

committee agenda



District Development Control Committee Monday, 2nd March, 2009

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

Democratic Services Officer: Simon Hill, The Office of the Chief Executive
Tel: 01992 564249 Email: shill@eppingforestdc.gov.uk

Members:

Councillors B Sandler (Chairman), M Colling (Vice-Chairman), K Chana, Mrs A Cooper, R Frankel, Mrs R Gadsby, A Green, Mrs A Haigh, J Hart, J Markham, R Morgan, P Turpin, H Ulkun, J Wyatt and Mrs L Wagland

A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP SPOKESPERSONS OF THE-COMMITTEE, AT 6.30 P.M. IN COMMITTEE ROOM 1 PRIOR TO THE MEETING

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of repeated viewing and copies of the recording could be made available for those that request it.

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 7 - 18)

To confirm the minutes of the last meeting of the Committee held on 2 December 2008 (attached).

4. APOLOGIES FOR ABSENCE

5. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

(Assistant to the Chief Executive) To report the appointment of any substitute members for the meeting.

6. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

7. NORTH WEALD REDOUBT (PART OF FORMER RADIO STATION SITE), NORTH WEALD – REQUEST FOR REPAYMENT OF OUTSTANDING SECTION 106 MONIES (Pages 19 - 22)

(Director of Planning and Economic Development) To consider the attached report.

8. ADVERTISEMENT APPLICATION EPF/2432/08 - INSTALLATION OF SPONSORSHIP INFORMATION SIGNAGE AT 15 LOCATIONS IN THE DISTRICT (Pages 23 - 60)

(Director of Planning and Economic Development) To consider the attached report.

9. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Paragraph Number	Information
Nil	Nil	Nil	

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

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Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 2 December 2008
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: M Colling (Vice-Chairman, in the Chair), A Green, K Chana, R Frankel, Mrs R Gadsby, Mrs A Haigh, J Hart, J Markham, R Morgan, P Turpin, J Wyatt and Mrs L Wagland

Other Councillors: A Boyce and Mrs P Smith

Apologies: B Sandler and Mrs A Cooper

Officers Present: S Solon (Principal Planning Officer), G Courtney (Planning Officer), R Rose (Senior Lawyer) and S G Hill (Senior Democratic Services Officer)

27. 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.

28. APPOINTMENT OF VICE CHAIRMAN FOR THE MEETING

The Committee, in noting the apologies for absence of the Chairman, resolved to appoint a Vice Chairman for the duration of the meeting.

Resolved:

That Councillor A Green be appointed as Vice Chairman of the Committee for the duration of the meeting.

29. MINUTES

Resolved:

That the minutes of the Committee meeting held on 7 October 2008 be taken as read and signed by the Chairman as a correct record.

30. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

It was noted that no substitutes had been appointed for the meeting.

31. DECLARATIONS OF INTEREST

Pursuant to the Councils Code of Member Conduct, All members of the Committee declared a personal interest in agenda items 11 (92 Crooked Mile, Waltham Abbey) and 12 (162 Forest Road, Loughton) by virtue of the applicants being District Councillors. All members of the Committee stayed in the meeting and took part in the debate on those items.

Additionally, Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a pecuniary interest in item 8 (13 Windsor Wood, Waltham Abbey) by virtue of being a member of Area Subcommittee West and indicated that he proposed to leave the meeting for the duration of the that item. Councillor Wyatt also declared a personal interest in relation to items 9 (Unit 1, Highbridge Retail Park) and 10 (1 Cartersfield Road, Waltham Abbey) by virtue of being a a member of Area Subcommittee West who had referred the matter to this Committee. Councillor Wyatt indicated that he had received new reports on these sites and would therefore consider the applications based on those reports and that he therefore proposed to stay in the meeting for the duration and voting on those items.

32. ANY OTHER BUSINESS

It was noted that there was no further business to be transacted at the meeting otherwise than on the agenda.

33. PLANNING APPLICATION EPF/2358/07 – 92 CROOKED MILE, WALTHAM ABBEY - PROPOSED SECTION 106 AGREEMENT AND PARKING CONDITION

The Committee considered a further report on the proposed Section 106 agreement in respect of a extension development at 92 Crooked Mile, Waltham Abbey. The agreement sought to secure that:

- (i) the granted extension was solely used as accommodation ancillary to the existing house and not occupied or be used for any independent purpose;
- (ii) the extension was not severed from or sold leased or let separately from the existing house; and
- (iii) the connecting internal doorway between the extension and existing house was provided and retained in perpetuity.

