

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 6 June 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.25 pm

Members Present: A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, Mrs H Brady, W Breare-Hall, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, D Stallan, G Waller, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: P Gode, B Rolfe and C Whitbread

Officers Present: J Shingler (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

1. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

2. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

3. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 May 2012 be taken as read and signed by the Chairman as a correct record subject to an amendment by Councillors Jon Whitehouse, W Breare-Hall and K Avey amending the declarations of interests wrongly stating that they declared a personal interest in EPF/2552/11 and EPF/0225/12; and the addition of a personal declaration of interest for item EPF/0307/12, 9 Sunnyside Road, Epping, by virtue of being members of Epping Town Council.

4. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda by virtue of being a

member of Matching Parish Council and being acquainted with the applicant as a member of Moreton Parish Council. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0718/12 – Rose Cottage, Matching Green, Matching.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of his daughter attending St John's Secondary School. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2295/12 – St John's C of E Secondary School, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall, Jon Whitehouse and K Avey declared personal interests in the following items on the agenda, by virtue of being members of Epping Town Council. The Councillors had determined that their interests were not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2295/12 – St John's C of E Secondary School, Epping; and
- EPF/0666/12 – 11 Griffin Wood Cottages, High Road, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Philip and S Jones declared personal interests in the following items of the agenda, by virtue of being members of Theydon Bois Parish Council. The Councillors had determined that their interests were not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- TPO/EPF/02/12 – 20 Piercing Hill, Theydon Bois;
- TPO/EPF/01/12 – Oak Hill Farm, Coppice Row;
- EPF/0268/12 – 121 Theydon Park Road, Theydon Bois;
- EPF/0496/12 – 'Braemar', Theydon Park Road, Theydon Bois; and
- EPF/0421/12 – 19 Dukes Avenue, Theydon Bois.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Janet Whitehouse declared a personal interest in the following item on the agenda, by virtue of being a County Councillor. The Councillor had determined that her interests were not prejudicial and she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2295/12 – St John's C of E Secondary School, Epping.

5. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Subcommittee.

6. CONFIRMATION OF TREE PRESERVATION ORDER - 20 PIERCING HILL, THEYDON BOIS

The Principal Planning Officer presented a report on the confirmation of a Tree Preservation Order (TPO/EPF/02/12) subject to the exclusion of T2, Oak.

The order was in response to a request from Theydon Bois Parish Council to consider protecting the cedar. On inspection it was found that two trees were present, a cedar and a medium sized oak. Both trees were protected. The preservation of the oak was objected to. It was accepted that the important tree and that the oak was not a particularly fine specimen nor an ideal replacement.

RESOLVED:

That TPO/EPF/02/12 be confirmed subject to the exclusion of T2, oak.

7. CONFIRMATION OF TREE PRESERVATION ORDER - OAK HILL FARM, COPPICE ROW

The Principal Planning Officer presented a report on the confirmation of a Tree Preservation Order (TPO/EPF/01/12) is confirmed without modification. The site was within Oak Hill Farm, Coppice Row and is within the Green Belt.

The woodland boundaries along Coppice Row and the track leading to the deer sanctuary (to the south) form significant natural boundaries to this site, and contribute to the character of this transition zone between the Forest and the built environment of the village of Theydon Bois.

The Parish Council supported this order. An objection was also made by the owner of the land, citing various reasons.

It was noted that the trees within these woodlands had been protected to safe guard the natural green boundaries of the site which were fundamental to the setting of the field in the transition zone from the Forest to the more urbanised area of the Village and that the use of a 'woodland' designation was the most suitable option available under the legislation. In making this order the Council was acting in accordance with policy LL7 of the Adopted Local Plan and Alterations (adopted 1998 and 2006) in that it was protecting 'trees and woodland of amenity value'.

RESOLVED:

That Tree Preservation Order 01/12 is confirmed without modification.

8. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

9. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2011 TO MARCH 2012

The Sub-Committee considered the regular probity in planning report advising the decision making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose was to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, an award of costs may be made against the Council.

Over the six-month period between October 2011 and March 2012, the Council received 51 decisions on appeals (44 of which were planning related appeals, the other 7 were enforcement related). Out of this 44, 11 were allowed (25%).

Councillor Janet Whitehouse expressed disappointment that in future this report would only go to the Planning Sub-committee's once a year and not six monthly. This was in accordance with the recommendation of the Planning Services Scrutiny Standing Panel who agreed that the report came to them on a six monthly basis and the Area Plans Sub-committee every year.

RESOLVED:

That the Planning Appeal Decisions for the period October 2011 to March 2012 be noted.

10. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

Minute Item 8

Report Item No: 1

APPLICATION No:	EPF/2295/11
SITE ADDRESS:	St Johns C of E Secondary School Tower Road Epping Essex CM16 5EN
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Variation of condition 1 of planning permission EPF/1225/11 (Non material amendment to EPF/0585/09, reserved matters application for demolition of school and erection of new secondary school and residential development of 149 dwellings including 38 affordable dwellings) to enable minor material amendments to the approved housing scheme, including small alterations to layout and house types.
DECISION:	Grant Permission (With Conditions) Subject to Legal Agreement

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=532669

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

School site: DPA/201 Rev. 03, DPA/202 Rev. 02, DPA/203 Rev. 02, DPA/204 Rev. 02, DPA/301 Rev. 02, DPA/302 Rev. 01, DPA/303 Rev. 02, DPA/401 Rev. 03, DPA/402 Rev. 03, DPA/501 Rev. 01, MCA0508/02b

Residential Site: 1331-P001, 1331-P004, 1331-P005, 1331-P006, 1331-P007A, 1331-P009, 1331-P010, 1331-P014, 1331-P015, 1331-P016, 1331-P017A, 1331-P019, 1331-P020, 1331-P024, 1331-P025, 1331-P026, 1331-P027, 1331-P028, 1331-P029, 1331-P031, 1331-P032, 1331-P033, 1331-P034, 1331-P035, 1331-P036, 1331P101-B
- 2 The materials for the school development hereby approved shall be those set out in the schedule of materials drawing DPA/701 Rev. 1. Details of the types and colours of the external finishes for the approved housing development shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development of the housing, and the development shall be implemented in accordance with such approved details.
- 3 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.

- 4 Wheel washing facilities detailed in the submitted site logistics plan and method statement shall be used during the school construction to clean all vehicles leaving the site.

Wheel washing or other cleaning facilities for vehicles leaving the site during construction works on the housing development shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 5 The radii of the new road off Tower Road shall be the maximum possible, within the land ownership of the applicant and the details of this shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to commencement of development of the residential element of the development.

- 6 The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within 12 months from the occupation of such dwelling.

- 7 Any new planting by the vehicular access to plots 40 and 41 shall be set back outside of a sight splay of 2m x 31m.

- 8 Where existing trees in close proximity to the roadway are retained, details of protective measures to ensure the roadways/footpaths are constructed to an adequate standard shall be submitted to, and agreed in writing by, the Local Planning Authority. The works shall then be completed in accordance with these agreed measures.

- 9 Any trees proposed within the highway shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority and sited clear of all underground services and visibility sight splays.

- 10 The development of the residential area and the public open space (green wedge), must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the

same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 11 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 12 Within 1 month of the date of this approval, full revised details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) with regard to the school site shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 13 A Landscape Management Plan for each phase of development, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of each phase of the development for its permitted use. The landscape management plan shall be carried out as approved.
- 14 The landscape scheme shall include full details of the proposed drainage for the playing fields and an associated swale pond including levels, layout and planting proposals for the pond.
- 15 No development within each phase of development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include

details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.

- 16 Prior to any works, including works of demolition or site clearance, on any phase of development, a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) for that phase shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 17 The public foot/cycle paths to link the school and residential development on the site and shown on the approved plans shall be implemented and retained in accordance with the approved scheme.
- 18 The garaging and parking spaces shown on the approved plans shall be provided prior to the first occupation of the development and shall be retained thereafter for the parking of residents and visitors vehicles.
- 19 The school hereby approved shall not be occupied until an access and car park management strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved strategy shall thereafter be implemented unless otherwise agreed in writing with the Local Planning Authority.
- 20 The school hereby approved shall not be occupied until space has been provided within the site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site clear of the highway, including provision for school buses. Such space shall be adequate to allow all vehicles to enter and leave the site in forward gear. It shall be retained thereafter free of any impediment to its designated use.
- 21 The scheme for improving the quality of the playing fields (including ground levelling and drainage and maintenance) submitted under EPF1444/11 shall be implemented in accordance with the submitted details prior to occupation of the site.
- 22 The school hereby permitted shall not be occupied until a scheme for the community use of the school's sports facilities (including the sports hall, hard courts, and playing fields) has been submitted to and approved by the Local Planning Authority in consultation with Sport England. The scheme as approved shall be implemented unless otherwise approved in writing by the Local Planning Authority. The approved scheme shall be reviewed at not less than 3 year intervals to include the resubmission to, and approval in writing by, the Local Planning Authority.
- 23 The school hereby permitted shall not be occupied until a scheme for the community use of the school buildings has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be implemented unless otherwise agreed by the Local Planning Authority. The approved scheme shall be reviewed at not less than 3 year intervals to include the resubmission to, and approval by, the Local Planning Authority.
- 24 The school hereby permitted shall not be occupied until provision has been made for a minimum of 22 staff and 300 pupil secure covered cycle spaces in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

