

Report Item No: 1

APPLICATION No:	EPF/2613/11
SITE ADDRESS:	Greenacres Farm Bournebrdge Lane Stapleford Abbotts Romford Essex RM4 1LT
PARISH:	Stapleford Abbotts
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow, domestic outbuildings, B1 office building, B1/B8 workshop/storage buildings, and cessation of open storage use, and the erection of two, two storey detached houses.
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533994

Members referred this application to District Development Control Committee with a recommendation to Grant Permission subject to the signed completion of legal agreements and to the following conditions:

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 construction works above ground level shall have taken place until documentary and photographic details 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.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 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 development generally permitted by virtue of Part 1, Classes A, B, C, and E shall be undertaken to the two new dwellings hereby approved, or to the existing main dwelling to be retained on the site, without the prior written permission of the Local Planning Authority.

- 5 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.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting and planting on the west boundary of the site), and implementation programme (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. 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.
- 7 Details of the sustainable drainage system to be used on this site shall be submitted to and approved by the local planning authority before any works commence on site, and once approved these details shall be implemented in full on site.
- 8 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.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out.

A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 The area of the site annotated on plan number 2472-3A as 'restored to open Green Belt' shall remain in use as agricultural land and shall not be used for any other purpose, including use as domestic gardens.

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The two dwellings hereby approved shall not be occupied before the buildings shown to be removed in this application are demolished and the land made good. Similarly all outside storage, including containers, shall be removed from the site and the land made good before the dwellings hereby approved are occupied.

Report Item No: 2

APPLICATION No:	EPF/0165/12
SITE ADDRESS:	Ashlyns Organic Farm Shop Epping Road North Weald Epping Essex CM16 6RZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Change of use from agricultural site to mixed usage of agricultural land and farm and wildlife park including fishing lake, play barn and farm trail.
DECISION:	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=534666

Members deferred this item to allow a site visit to take place.

Report Item No: 3

APPLICATION No:	EPF/0208/12
SITE ADDRESS:	Searles Hall Farm Mount Road Theydon Garnon Essex CM16 7PH
PARISH:	Theydon Garnon
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Change of use to residential of a Listed barn at Searles Hall Farm.
DECISION:	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=534790

Members deferred this item to allow a site visit to take place.

Report Item No: 4

APPLICATION No:	EPF/0210/12
SITE ADDRESS:	Searles Hall Farm Mount Road Theydon Garnon Essex CM16 7PH
PARISH:	Theydon Garnon
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the change of use to residential of a Listed barn at Searles Hall Farm.
DECISION:	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=534808

Members deferred this item to allow a site visit to take place.

Report Item No: 5

APPLICATION No:	EPF/0250/12
SITE ADDRESS:	Blunts Farm Buildings Coopersale Lane Theydon Bois Essex CM16 7NT
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	The demolition of existing buildings comprising a dwelling house and agricultural / commercial buildings and the partial demolition of other agricultural / commercial buildings, removal of areas of hard standing and the erection of 4 dwelling houses, access works, associated landscaping, drainage, infrastructure and ancillary developments (Revised application to EPF/1577/11)
DECISION:	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=534901

REASONS FOR REFUSAL

- 1 The proposed development is inappropriate within the Metropolitan Green Belt and no very special circumstances exist sufficient to outweigh the harm that would result contrary to policy GB2A of the Adopted Local Plan and Alterations and the policies of the National Planning Policy Framework.
- 2 Due to the height and design of the development and its position on open rising land, the proposed dwellings will be visually prominent and intrusive within the rural landscape and harmful to the rural character and openness of the area, contrary to GB7A, CP2 and LL2 of the Adopted Local Plan and Alterations.
- 3 The proposed development is poorly located with regard to access by pedestrians and cyclists or by public transport and is relatively remote from services and employment opportunities. As such, the proposal is not considered to be sustainable development and is contrary to policies CP1, CP3, ST1 and ST2 and the principles of the National Planning Policy Framework.

Report Item No: 6

APPLICATION No:	EPF/0375/12
SITE ADDRESS:	Rothwell 28A Piercing Hill Theydon Bois Epping Essex CM16 7JW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolish side conservatory and replace with two storey extension, demolish kitchen and utility shed and replace with single storey extension. (Revised application)
DECISION:	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=535423

The Case Officer reported that the Parish Council had raised no objection.

Members deferred this item to enable a site visit to take place.

