

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 7 February 2018  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.52 pm  
High Street, Epping

**Members Present:** S Jones (Chairman), P Keska (Vice-Chairman), N Avey, N Bedford, A Boyce, H Brady, A Grigg, M McEwen, J Philip, B Rolfe, D Stallan, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** W Breare-Hall, R Morgan, P Stalker and B Surtees

**Officers Present:** J Shingler (Principal Planning Officer), V Messenger (Democratic Services Officer) and G J Woodhall (Senior Democratic Services Officer)

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### **55. 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.

### **56. 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.

### **57. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 10 January 2018 be taken as read and signed by the Chairman as a correct record.

### **58. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3284/17 – 9 Church Hill, Epping CM16 4RA

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2771/17 – 21 Princes Close, North Weald, Epping CM16 6EN

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant and objectors being known to him. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/3284/17 – 9 Church Hill, Epping CM16 4RA

(d) Pursuant to the Council's Code of Member Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant and objectors being known to her. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/3284/17 – 9 Church Hill, Epping CM16 4RA

(e) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a non-pecuniary interest in the following item of the agenda, by virtue of him being acquainted with the applicant. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/3124/17 – 2 Theydon Place, Epping CM16 4NH

(f) Pursuant to the Council's Code of Member Conduct, Councillor B Rolfe declared a non-pecuniary interest in the following item of the agenda, by virtue of all the public speakers being known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2666/17 – Land to the rear of 40 - 62 Hoe Lane, Abridge RM4 1AU

(g) Pursuant to the Council's Code of Member Conduct, Councillor J H Whitehouse declared a personal interest in the following item of the agenda. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/3124/17 – 2 Theydon Place, Epping CM16 4NH

## **59. ANY OTHER BUSINESS**

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

## **60. DEVELOPMENT CONTROL**

### **RESOLVED:**

That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

**CHAIRMAN**

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## Report Item No: 1

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2363/17   |
| <b>SITE ADDRESS:</b>            | Rozel<br>Loughton Lane<br>Theydon Bois<br>Essex<br>CM16 7JY         |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of existing bungalow. Construction of two new dwellings. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)                                  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=599154](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599154)

## 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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1843/01, 10G, 11F, 13D, Design and Access Statement, Aboricultural Implications Assessment, MP/ROZ/01B.
- 3 Prior to first occupation of the development hereby approved, all the proposed window opening(s) in the upper floor levels of the eastern flank elevation facing Branscombe shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B, E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 8 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 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. The areas of soft landscaping shall be retained and maintained in accordance with the approved details. If any tree, or 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.
- 9 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.
- 10 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 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.
- 11 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 12 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, in accordance with the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations.
- 13 Prior to the first occupation of the development a 2m wide parallel band visibility splay, as measured from and along the nearside edge of the carriageway, across the entire site frontage shall be implemented. There shall be no obstruction above a height of 600mm within this splay and it shall be maintained as such in perpetuity.
- 14 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 16 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.
- 17 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.

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2666/17   |
| <b>SITE ADDRESS:</b>            | Land to rear of 40 -62 Hoe Lane<br>Abridge<br>Essex<br>RM4 1AU  |
| <b>PARISH:</b>                  | Lambourne   |
| <b>WARD:</b>                    | Lambourne   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed new vehicular/highway access from Hoe Lane to the existing dwelling (ref. PN/EPF/3000/14) (Revised application to EPF/1706/17) |
| <b>DECISION:</b>                | Deferred  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=600615](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=600615)

This application was deferred for a site visit



**Report Item No: 3**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2771/17   |
| <b>SITE ADDRESS:</b>            | 21 Princes Close<br>North Weald<br>Epping<br>Essex<br>CM16 6EN  |
| <b>PARISH:</b>                  | North Weald Bassett   |
| <b>WARD:</b>                    | North Weald Bassett   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of a detached 1.5 storey two bedroomed dwelling with associated car parking and new access onto High Road (alternative to previously approved bungalow EPF/1440/15). |
| <b>DECISION:</b>                | Refuse Permission   |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=601116](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601116)

**REASONS FOR REFUSAL**

- 1 The proposed dwelling, due to its excessive height and proximity to neighbouring properties will have an excessively adverse impact on the amenity of the occupants of 19-22 Cunningham Rise and 22 Princes Close contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

**Report Item No: 4**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3007/17   |
| <b>SITE ADDRESS:</b>            | Oxford Lodge<br>Tysea Hill<br>Stapleford Abbotts<br>Romford<br>Essex<br>RM4 1JP |
| <b>PARISH:</b>                  | Stapleford Abbotts  |
| <b>WARD:</b>                    | Passingford   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Detached garage block and store.  |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602074](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602074)

**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 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.
- 3 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or 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.
- 4 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Andrew Day Arboricultural Consultancy Ltd dated 24th January 2018.