Additionally the Committee noted that, when they had last considered this site in August 2008, they had taken account of revised plans showing how additional parking was to be provided within the application site but had not imposed these parking arrangements via condition at that time. The Committee were requested to consider whether such a further condition should be imposed.

The Committee heard from a local resident in favour of the agreement and further condition.

Resolved:

- (1) That the proposed wording of the legal agreement under section 106 of the Town and Country Planning Act 1990 which is required to be signed prior to issue of planning consent for the development at 92 Crooked Mile, Waltham Abbey, be agreed; and

(2) That Planning Permission EPF/2358/08 at 92 Crooked Mile, Waltham Abbey be subject to a further condition to be numbered (5) to ensure that parking provision is made and retained as follows:

'(5) Prior to the first occupation of the extension hereby permitted, the existing garage shall be altered and the two parking spaces and turning area shall be provided as shown on the amended plans references C.H.6D and C.H.7, and thereafter retained so as to provide off street parking to serve the development at the property. Any security door provided at the front of the drive through section of the garage shall only be in the closed position if the property is unoccupied, or during the hours of darkness.

Reason:- The property lies on a busy road linking Waltham Abbey to Harlow, and near a bend on that road; it follows that parking on Crooked Mile to the front of the property is not very practical or safe. The property also has a side/rear boundary to Hereward Close which is a cul-de-sac, which presently gives access to a double garage within the curtilage of the property, but which neither provides much on street parking for residents or visitors or for vehicles serving these properties. The proposal has responded to these circumstances by suggesting alterations to the arrangement of the garage so as to provide extra parking and turning within the site, and it is important that these are provided and retained, in the interests of road safety and to secure the amenities of neighbours, but not in such a way as to leave the property unsecured.'

34. PLANNING APPLICATION EPF/1840/08 - 13 WINDSOR WOOD, WALTHAM ABBEY - FELLING OF PRESERVED SYCAMORE PROTECTED BY TPO/EPF/10/90/G3.

The Committee were asked to give fresh consideration to an application initially considered by Area Planning Subcommittee West as the applicant did not have the opportunity to address the subcommittee.

The application sought the removal of a sycamore tree in the rear garden of 13 Windsor Wood, Waltham Abbey and its replacement with a different tree. The applicant addressed the Committee on the reasons for the request.

The committee were of the view that in this case the negative impact of the tree on the house, the type of tree and local support for the proposal, meant that the application for its removal should be supported.

Resolved:

That Planning Application EPF/1840/08 for felling of a preserved sycamore tree at 13 Windsor Wood, Waltham Abbey be granted subject to the following conditions:

(1) 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.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement.

(2) The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the Local Planning Authority is made aware in advance of the intention to carry out works in accordance with this permission.

35. PLANNING APPLICATION EPF/1771/08 - UNIT 1, HIGHBRIDGE RETAIL PARK, HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX, EN9 1BY - VARIATION OF CONDITION 5 ATTACHED TO PLANNING PERMISSION EPF/808/93

The Committee considered an application for the variation of a condition of a previous planning permission (EPF/808/93) to allow food retailing in one of the units within Highbridge Retail Park in Waltham Abbey. The Committee were asked to consider the application concurrently with another application at 1 Cartersfield Road, Waltham Abbey under Planning Application number EPF/1305/08 which related to a proposal for a further food store within Waltham Abbey.

Both applications had been referred to the Committee by Area Planning Subcommittee West who were recommending the grant of both applications.

Officers, in presenting the report, drew members attention to the retail impact assessments undertaken by both sets of applicants which suggested that one further discount store could be supported within Waltham Abbey without effecting the vitality of the existing town centre. Officers had assessed the applications and were of the view that the proposed development at Highbridge Street was more likely to lead to 'linked trips' to the main shopping area.

The proposal at 1 Cartersfield Road was more likely to lead to 'linked trips' to the Tesco store. Additionally, the Cartersfield Road was zoned for employment uses with a preference for community use if this was not possible. The Committee noted the proposed terms of a planning obligation offered by the applicants of the Cartersfield Road site.

The Committee received representation from the applicants agents from both sites.