Report Item No: 7

APPLICATION No:	EPF/0692/12
SITE ADDRESS:	10 Coopersale Street Epping Essex CM16 7QJ
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Alterations and part conversion of existing detached garage to provide ancillary habitable accommodation.
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=536583

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 proposed window openings in the north west flank elevation facing "Yeoman's" shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the elevated floor of the gym/office and shall be permanently retained in that condition.
- 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, Class E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The proposed velux windows shall be "conservation" style unless otherwise agreed by the Local Planning Authority.
- 5 The building as altered shall be used only for purposes ancillary or incidental to the main use of the dwelling known as No. 10 Coopersale Street.
- 6 All material excavated from the site shall be removed from the site prior to first use of the altered building.

Report Item No: 8

APPLICATION No:	EPF/0695/12
SITE ADDRESS:	Cloverleaf Farm Pig Meadow King Street High Ongar Essex CM5 9QZ
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Variation of condition 10 'On-site dispersal of excavated materials' of planning permission EPF/2603/11. (Construction of nine fish ponds and extension of existing building.)
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=536619

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of the originally approved scheme on 07/03/12.
- 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 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 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 Within three months of the substantial completion of the extension hereby approved the three steel storage containers shall be removed from the site and the site shall remain clear of outdoor storage facilities. No outdoor storage facilities shall be erected on the site without the written approval of the Local Planning Authority.

- 6 No development shall take place on site until a scheme for the provision of and management of compensatory habitat creation, by the locating of three bird boxes within the site, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as approved.
- 7 Prior to commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority for an upgrade of the bellmouth access into the site to include minimum kerb radii of 8m, no unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary. The approved details shall be implemented within three months of the completion of the development hereby approved.
- 8 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 9 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety and shall be retained at all times.
- 10 No development shall take place until a detailed scheme for the on-site dispersal of excavated material from the construction of the ponds has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.
- 11 The building hereby approved shall only be used for purposes ancillary or incidental to the use of the wider site for fish production and for the storage and assembly of aquatic filtration systems and shall not be sold or let for any separate business or storage use.
- 12 No retailing shall take place from the site at any time without the prior written approval of the Local Planning Authority.
- 13 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.

Report Item No: 9

APPLICATION No:	EPF/0832/12
SITE ADDRESS:	14 Harrison Drive North Weald Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of a single dwelling adjacent to 14 Harrison Drive.
DECISION:	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=537157

Members deferred this item to enable a site visit to take place.

Report Item No: 10

APPLICATION No:	EPF/0836/12
SITE ADDRESS:	Forest Gate Bell Common Epping Essex CM16 4DZ
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Conversion and extension of existing function room and outbuildings into a restaurant area including basement and front extension and increase parking area. (Revised application)
DECISION:	Withdrawn from Agenda

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=537176

Report Item No: 11

APPLICATION No:	EPF/0843/12
SITE ADDRESS:	Electron House 17A Hemnall Street Epping Essex CM16 4LS
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extensions, alterations and change of use of commercial premises to four flats, including ancillary works. (Revised application)
DECISION:	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=537203

REASON FOR REFUSAL

- 1 The creation of 4 flats within this restricted site with inadequate parking, refuse and amenity space amounts to overdevelopment of the site, resulting in poor living conditions and potential for additional on street parking in an already congested area, to the detriment of the quality of the urban environment, contrary to the intentions of policies CP7, DBE8 and ST6 of the adopted Local Plan and Alterations.

Report Item No: 12

APPLICATION No:	EPF/0905/12
SITE ADDRESS:	Darlingtons Coppice Row Theydon Bois Essex CM16 7ES
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Minor material amendment to approved plans referred to in condition 2 of planning permission EPF/1423/11. (Demolition of existing garage and construction of two storey block to provide seven, two bed and one, one bed apartment(s) with ground floor patios area and first floor balconies. Associated works involve closure of existing vehicular access, formation of new vehicular access with sliding electronic gates and new pedestrian access. Provision of 13 car parking spaces, turning area, drying area, bin store, bike store, communal open space and landscaping)
DECISION:	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=537407

REASON FOR REFUSAL

- 1 The proposed increase in height over the approved scheme and creation of a three storey block with high gables and inappropriate false chimney features, fronting The Green, results in an overly prominent development out of scale and keeping with the surrounding residential area and harmful to the character and visual amenity of the locality, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations.

Report Item No: 13

APPLICATION No:	EPF/0982/12
SITE ADDRESS:	Grass Verge on East side of Slade End 9m from Junction with Station Approach Theydon Bois Epping Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Prior approval determination for a telecommunications installation comprising the erection of a 12.5m high wood effect monopole with antennae, to be used by both O2 and Vodafone, together with a ground level cabinet.
DECISION:	Prior Approval Required and Refused

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=537705

Members considered that the proposed pole would be visually prominent in this busy central location and that the application has failed to justify a need to locate in this position.