**Report Item No: 5**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3025/17   |
| <b>SITE ADDRESS:</b>            | 43 Woodland Way<br>Theydon Bois<br>Essex<br>CM16 7DY  |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Ground floor rear extension, ground and first floor side extension, loft conversion inclusive of rear dormer. Front porch and garage extension as previously consented in 2012. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602122](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602122)

**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 details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 3 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 4 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.
- 5 Prior to first occupation of the development hereby approved, the proposed first floor window opening in the flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 6 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.

**Report Item No: 6**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3135/17   |
| <b>SITE ADDRESS:</b>            | 7 Centre Avenue<br>Epping<br>Essex<br>CM16 4JU  |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Hemnall  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed part single and part double storey side extension, single storey rear extension, loft conversion and a porch extension with associated internal alterations. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602560](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602560)

**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 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.

**Report Item No: 7**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/3216/17  |
| <b>SITE ADDRESS:</b>            | Esperanza Nurseries<br>Stapleford Road<br>Stapleford Abbots<br>Essex<br>RM4 1EJ  |
| <b>PARISH:</b>                  | Stapleford Abbots  |
| <b>WARD:</b>                    | Passingford  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Outline application to demolish office, boiler house and two glasshouses, erect five dwelling houses, lay out access drive and turning head, amenity and parking areas, form meadow/paddock and alter vehicular access onto Stapleford Road. |
| <b>DECISION:</b>                | Refuse Permission  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602839](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602839)

**REASON FOR REFUSAL**

- 1 The proposed layout results in a cramped form of development out of keeping with the character of the surrounding area and harmful to the Green Belt contrary to policies CP3 and CP7 of the Adopted Local Plan and Policies DM4 and DM9 of the Submission Version Local Plan 2017.

**Report Item No: 8**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/3124/17  |
| <b>SITE ADDRESS:</b>            | 2 Theydon Place<br>Epping<br>Essex<br>CM16 4NH   |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Loft conversion including raising the height of the dwelling and erection of new roof with first floor front and rear windows. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)   |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602497](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602497)

**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 and/or those detailed in section 11 of the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed rooflights in the north and south flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 9**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3219/17   |
| <b>SITE ADDRESS:</b>            | 1 Theydon Place<br>Epping<br>Essex<br>CM16 4NH  |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Hemnall  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Loft conversion including raising the height of the dwelling and single storey extension to sides and rear. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602842](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602842)

**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 Prior to first occupation of the development hereby approved, the proposed rooflights in the southern flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 10**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/3259/17  |
| <b>SITE ADDRESS:</b>            | 121 Theydon Grove<br>Epping<br>Essex<br>CM16 4QB       |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed single storey side extension and garden wall. |
| <b>DECISION:</b>                | Refuse Permission                                      |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=602975](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602975)

**REASON FOR REFUSAL**

- 1 The proposed garden wall, due to its height and position would be an unsympathetic change, visually intrusive and harmful to the character of the street scene and the wider estate such that it would undermine the quality of the area contrary to policies CP7 and DBE1 of the Adopted Local Plan and Alterations and Policy DM9 of the Local Plan Submission Version 2017.



**Report Item No: 11**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3284/17   |
| <b>SITE ADDRESS:</b>            | 9 Church Hill<br>Epping<br>Essex<br>CM16 4RA  |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Lindsey and Thornwood Common   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed works and extension to Dane Lodge to create 2 no. 2 bedroomed apartments and a semi-detached mews cottage along with a detached 3 bedroomed dwelling, all with associated car parking and amenity space. |
| <b>DECISION:</b>                | Deferred  |

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=603055](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=603055)

This application was deferred for a site visit.

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