

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 17 October 2007

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 pm - 10.20 pm

Members Present: M Colling (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, G Pritchard, B Rolfe, Mrs P K Rush, D Stallan, C Whitbread and J M Whitehouse

Other Councillors: J Knapman

Apologies: A Green, Mrs H Harding, D Kelly, R Morgan and Mrs J H Whitehouse

Officers Present: A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and G Woodhall (Democratic Services Officer)

37. 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.

38. 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.

39. MINUTES

RESOLVED:

That the minutes of the meeting held on 19 September 2007 be taken as read and signed by the Chairman as a correct record.

40. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1629/07 16 Crows Road, Epping, Essex CM16 5DE

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following item of the agenda by virtue of being a neighbour to the site in question. The Councillor had determined that her interest was prejudicial and that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/1641/07 Rockhills Field, Willingale Road, Willingale, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1641/07 Rockhills Field, Willingale Road, Willingale, Ongar

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1807/07 28 Woodland Way, Theydon Bois, Epping CM16 7DZ

(d) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2036/07 1 Greensted Green, Greensted, Ongar, CM5 9LG

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1555/07 Coniston Court, Bower Hill, Epping CM16 7BH
- EPF/1629/07 16 Crows Road, Epping, CM16 5DE
- EPF/1947/07 8 Beaconsfield Avenue, Epping CM16 5AU

(g) Pursuant to the Council's Code of Member Conduct, Councillor D Jacobs declared a personal and prejudicial interest in the following item of the agenda. He indicated that the interest derived from a visit he had made to the application site at which he had expressed views which had fettered his discretion in considering this application. He said that he would be leaving the meeting after exercising his right to address the sub-committee under paragraph 12 (a) (i) of the Code of Conduct on the same basis as a member of the public and before any further debate and voting took place:

- EPF/2036/07 1 Greensted Green, Greensted, Ongar, CM5 9LG

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

of knowing the applicant. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1629/07 16 Crows Road, Epping CM16 5DE

41. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

42. DIVERSION OF PUBLIC FOOTPATH 76 NORTH WEALD BASSETT

The Principal Planning Officer presented a report to the Sub-Committee regarding diversion of public footpath 76 North Weald Bassett.

Planning permission was granted on appeal, in 2004, for the creation of fishing lakes on land at Thornwood Camp, Carpenters Arms Lane, however one of the lakes obstructed the recognised “definitive” line of Public Footpath 76. A developer wished to implement the planning consent but was unable to because of the impact on the definitive footpath.

The lake did not impact on the actual line of any current footpath. The definitive line as defined by Essex County Council did not appear to have ever been the actual position of any footpath. The line appeared to have passed through buildings when the site was a military camp. Essex County Council had been planning a review of their footpath map but had advised the District Council that this was unlikely to have been completed for several more years.

The footpath, as it currently existed through this section of land, was close to the route which appeared to have existed in the 1920s and was established and enhanced by Epping Forest Countrycare in 1999. The path was well delineated and marked and provided a logical route.

The intention was that the line of the “definitive” footpath was diverted to follow the actual footpath, therefore there was to be no actual change to the path on the ground. This order related only to the area of land within the planning application site, two short additional areas of footpath were also required to join up with the definitive line until such time as the County Council reviewed their maps.

The recommendation was that the diversion order was made.

RESOLVED:

(1) That the Sub Committee determines to authorise the Director of Corporate Support Services to make and seal a footpath diversion order under Section 257 of the Town and Country Planning Act 1990 (as amended)(“the Act”) in respect of Footpath 76 North Weald Bassett, as shown on the attached plan.

(2) That the Director of Corporate Support Services be authorised to confirm the order in accordance with the Act, subject to no objection being made within the statutory consultation period.

(3) That should the order be objected to during the statutory consultation period that it be referred to the Secretary of State for confirmation in accordance with the Act.

(4) That the developer be required to pay the Councils administrative and legal costs incurred in the preparation, making and confirmation of the order, the carrying out of the statutory processes required under the Act, including all costs incurred if the order is referred to the Secretary of State for confirmation and that a deposit be paid, in an amount to be determined by the Director of Corporate Support Services, before the order is made.

43. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 16 be determined as set out in the schedule attached to these minutes.