The Committee questioned the effect on the vitality of the town centre and why the Subcommittee had felt that both applications should be granted. In response the Planning Officer indicated that the Impact Assessments had been reviewed independently, but only based upon the impact of one store. This was on the premise that there was capacity for one further store of 1600m² floor space during the period up to 2011. The Subcommittee had considered that the two proposals catered for different markets and would aid shopping within Waltham Abbey and therefore would not effect the vitality of the town.

The Committee were of the view that the two proposals would not materially effect the town centres vitality and concurred with the views of the subcommittee. The

proposals would add variety of shopping on both sides of the town. The proposals were agreed subject to minor clarification as to the approved plans and the Use Classes Act quoted for EPF/1305/08.

Resolved:

That Planning Application EPF/1771/08 at Unit 1, Highbridge Retail Park, Waltham Abbey be granted subject to the following conditions:

(1) Prior to commencement of the site for food retail use, the proposed food retail floorspace shall be identified on a plan and submitted to and agreed in writing by the Local Planning Authority, and shall remain as such.

Reason:- To ensure the area utilised meets the requirements set out in the submitted retail assessment.

(2) The food retail floorspace, as identified and agreed in writing by the Local Planning Authority, shall not sell, or advertise to sell; tobacco products, loose confectionary, newspapers, magazines, greeting cards, lottery tickets or scratch cards; and shall not contain a pharmacy, dry cleaners, post office services, cash machine, butchers, fishmongers or bakers, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- The submitted retail assessment was based on a discount supermarket that offers limited goods and services, and as such would not be detrimental to the vitality or viability of the town centre.

(3) Prior to use of the site for food retail, details of cycle storage shall be submitted and agreed in writing by the Local Planning Authority, and shall be installed and retained thereafter.

Reason:- To promote sustainable transport to the site.

36. PLANNING APPLICATION EPF/1305/08 – 1 CARTERSFIELD ROAD, WALTHAM ABBEY, ESSEX, EN9 – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW ‘LIDL’ FOODSTORE AND CONSTRUCTION OF FIVE START-UP INDUSTRIAL UNITS (REVISED APPLICATION)

The Committee chose to consider the application for the Cartersfield Road site concurrently with the Highbridge Road Retail Park site under minute 35 of these minutes. For the substantive record of the discussion please see that minute.

The proposals were agreed subject to minor clarification as to the approved plans and the Use Classes Act quoted for EPF/1305/08. The committee also noted the proposals by the developer to enter into a section 106 agreement and/or a unilateral undertaking covering contribution to public transport, road marking, employment from local area, services to be provided by the proposed store and ensuring a ‘discount’ type store.

Resolved:

That, subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and/or unilateral agreement to secure:

(a) A financial contribution of £54,000 towards public transport infrastructure in the vicinity of the site;

- (b) The provision of a financial contribution of £5,000 to fund necessary Traffic Orders/Road Markings for both sides of Cartersfield Road along the length of the development;
- (c) the developer 'using all reasonable endeavours' to recruit local staff; and
- (d) operation as a discount store with limitations on product lines, restrictions on non food retail floor area and store services;

Planning Application EPF/1305/08 be granted subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- (2) The development shall be carried out in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: - In order to ensure that the development conforms with the approved plans, and for the avoidance of doubt.

- (3) The food retail floorspace, as identified and agreed in writing by the Local Planning Authority, shall not sell, or advertise to sell; tobacco products, loose confectionary, newspapers, magazines, greeting cards, lottery tickets or scratch cards; and shall not contain a pharmacy, dry cleaners, post office services, cash machine, butchers, fishmongers or bakers, unless otherwise agreed in writing by the Local Planning Authority.

Reason: - The submitted retail assessment was based on a discount supermarket that offers limited goods and services, and as such would not be detrimental to the vitality or viability of the town centre.

- (4) The gates to the car park shown on plan ref: 2 (amended 28/10/08) shall be installed and be in full working order prior to occupation of the site. These gates shall only be left open during the hours that the store is open, and one hour before and after, and shall be closed and secured at all other times unless otherwise agreed in writing by the Local Planning Authority.

Reason: - To ensure that the car park is not used outside of the store opening times to the detriment of neighbouring residential properties and for the purposes of crime prevention.

- (5) Prior to occupation of the site, details of CCTV equipment shall be submitted and agreed in writing by the Local Planning Authority and shall be installed and retained thereafter.

