

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

**Committee:** Area Planning Sub-Committee **Date:** 18 January 2017  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 10.09 pm  
High Street, Epping

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

**Other Councillors:**

**Apologies:** A Boyce, H Brady and R Morgan

**Officers Present:** J Shingler (Principal Planning Officer), C Isolda (Trainee Planning Officer), J Leither (Democratic Services Officer) and G J Woodhall (Senior Democratic Services Officer)

### **67. 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.

### **68. 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.

### **69. MINUTES**

#### **RESOLVED:**

That the minutes of the meetings held on 7 December and 13 December 2016 be taken as read and signed by the Chairman as a correct record.

### **70. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor B Surtees declared a non-pecuniary interest in the following item of the agenda by virtue his son being a user of the centre. The Councillor had determined that his interest was non pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2357/16 – Zinc Arts, High Street, Ongar.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following item of the agenda by virtue of two of the objectors being customers of his. The Councillor had determined that his interest was non pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3227/15 – Woodside Commercial Site, Woodside, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor S Jones declared a non-pecuniary interest in the following item of the agenda by virtue knowing the Agent and have instructed him on work within the last year. The Councillor had determined that her interest was non pecuniary and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2532/16 – 2 Bell Farm Cottages, High Road, Epping.

**71. ANY OTHER BUSINESS**

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

**72. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/3227/15
<b>SITE ADDRESS:</b>	Woodside Commercial Site Woodside North Weald Essex CM16 6LJ
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Outline Planning Application comprising demolition of Units 1, 1a, 7, 8, 9a, 9b, 13 & disused bunker and erection of 5 new units for B1/B8 uses. Infill buildings B1/B8 Use. (Access, appearance, layout & scale to be determined, landscaping reserved)
<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=581440](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581440)

**CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
  - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
    - (i) landscaping.
    - b) The reserved matters shall be carried out as approved.
    - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 6877 PPP1, 6877 PPP1 Rev: C, 6877 PEP1, 6877 PA Rev: A, 6877 PB, 6877 PC Rev: A, 6877 PD, 6877 PE, 915382
- 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 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.

- 6 Notwithstanding the submitted information, no development, including works of demolition or site clearance, shall take place until a suitable 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.
- 7 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 tool. 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.
- 8 Any tree or vegetation clearance shall be carried out outside the bird breeding season (late February to late August) or an ecologist must undertake a bird breeding survey prior to demolition or clearance. Work may start once the ecologist has submitted a report to the Local Planning Authority confirming that no active nests will be affected by the works.
- 9 The ponds within 250m of the WWII bunker in the southeast corner of the site shall be surveyed for Great crested newts the season before the commencement of the development (mid March to mid June) and a report shall be submitted to and agreed in writing to the Local Planning Authority prior to the commencement of any works. If it is shown that Great crested newts are present then a suitable mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.
- 10 Prior to the commencement of the development a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority outlining the plan for the lighting during and after construction and the development shall be carried out in accordance with the agreed details.
- 11 Prior to the commencement of the development a plan for ecological enhancements regarding bird boxes, bat boxes, and any native planting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the agreed details.
- 12 Any vegetation removed from the site shall be done so in stages under ecological supervision to decrease the favourability of the habitat for reptiles.

- 13 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 14 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 15 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 17 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 18 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.
- 19 The radius curbing proposed, to the exit from the site, shall be implemented prior to the first use of any of the new buildings hereby approved.
- 20 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 an 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. 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.
- 21 The materials and finishes of the buildings hereby approved shall be as set out in the application form unless otherwise agreed in writing by the Local Planning Authority.
- 22 The hours of operation of any B8 (storage and Distribution use) within any of the buildings hereby approved shall be restricted to 0700 hours to 1800 hours Monday to Friday and 0700 hours to 1300 hours on Saturdays only.

23 The existing lorry park use at the site shall cease prior to the first use of any of the buildings hereby approved and no further lorry parking not in connection with any authorised use of any building at the site shall take place within the site thereafter.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2357/16
<b>SITE ADDRESS:</b>	Zinc Arts High Street Ongar Essex CM5 0AD
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of 'overnight stay' block to non-self contained studio flats with use of facilities shared with community arts centre.
<b>DECISION:</b>	Referred to District Development Management Committee

**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=587393](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587393)

**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: 1720/1 - 4 inclusive, 5A, 6 and 7A
- 3 The use hereby permitted shall be limited to a period of seven years from the date of this approval, after which time the use shall cease and the building shall be reverted to its previous use unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to the commencement of the development, notwithstanding any details shown on the approved plans, details of a separate pedestrian access to the building from High Road shall be submitted to and approved by the Local Planning Authority. Such details shall include any works to relocate cycle stores or other structures on the frontage, fencing and gates. The works as agreed shall be fully completed prior to the commencement of the use.
- 5 At least one of the residents communal rooms shown on the approved plans shall be available solely for residents use upon first occupation of the accommodation hereby permitted. The second communal room shall thereafter be provided, along with the external link canopy within 6 months of first occupation, unless otherwise agreed in writing by the Local Planning Authority. Communal facilities shall thereafter be retained in accordance with the approved details for the duration of the use.