44. 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

Report Item No: 1

APPLICATION No:	EPF/1555/07
SITE ADDRESS:	Coniston Court Bower Hill Epping Essex CM16 7BH
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	TPO 10/76; Oak: crown lift to 5m; selected crown thin as specified.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days' notice of such works.
- 2 The crown thinning authorised by this consent shall consist only of the removal of the following minor branches :
 1. 2 x 150mm diameter lateral boughs from main stem at 8m.
 2. 1 x 80mm diameter pendulous bough and 1 closely growing 70mm diameter branch on large lateral on south eastern section of crown.
 3. 2 x 80mm diameter branches on stem at approximately 10m on flat block side.
 4. 1 x 120mm diameter branch growing from lateral bough growing over road at 13m.
 It shall result in no reduction of height or spread of the crown.
- 3 The crown lifting authorised by this consent shall extend only to the whole or partial removal of branches necessary to give 5 metres clearance above ground level, where branch diameter does not exceed 100mm and to give statutory clearance to public highways.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

Report Item No: 2

APPLICATION No:	EPF/1629/07
SITE ADDRESS:	16 Crows Road Epping Essex CM16 5DE
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey rear extension including linked garage conversion.
DECISION:	Granted Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the flank elevation overlooking number 18 Crows Road shall be fitted with obscured glass and have fixed frames up to a height of 1.7m, and shall be permanently retained in that condition.

Report Item No: 3

APPLICATION No:	EPF/1947/07
SITE ADDRESS:	8 Beaconsfield Avenue Epping Essex CM16 5AU
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey side extension, single storey rear extension and new roof to porch.
DECISION:	Granted Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 4

APPLICATION No:	EPF/1905/07
SITE ADDRESS:	Oak Lodge New Farm Drive Abridge RM4 1BT
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Granted Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 5

APPLICATION No:	EPF/1937/07
SITE ADDRESS:	Bracken House Church Lane Abridge Lambourne Essex RM4 1AH
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Two storey and single storey rear extensions. (Revised application)
DECISION:	Granted Permission (With Conditions)

The Committee were persuaded to grant permission because it was considered that the extension would not be harmful to the openness of the Green Belt.

The Committee's attention was drawn to a representation from the Parish Council who stated No Objection.

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/2036/07
SITE ADDRESS:	1 Greensted Green Greensted Ongar Essex CM5 9LG
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Demolition of existing single storey rear extension and porch and erection of a two storey side and single storey front extensions.
DECISION:	Granted Permission (With Conditions)

The Committee were persuaded to grant permission because it was considered that the extension would not be harmful to the openness of the Green Belt.

The Committee's attention was drawn to a representation from the Parish Council who stated No Comment.

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 extension, shall match those of the existing building.

Report Item No: 7

APPLICATION No:	EPF/1152/07
SITE ADDRESS:	Land at Builders Yard The Street Sheering Harlow Essex CM22 7LY
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Change of use to car sales.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 Notwithstanding the provisions of Regulation 6 of the Town & Country Planning (Control of Advertisements) Regulations 1992 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting those Regulations), no signs, advertisements or bunting shall be displayed on the premises without the previous consent in writing of the Local Planning Authority.

- 2 No vehicle or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent or pressure wash effluent can be discharged to the surface water system.

All sewage and trade effluent, excluding clean roof water, must be discharged to the foul sewer, if available, subject to the approval of Thames Water Utilities or its sewerage agent.

Within 3 months of the date of the grant of consent hereby permitted a written scheme detailing an acceptable provision for polluted water drainage for the site must be submitted to the Local Planning Authority for agreement in writing. The scheme shall be implemented in accordance with the approved details within 2 months of the agreement of the scheme and permanently retained as such.

- 3 Within 3 months of the date of the consent hereby permitted details for the drainage of an acceptable scheme for foul water shall be submitted to the Local Planning Authority for agreement in writing. The scheme shall be implemented in accordance with the approved details within 2 months of the agreement of the scheme and permanently retained as such.

- 4 The use hereby permitted shall not be open to customers outside the following times:

09:00 - 18:00 hours Monday to Friday
09:00 - 17:00 hours Saturdays
11:00 - 14:00 hours Sundays and Public/Bank Holidays
- 5 No deliveries shall be taken at or dispatched from the site outside the following times:

