

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0428/16
<b>SITE ADDRESS:</b>	16 Kendal Avenue Epping Essex CM16 4PN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/45/91 T6, T7, T8 3x Cypress: Fell and replace with agreed replacement species. T5 Indian Bean Tree: Raise crown by 1.5 m. T9 Oak: Thin the crown, as specified.
<b>DECISION:</b>	Split Decision: Grant Permission (with conditions): T7, T8. Lawson's Cypress – Fell. T5 Indian Bean Tree – Crown Lift by 1.5m, as specified. T9 Oak –Crown thin, as specified. Refuse Permission: T6 Lawson's cypress - Fell

**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=582656](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582656)

**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 to T9.Oak authorised by this consent shall consist only of the removal of minor branches under 75mm in diameter at a rate of one branch in 8 to maintain a natural appearance. 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 3.5 metres clearance above ground level.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998:2010 (Tree work - recommendations) (or with any 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.
- 6 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the

date of planting any replacement tree is removed, uprooted or destroyed, 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.

- 7 The works hereby authorised shall be undertaken only within the periods indicated 1st January to 1st March inclusive and 1st July to 1st September inclusive.

## **REASON FOR REFUSAL**

- 1 Although it is recognised that T6 Lawson's cypress is a dominant feature this is not sufficient to justify the loss of its visual and other amenity. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0119/16
<b>SITE ADDRESS:</b>	16 Tower Road Epping Essex CM16 5EL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of 2 bedroom bungalow into 5 bedroom house incorporating single storey rear extension.
<b>DECISION:</b>	Referred to District Development Management Committee

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[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=581964](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581964)

Members voted to grant consent but four members stood to exercise the right to refer the matter to the District Development Management Committee.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0255/16
<b>SITE ADDRESS:</b>	9 Glebe Road Ongar Essex CM5 9HW
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extensions incorporating new internal garage. Single storey front and rear extensions.
<b>DECISION:</b>	Deferred for a site visit

**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=582293](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582293)

Members decided to defer making a decision on this application in order for a site visit to take place.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0531/16
<b>SITE ADDRESS:</b>	5 Highfield Place Epping Essex CM16 4DB
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	(i) Erection of a two storey rear extension (ii) single storey rear extension (iii) loft conversion with 2 rear dormers and 2 rooflights to front (iv) first floor side extension (v) front porch and (vi) in and out access.
<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=582913](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582913)

**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 window openings in the southern 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 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.