

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1549/13
<b>SITE ADDRESS:</b>	Former Allotments Coopers Hill Chipping Ongar Essex CM5 9EE
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to car wash and valeting facility (Sui Generis). Provision of car wash building and office building, new surfacing and waiting area. New gates, upgraded access and retention of existing access and landscaping.
<b>DECISION:</b>	Refused 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=552013](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552013)

**REASON FOR REFUSAL**

- 1 The proposed development is within the Green Belt where development is inappropriate and by definition harmful, the proposed car wash facility and structures are contrary to the aims and objectives of policy GB2A of the Adopted Local Plan and Alterations and the objectives of the NPPF.
- 2 The proposed development is located within the functional flood plain in flood zone 3. The proposed development would be at high risk of flooding and would increase flood risk elsewhere due to a reduction in on site drainage and flood water storage, therefore the proposals are contrary to policy U2A of the Adopted Local Plan and Alterations and the objectives of the NPPF.
- 3 The proposal would create a substandard access on a stretch of highway where the main purpose is carrying of traffic between centres (it is a main distributor highway). Vehicles using the access would introduce a further point of traffic conflict to the detriment of highway safety contrary to policies ST2 and ST4 of the Adopted Local Plan and Alterations and the objectives of the NPPF.
- 4 The access proposed is too close to the adjacent access, which serves an existing car wash and café. The proposed access would appear as a singular wide access, resulting in confusion and conflict between vehicles . Furthermore the access does not allow sufficient room for a vehicle to approach the carriageway at right angles, leading to oblique manoeuvres which will cause confusion and delay on Coopers Hill, creating a hazard to the detriment of highway safety and contrary to policies ST2 and ST4 of the Adopted Local Plan and Alterations and the objectives of the NPPF.

- 5 The proposals fail to demonstrate that the development proposed can take place without harm to protected trees onsite. Therefore the proposals are unacceptable in principle and contrary to policy LL10 of the Adopted Local Plan and Alterations and the objectives of the NPPF.
- 6 The proposed development would result in a use and structures that would appear incongruous and visually intrusive in the street scene to the detriment of the character of the area and contrary to policies CP2, DBE1 and DBE4 of the Adopted Local Plan and Alterations and the objectives of the NPPF.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1613/13
<b>SITE ADDRESS:</b>	19B Forest Drive Theydon Bois Epping Essex CM16 7EX
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	(i) Retention of new shopfront and entrance doors. (ii) Retention of raised external paving for disabled access and outside customer seating area.
<b>DECISION:</b>	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=552330](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552330)

**CONDITIONS**

- 1 Details of the types and colours of the external finishes for the low level wall and railings shall be submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the works for the wall and railings. The wall and railings shall be implemented in accordance with such approved details.
- 2 The folding doors of the shopfront hereby approved shall not be open outside of the hours of 08.00 and 21.00 hours.
- 3 Outside the hours of 08.00 and 23.00 no food and drink shall be served and no tables and chairs shall be placed within the raised paving area hereby approved.
- 4 No amplified music shall be played at the site when the folding doors hereby approved are open.

**Report Item No:3**

<b>APPLICATION No:</b>	EPF/1949/13
<b>SITE ADDRESS:</b>	MSK Stores Ltd The White House Market Place Abridge Essex RM4 1UA
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for retention of new side entrance to shop, including steps and ramped access.
<b>DECISION:</b>	Granted 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=554113](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=554113)

**CONDITIONS**

NONE

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/1953/13
<b>SITE ADDRESS:</b>	1 Tuttleby Cottages Manor Road Lambourne End Romford Essex RM4 1NA
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed single storey side extension and conservatory to rear.
<b>DECISION:</b>	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=554152](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=554152)

**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 render and roof tile to be used for the external finishes of the proposed extension and conservatory, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The existing hedge on the east boundary, positioned alongside the proposed side extension, shall be retained (or treated and replanted as necessary after works are completed), and shall be subsequently retained on a permanent basis.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2099/13
<b>SITE ADDRESS:</b>	Brook Cottage Mutton Row Stanford Rivers Ongar Essex
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Part one and part two storey rear extension, and provision of an enlarged porch at the side. (Revised application to EPF/0223/13)
<b>DECISION:</b>	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=554854](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=554854)

**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 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.
- 4 Access to the site shall only be via the existing bridge to the south of the site. Details of any additional access point for any vehicles, whether temporary or permanent, shall be submitted to and approved by the Local Planning Authority prior to being installed or used.