08:00 - 18:30 hours Monday to Friday
08:00 - 17:30 hours Saturdays
- 6 No external lighting shall be put in place on the site without the express consent in writing of the Local Planning Authority.
- 7 Within 3 months of the date of the grant of the consent hereby given, a written scheme detailing an acceptable provision for the storage of refuse at the site must be submitted to the Local Planning Authority for agreement. The scheme shall be implemented in accordance with the approved details within 2 months of the agreement of the scheme and permanently retained as such.
- 8 There shall be no vehicular access from the application site outlined in red on the approved plans to the adjoining land south of the site for the purposes of manoeuvring, parking and storing of vehicles.
- 9 Within 3 months of the date of the grant of the consent hereby given a written scheme detailing an acceptable means of enclosure, of a minimum height of no less than 1.2m, for the southern boundary of the application site must be submitted to the Local Planning Authority for agreement in writing. The scheme shall be implemented in accordance with the approved details within 2 months of the agreement of the scheme and permanently retained as such.
- 10 No motor vehicles other than those owned by employees and/or vehicles for sale and/or prospective purchasers shall be parked on the site at any time whatsoever.
- 11 Notwithstanding the present arrangements on the site, within 3 months of the date of the grant of the consent hereby given a written scheme detailing acceptable turning spaces enabling a motor car to enter and leave the highway in a forward gear must be submitted to the Local Planning Authority for agreement. The scheme approved shall be fully implemented and made available for use in accordance with the approved details within 2 months of the agreement of the details and permanently retained as such.
- 12 Notwithstanding the present arrangements on the site, within 3 months of the date of the grant of the consent hereby given a written scheme detailing acceptable parking facilities for cars, powered two wheelers and bicycles shall be submitted to the Local Planning Authority for agreement in writing. The scheme approved shall be implemented and made available for use in accordance with the approved details within 2 months of the agreement of the details and permanently retained as such. The facilities specified shall not be used for any purpose other than the parking of cars, powered two wheelers and bicycles that are used by customers and staff for transport to and from the site.

- 13 The development shall be carried out in accordance with the amended plans received on 12/10/07 unless otherwise agreed in writing with the Local Planning Authority.
- 14 No vehicle repairs or servicing shall take place on this site.

Report Item No: 8

APPLICATION No:	EPF/1721/07
SITE ADDRESS:	Highlands Farm Old Rectory Road Stanford Rivers Ongar Essex CM5
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retention of agricultural barn incorporating a farm office and the creation of an associated access road and hardstanding.
DECISION:	Granted Permission (Subject to Section 106 Agreement)

The Committee were persuaded to grant permission because the use was considered appropriate to and not out of character with the Green Belt.

The Committee's attention was drawn to the fact that the applicant had amended the plans, indicating removal of the Velux roof windows.

CONDITIONS

- 1 The building hereby permitted shall be used for agricultural purposes only in association with agricultural activity on the land known as Highlands Farm. In that respect the first floor of the building shall be used for the purposes of a farm office in association with the agricultural holding and shall at no time be used as habitable residential accommodation.
- 2 Within three months of the date of this notice, the Velux roof windows shall be removed and infilled with matching roof-tiles in accordance with the amended plan received by the Local Planning Authority on 16 October 2007.
- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development of the types falling within Class B of Part 6 of that Order shall be carried out without the prior written approval of the Local Planning Authority.
- 4 No overhead wires, cables or any floodlights or other form of overhead servicing shall be installed without the written approval of the Local Planning Authority.

Also subject to a Section 106 legal agreement to ensure that the building is used as a farm office and for agricultural purposes in relation to the holding and is not at any time to be used for domestic/residential habitation including no overnight stay.

Report Item No: 9

APPLICATION No:	EPF/1252/07
SITE ADDRESS:	Haylands Bournebridge Lane Stapleford Abbots Epping Essex RM4 1LT
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of new chalet style dwelling with detached double garage to front. (Revised application)
DECISION:	Granted Permission (With 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 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 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 Prior to first occupation of the building hereby approved the proposed window openings in first floor flanks shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

- 6 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.

- 7 Prior to the commencement of the development details of the proposed surface materials for the driveway 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.

- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 9 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

- 10 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree 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 its written consent to any variation.

- 11 The development shall be carried out in accordance with the amended plans received on 13/09/07 unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/1553/07
SITE ADDRESS:	Land to rear of 'The Trail' Poplar Row Theydon Bois Epping Essex CM16 7NB
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	New residential unit adjoining existing barn. (Revised application)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed new dwelling, by reason of its size and siting, would represent a cramped overdevelopment of the site, out of keeping with the street-scene and detrimental to the setting of 'The Trail', a Grade II Listed Building. This is contrary to policies CP7, DBE1, DBE2 and HC12 of the Adopted Local Plan and Alterations.
- 2 The proposal would give rise to serious and adverse levels of overlooking of the private rear garden area of No. 2 Green Glade, to the detriment of the amenities and privacy enjoyed by that property. This is contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 11

APPLICATION No:	EPF/1554/07
SITE ADDRESS:	Land to rear of 'The Trail' Poplar Row Theydon Bois Epping Essex CM16 7NB
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a new residential unit adjoining existing barn. (Revised application)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposal would result in a cramped overdevelopment of the curtilage of this Grade II Listed Building that would detract from its historic and architectural character and appearance, contrary to policy HC10 of the Adopted Local Plan and Alterations.