- 25 No more than 44 permanent car parking spaces shall be provided for staff and visitors within the new school site hereby permitted. Any proposals for the dual use of hard surfaced areas to provide additional parking out of school hours or for special events shall not be implemented without the prior written approval of the Local Planning Authority.
- 26 Prior to the occupation of the new school hereby permitted, a school travel plan, including arrangements for its monitoring and updating, shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented in accordance with an approved programme.
- 27 The existing school buildings shall not be demolished until the replacement school has been substantially completed.
- 28 No external lighting shall be installed within the grounds of the proposed school unless a scheme for its provision has first been submitted to and approved in writing by the Local Planning Authority.
- 29 Highway works in connection with this development shall be carried out in accordance with the details set out in the Legal Agreement under section 278, dated 18 July 2011 or any subsequent variation.
- 30 No part of the residential or school developments shall commence until details of on site drainage works to serve that part of the development have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the onsite drainage works referred to above have been completed.
- 31 The existing pond and associated planting shall be protected during the course of the construction works from damage arising from the works. The landscaping scheme shall include plans and specifications for the protection measures (which shall include measures intended to retain existing water levels in the pond during and after the works) and a programme of implementation and monitoring of the pond protection measures.
- 32 All rear facing first and second floor windows in Apartment blocks A7 Plot numbers 2-6, 21-25 and 26-30 shall be obscured glazed and fixed shut to a height of 1.7 metres above internal floor height and thereafter retained as such.

And subject to the completion within 12 months of the date of any resolution to grant permission, of a deed of variation to the existing Unilateral and legal agreements under section 106 in relation to epf/1400/04 to ensure that they apply to the new consent.

Report Item No: 2

APPLICATION No:	EPF/2345/11
SITE ADDRESS:	Woodlands Greensted Green Ongar Essex CM5 9LF
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Change of use of Meadow land to private wildlife garden and construction of lakes.
DECISION:	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=532852

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 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 3 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 6 During construction works of the hereby approved lakes, if any known protected species are found, then construction works are to stop immediately and a qualified ecologist is to carry out further survey work and if necessary carry out mitigation plans.
- 7 Before construction works commence, further details showing the overflow drainage system for the lake shall be submitted and approved in writing by the Local Planning Authority.
- 8 No material excavated from the lakes hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 9 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 - 4.. Measures to control the emission of dust and dirt during construction
- 10 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.
- 11 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 12 The land and lakes the subject of this application shall be used only as a private wildlife garden and not for any other use including any business or commercial activity.
- 13 The proposed lakes and surrounding landscape features shall be constructed using only cut and fill methods and there shall be no importation of soils.
- 14 No lighting shall be installed in connection with the approved use at any time.

- 15 No buildings, hard surfaces, walls, pathways decking or other structures shall be erected within the site without the prior written approval of the Local Planning Authority.
- 16 The finished levels of the site shall be in accordance with the details shown on approved drawing JEGD.GPL.04-TOOT.05.001 unless otherwise agreed in writing by the Local Planning Authority.
- 17 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.

Report Item No: 3

APPLICATION No:	EPF/0268/12
SITE ADDRESS:	121 Theydon Park Road Theydon Bois Epping Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of recreation chalet and erection of single storey extension to bungalow.
DECISION:	Refer to District Development Control Committee

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=534969

Members referred this item to District Development Control Committee with a recommendation to grant (subject to a legal agreement and conditions, as below)

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 extension hereby approved shall not be commenced until the recreational chalet at St Leonards and shown to be removed on the approved plans has been completely demolished above ground level.
- 3 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.
- 4 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 extensions, roof enlargements and outbuildings generally permitted by virtue of Class E of Part 1 of Schedule 2 to the Order shall be undertaken to the house at 121 Theydon Park Road or within its curtilage as outlined in red and blue in the approved plans without the prior written permission of the Local Planning Authority.

Subject to the completion, within 6 months of a resolution to grant planning permission, of an agreement under Section 106 requiring land registered under titles for 121 Theydon Park Road and St Leonards, Theydon Park Road to not be sold separately and prohibiting the construction of buildings on land registered under the title for St Leonards.