Reason: - To protect against crime and anti-social behaviour.

- (6) The development hereby permitted shall not be open to customers outside the hours of 07:30 to 22:00 on Monday to Saturday, and 09:00 to 18:00 on Sundays and public holidays.

Reason: - In order to minimise disturbance to local residents.

- (7) No deliveries shall be taken at or despatched from the site outside the hours of 07:30 to 18:30 on Monday to Saturday, 08:00 to 13:00 on Saturday, and not at any time on Sundays and public holidays.

Reason: - In order to protect the amenity of the area.

- (8) No refuse collection shall be carried out from the site outside the hours of 07:30 to 18:30 on Monday to Saturday, 08:00 to 13:00 on Saturday, and not at any time on Sundays and public holidays.

Reason: - In order to protect the amenity of the area.

- (9) All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07:30 to 18:30 Monday to Friday and 08:00 to 13:00 hours on Saturday, and at no time during Sundays and public holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of noise sensitive properties.

- (10) Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

Reason: - Since the site has been identified as being potentially contaminated and to protect human health, the environment, surface water, groundwater and the amenity of the area.

- (11) The rating level of noise (as defined by BS4142:1997) emitted from any air conditioning, condenser units or mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

Reason: - To protect nearby noise sensitive premises from significant loss of amenity due to noise.

- (12) No plant machinery shall be erected on the northern façade of the industrial units unless otherwise agreed in writing by the Local Planning Authority.

Reason: - To protect nearby noise sensitive premises from significant loss of amenity due to noise.

- (13) Prior to commencement of the development, details of suitable access arrangements to the site in connection with the demolition/construction operations shall be submitted and agreed in writing by the Local planning Authority. These shall include wheel washing facilities, turning and off loading facilities for delivery/construction vehicles within the limits of the site, and adequate parking area for those employed in the demolition/construction operations.

Reason: - In the interests of highway safety during the construction/demolition stages.

- (14) Prior to occupation of the site, the existing eastern access shall be permanently closed and replaced with full upstand kerbs and full depth footway construction.

Reason: - In the interests of highway safety.

- (15) The parking area shown on the approved plan, including bicycle and powered two wheeler parking, subject to the alterations required under condition 17, shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff, customers and visitors vehicles thereafter.

Reason: - In the interests of highway safety.

- (16) A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

Reason: - Since the site is located within a PPS25 Flood Risk Assessment Zone and is of a size where it is necessary to avoid generating any additional flood risk downstream of the storm drainage outfall.

- (17) Notwithstanding the car parking layout indicated on plan ref: 2 (amended 28/10/08), the preserved cherry trees to the east of the site and preserved willow to the southeast of the site shall be retained. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

Reason: - To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- (18) 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) have been submitted to an 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.

Reason: - To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

- (19) The industrial units hereby approved shall be completed prior to the occupation of the store.

Reason: - The provision of the industrial units was a significant factor in the reuse of the designated employment land for retail purposes.

- (20) The industrial units hereby approved shall be used solely for purposes within Use Classes B1, B2 and B8 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order and for no other purpose.

Reason: - To ensure that no alternative industrial use is made of the premises which would be likely to be a nuisance or annoyance to adjoining residents.

37. PLANNING APPLICATION EPF/1909/08 – 162 FOREST ROAD, LOUGHTON – ROOF EXTENSION AND RAISING OF FIRST FLOOR FLANK WALL

The Committee consider an application made by a Councillor for a roof extension and raising of a first floor flank wall at 162 Forest Road, Loughton. The committee considered that the extension should be granted but asked that an additional condition be placed upon the application to ensure that windows in the southern flank wall should be of obscured glazing to avoid overlooking of neighbouring properties.

Resolved:

That Planning Application EPF/1909/08 at 162 Forest Road, Loughton be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Reason: To safeguard the visual amenities of the locality.

(3) The window opening in the south east facing flank wall shall be fitted with obscured glass and that part of its frame up to 1.7m above internal floor level shall be fixed. The window and frame shall be permanently retained in that condition.

Reason:- To prevent the overlooking of neighbouring properties.