- 6 Residents parking bays indicated on drawing 1720/7A shall be marked with resident parking signage prior to first occupation and shall thereafter be maintained as such for the duration of the sue.

Members voted to grant consent subject to the changes to conditions, but subsequently 4 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/2436/16
<b>SITE ADDRESS:</b>	46 St Johns Road Epping Essex CM16 5DP
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension (Revised application to EPF/1599/16).
<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=587697](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587697)

**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 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.
- 3 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.
- 4 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: 4**

<b>APPLICATION No:</b>	EPF/2532/16
<b>SITE ADDRESS:</b>	2 Bell Farm Cottages High Road Epping Essex CM16 4DF
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of outbuilding roof. Increase outbuilding wall height by 300mm. Construct new roof on new external walls with a similar roof pitch. Replace garage door with glazing and install a glazed gable end on the front elevation. Install mezzanine floor in outbuilding with spiral stair access. Install conservation flush rooflights on north east elevation.
<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=587935](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587935)

**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 have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2709/16
<b>SITE ADDRESS:</b>	Norton Field Farm Norton Lane High Ongar Ongar Essex CM4 0LN
<b>PARISH:</b>	High Ongar
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of agricultural land to camping and touring caravan site, erection of toilet and shower block building, construct passing place along existing track and implement landscape planting.
<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=588454](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588454)

**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 number: PDB/16/217/02A and three drawings numbered PDB/16/217/05 comprising Toilet Block Plans and Elevations, Shepherd Hut plans and Elevations (Sleeping) and Shepherds Hut Plans and Elevations (Dining).
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes to the toilet and shower block have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development, details of all measures in the installation of electric points within the site for use by any caravan, hut tent, yurt or other similar facility shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented as approved and no additional electric points or cabling shall thereafter be installed within prior consent from the Local Planning Authority.
- 5 No development shall take place until details of foul drainage to the toilet and shower block, shepherd hut ensuite facilities and touring caravan pitches, including details of related groundworks, have been submitted to and approved in writing by

the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 6 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 7 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 8 No more than 30 pitches, of which no more than 10 shall be for touring caravans, shall be provided within the site without further consent from the Local Planning Authority.
- 9 All caravans, huts, yurts, tents and other accommodation on the site shall only be for holiday accommodation and shall not be used so as to provide permanent accommodation for any occupiers.
- 10 The site shall not be used for the purposes hereby approved at any time between 1st December and 1st March in any years. During this period, no touring caravans shall be permitted to be kept on the site and all huts, tents, yurts or similar structures shall be removed from the site unless otherwise agreed by the Local Planning Authority.
- 11 No additional hardstanding areas not indicated on the plan number PDB/16/217/02A hereby approved shall be constructed on any part of the site without prior consent of the Local Planning Authority.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2716/16
<b>SITE ADDRESS:</b>	21 Beamish Close North Weald Essex CM16 6JN
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Part single storey and part two storey rear extension and front porch
<b>DECISION:</b>	Withdrawn from Agenda

**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=588494](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588494)

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2782/16
<b>SITE ADDRESS:</b>	The Malt Barn Matching Green Matching Harlow Essex CM17 0QE
<b>PARISH:</b>	Matching
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Ground floor rear extension, two storey rear extension and internal alterations.
<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=588724](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588724)

Members voted on the recommendation to refuse planning permission but this was lost. and following discussion members voted to defer the matter for a members site visit and with a request that the Conservation Officer attend the next committee in order to further explain the suggested reason for refusal.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2843/16
<b>SITE ADDRESS:</b>	The Oaks Bassetts Lane Willingale Essex CM5 0GJ
<b>PARISH:</b>	Willingale
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed improvements and extension to existing agricultural building and change of use to residential dwelling along with conversion of existing barn building into non-habitable use for additional utility, garage and storage space and construction of a small link extension between barn building and adjacent proposed house (amended application to previously approved scheme ref: EPF/3015/15).
<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=588813](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588813)

This application was deferred for a members Site Visit and for additional information regarding first floor accommodation which is implied by the drawings.



**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2882/16
<b>SITE ADDRESS:</b>	Land adjacent to Magnolia House Abridge Road Theydon Bois Epping Essex CM16 7NR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of access way to serve existing storage buildings
<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=588995](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588995)

**REASONS FOR REFUSAL**

1. The introduction of a surfaced track across the agricultural land, not in connection with any agricultural use, is inappropriate development in the Green Belt and therefore harmful by definition, in addition the proposal is harmful to the visual amenity and character of the rural area. No very special circumstances exist to outweigh the harm from the development and it is therefore contrary to policies GB2A and LL2 of the adopted Local Plan and Alterations.

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