Report Item No: 4

APPLICATION No:	EPF/0295/12
SITE ADDRESS:	107 High Street Ongar Essex CM5 9DX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Change of use of ground floor to a mixed use comprising purposes within Use Classes A3/A5 (restaurant/cafe and Hot food takeaway) with external extract duct through rear roof and conversion of rear area to a one bedroom self contained flat.
DECISION:	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=535076

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 use of the shop premises as a restaurant and take away hereby permitted shall not be open to customers outside the hours of 09:00 to 23:00 on Monday to Saturday and 10:00 to 22:00 on Sundays and Bank/Public Holidays.
- 3 Notwithstanding the details previously submitted, the use as a restaurant and take away hereby permitted shall not commence until full details of equipment to control and disperse cooking odours together with details of their arrangement and means of fixing to and installation within the building have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed prior to the commencement of the use and thereafter permanently retained and maintained in accordance with manufacturer's specifications unless otherwise agreed in writing by the Local Planning Authority. The equipment shall be operated whenever cooking is carried out in the shop premises.
- 4 All external ducting approved pursuant to condition 3 of this planning permission shall be painted black and permanently maintained as such.
- 5 The use as a restaurant and take away hereby permitted shall not be commenced until details of the means to limit noise being transmitted from the use to the flat hereby approved and to flats above the shop premises have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the commencement of the restaurant and take away use and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.

- 6 The rating level of noise (as defined by BS4142:1997) emitted from mechanical plant within the shop premises or fixed to its exterior shall not exceed 5dB(A) above the prevailing background noise level as measured in accordance with BS4142:1997.

Report Item No: 5

APPLICATION No:	EPF/0316/12
SITE ADDRESS:	107 High Street Ongar Essex CM5 9DX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Grade II listed building application for change of use of ground floor to A3/A5 with external extract duct through rear roof and conversion of rear area to a one bedroom self contained flat
DECISION:	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=535159

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Notwithstanding the details previously submitted, the works hereby permitted to facilitate the use as a restaurant and take away shall not commence until full details of the arrangement and means of fixing to and within the building of equipment to control and disperse cooking odours have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 3 All external ducting approved pursuant to condition 2 of this listed building consent shall be painted black and permanently maintained as such.
- 4 The works hereby permitted to facilitate the use as a restaurant and take away shall not be commenced until details of works to limit noise being transmitted from the use to the flat hereby approved and to flats above the shop premises have been submitted to and approved in writing by the Local Planning Authority. The works to limit the transmission of noise shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/0496/12
SITE ADDRESS:	Braemar Theydon Park Road Theydon Bois Epping Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Variation of planning condition 3 of EPF/0298/09 (Renewal of planning permission EPF/0137/06 for the retention of mobile home)
DECISION:	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=535840

CONDITIONS

- 1 Not more than one caravan or mobile home shall be stationed at the site at any one time.
- 2 The caravan/mobile home shall only be used for human habitation between 1 April and 31 October each year. During the months of November through to March, the caravan/mobile home shall only be used for the storage of household effects.
- 3 The caravan or mobile home shall not at any time be located closer than 35m from the road frontage unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/0666/12
SITE ADDRESS:	11 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey rear extension and part single storey/part two storey side extension and internal alterations. (Revised application)
DECISION:	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=536461

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 take place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. 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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 8

APPLICATION No:	EPF/0718/12
SITE ADDRESS:	Rose Cottage Matching Green Matching Harlow Essex CM17 0QA
PARISH:	Matching
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Removal of dilapidated outbuildings and erection of new curtilage outbuilding and ancillary works. (Amended application)
DECISION:	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=536707

It was pointed out that the application is actually within the Parish of Matching, not Moreton, Bobbingworth and The Lavers, due to a recent boundary change.

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 take place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. 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 The proposed development shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and shall not be used for sleeping accommodation or occupied as a unit separately from the dwelling known as Rose Cottage, Matching Green. The car port element shall be retained for the parking of vehicles and shall not be converted to other use.
- 4 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same

species and size as that originally planted shall, within 3 months, be planted at the same place.

- 5 No development shall take place until details of tree planting, including positions or density, species and planting size(s) and a timetable for implementation (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or 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 it's written consent to any variation.
- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to commencement of development, details of materials for surfacing of the proposed driveway and parking area shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be completed in accordance with the agreed details.

Report Item No: 9

APPLICATION No:	EPF/0421/12
SITE ADDRESS:	19 Dukes Avenue Theydon Bois Epping Essex CM16 7HG
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Retrospective application for the erection of fence.
DECISION:	Grant 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=535555

CONDITIONS

NONE

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