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority, and any drainage works shall be implemented and retained thereafter in accordance with such agreed details.