Report Item No: 12

APPLICATION No:	EPF/1587/07
SITE ADDRESS:	The Coach House Little Gregories Lane Theydon Bois Epping Essex CM16 7JP
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed office and rest room facilities in lieu of existing stable block.
DECISION:	Granted Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The building hereby permitted shall only be used for purposes ancillary to the existing stable complex at The Coach House and shall not, at any time, be used as residential accommodation.

Report Item No: 13

APPLICATION No:	EPF/1671/07
SITE ADDRESS:	64 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Reserved matters application for a proposed dwelling.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed dwelling, by reason of its size, massing and bulk, would be out of scale with the surrounding street-scene and would represent an unduly bulky and overbearing feature that would give rise to a cramped appearance detrimental to visual amenities, contrary to policies DBE1, DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 14

APPLICATION No:	EPF/1807/07
SITE ADDRESS:	28 Woodland Way Theydon Bois Epping Essex CM16 7DZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Single/double storey rear extension and loft conversion.
DECISION:	Granted Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 15

APPLICATION No:	EPF/1954/07
SITE ADDRESS:	Bowlands Meadow Theydon Road Epping Essex CM16 4EE
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of boundary wall.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 Within 3 months of the grant of this permission the wooden boarding hereby approved shall be erected and stained a dark colour and thereafter maintained as such so that the brickwork of the wall between the piers is not visible from Theydon Road.
- 2 Prior to the commencement of the works hereby approved the colour of the materials to be installed shall be agreed by the Local Planning Authority in writing and thereafter maintained to the agreed scheme.
- 3 Within three months of the date of this notice, details of landscaping of the site showing planning in relation to the boundary wall hereby approved shall be submitted in writing for approval by the Local Planning Authority, and shall be carried out within three months of approval and be permanently retained as approved thereafter.

Report Item No: 16

APPLICATION No:	EPF/1641/07
SITE ADDRESS:	Rockhills Field Willingale Road Willingale Ongar Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Erection of polytunnel, shade frame, sales office and associated works including the formation of a new access, in respect of a horticultural operation. (Revised application)
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to letters of representation from Hatchers – Norton Heath, Hodkins Farm – Norton Heath Road and Lower Brook – Norton Heath Road.

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 Notwithstanding the details otherwise hereby approved 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) for the whole site have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no fences, walls or other means of enclosure shall be erected on or within the site without the express written consent of the Local Planning Authority.
- 4 Prior to the commencement of the development hereby permitted, details of provision for drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage shall be fully implemented and retained while the site is in use.
- 5 The use hereby permitted shall not be operational outside the following times:

07:30 - 18:00 hours Monday to Friday
- 6 Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation, hours of use and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its prior consent in writing.
- 7 Prior to commencement of the development visibility splays with dimensions of 4.5m by 120m as measured from and along the nearside edge of the carriageway shall be provided on both sides of the access. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height.
- 8 Prior to commencement of the development hereby permitted a turning space of a design to be agreed in writing by the Local Planning Authority enabling a motor vehicle to enter and leave the highway in a forward gear shall be constructed, surfaced and made available for use and be permanently retained for this sole purpose.
- 9 No unbound material shall be used in the surface finish of the driveway within 12m of the highway boundary of the site.
- 10 The vehicle access shall be constructed at right angles to the existing carriageway and details of the design shall be agreed in writing with the Local Planning Authority prior to the commencement of the works.
- 11 Immediately the new access is used the existing access shall be permanently closed in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 12 Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

- 13 Notwithstanding the details otherwise hereby approved a scheme specifying the parking arrangements for the site shall be submitted to and approved in writing prior to the commencement of the development. The parking area shall be fully implemented and not used for any other purpose without the express written consent of the Local Planning Authority.
- 14 The proposed development shall be used solely for the sale of plants grown on the site and not for the storage of plants or the sale of plants not grown on the site.
- 15 The timber office shall only be used in conjunction with the activities taking place on the holding on the site known as Rockhills Field and shall not at any time be used for domestic residential accommodation.

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