

Report Item No: 1

APPLICATION No:	EPF/1458/06
SITE ADDRESS:	Land between 42 and 44 Ongar Road Lambourne Romford Essex
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Retention of change of use of land from agriculture to garden, erection of two timber outbuildings and erection of new gates to front.
DECISION:	REFUSED

REASON FOR REFUSAL

- 1 The extension of the residential curtilage is excessive in size, detracting from the open character of the Green Belt and thus contrary to policy GB4 of the adopted Local Plan.

Report Item no. 2

APPLICATION No:	EPF/1792/06
SITE ADDRESS:	1 & 2 Brook Road Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of existing two detached houses and erection of a terrace of 7 no. 2/3 bedroom homes. (Revised application)
DECISION:	GRANT

The committee's attention was drawn to five additional letters of objection from nos. 47, 53, 64, 72 & 74 Allnutts Road, Epping.

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 The development must not commence until the trees indicated as being retained on the approved plan are protected in accordance with the Arboricultural Method Statement of August 2006 prepared by Tim Moya Associates. The trees shall be so protected in accordance with the agreed statement throughout the period of development and any work under the canopies shall only be carried out under the supervision of an appropriately qualified arboriculturist who shall liaise with the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.
- 5 The development, including site clearance, 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.

- 6 Prior to the commencement of the development details of the proposed surface materials for the parking area and access ways shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 The 'traffic calming' illustrated on drawing BRD/06/047/tc1 shall be implemented prior to the first occupation of the dwellings hereby approved.
- 9 The existing access from Brook Road shall be permanently closed in a manner and at a time to be agreed by the Local Planning Authority prior to first occupation of the dwellings hereby approved.
- 10 Prior to the commencement of development details of screen walls, fences or such similar structures including a permanent barrier to the railway line 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.
- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works 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.
- 12 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 Holidays unless otherwise agreed in writing by the Local Planning Authority.