38. PLANNING APPLICATION EPF/1765/08 – OAK LODGE, WOOLMONGER'S LANE, HIGH ONGAR – SINGLE STOREY SIDE EXTENSION.

The Committee considered an application for a single storey side extension at Oak Lodge, Woolmongers Lane, High Ongar. The application was contrary to current policy as the percentage increase in floorspace was above that set by Policy GB14A. Members of Area Planning Subcommittee East had considered that the percentage increase was only just above that allowed, would not have significant impact on neighbouring properties and that permitted development rules had changed from 1 October 2008 which had relaxed restrictions on domestic extensions. The Committee considered that the views of the Area Planning Subcommittee should be supported and amounted to very special circumstances to override Green Belt Policy in this instance.

Resolved:

That Planning Application EPF/1765/08 at Oak Lodge, Woolmongers Lane, High Ongar be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Reason: To safeguard the visual amenities of the locality.

39. PLANNING APPLICATION EPF/1478/08 – THE MEADOW, PEDLARS END, MORETON – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT TWO STOREY FOUR BEDROOM DWELLING.

The Committee considered an application for a replacement dwelling at The Meadow in Pedlars End, Moreton. The application had stood referred to the Committee from Area Planning Subcommittee East with a recommendation for approval. Officer

recommendation had been to refuse permission on Green Belt and appearance grounds.

The Committee agreed with the view of the Subcommittee, in that it improved the appearance of the building and that its site, within four large dwellings had set a precedent on the type of building that would be acceptable.

The Committee agreed that the proposal would not cause overlooking and therefore agreed the removal of a condition relating to windows on the flank walls of the proposed dwelling.

Resolved:

That Planning Application EPF/1478/08 at The Meadow, Pedlars End, Moreton be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of the permission notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

(3) All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of noise sensitive properties.

(4) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

CHAIRMAN

Report to District Development Control Committee

Date of meeting: 2 March 2009

Subject: North Weald Redoubt (part of former Radio Station)
North Weald Bassett –Request for Repayment of
outstanding Section 106 monies



Officer contact for further information: I White Ext 4066
Committee Secretary: S Hill Ext 4249

Recommendation(s):

- (1) To note that negotiations have taken place with the Peer Group regarding the future of The Redoubt on the basis of the following options:**
 - (a) utilising £20,000 of Section 106 funds to develop a management plan for the site;**
 - (b) returning £30,000 of section 106 agreement funds to Peer Group;**
- (2) To note that the Peer Group favour option 1(b) above;**
- (3) That the outstanding Section 106 sum of £30,000 be returned to the Peer Group; and**
- (4) That the company be reminded of its responsibilities for the security of, safety and maintenance of the Redoubt under the Section 106 Agreement.**

Report Detail

Background

1. At the meeting of 28th July 1998, Council granted permission for the redevelopment of the former radio station at North Weald Bassett. A Section 106 Agreement was signed including, inter alia, the payment of £100,000 to this Council. This sum was to be split as follows: (a) £30,000 to be used for the future management and maintenance of the Essex Redoubt (a Scheduled Monument) in accordance with a management strategy that the Council was previously to have approved; and (b) £70,000 for the laying out and future maintenance of a pocket park and car park.
2. The sum in (b) was transferred to North Weald Parish Council, and the pocket park has been established. The remaining money has been set aside by the Parish Council for future maintenance of this and of the car park adjacent to the village hall.
3. The money in (a) for the Redoubt has been retained by this Council. If an option in the Section 106 Agreement to transfer the land to the Council had been exercised, then the contribution was to be used by the Council to maintain the Redoubt as per the agreed strategy. Alternatively, if the option was not exercised, as

is the case, the owner of the Redoubt remains subject to the maintenance and security provisions set out in the Agreement.

4. Site meetings and other discussions with the Peer Group and English Heritage have been held over the years to try and identify the best way to use the money in the longer-term interests of the Redoubt. There has been general agreement that a management plan is needed, but there has never been agreement about how this should be paid for. Council officers took the view that the preparation of such a plan did not fall within the definition in (a) above of how the money could be spent. The owners of the Redoubt (either the Peer Group or the closely related company Gramblen Properties) have always been reluctant to pay solely for the preparation of a management plan.

Essex Redoubt

5. The Redoubt was built in the late 19th century, intended as part of a defensive ring around north-east London. Its main uses were as a store and for mustering troops. It has been disused for many years so much of the building fabric is in a very poor state of repair. It is included on English Heritage's "Buildings at Risk" Register with a Priority "D" rating (which means "slow decay; solution agreed but not yet implemented"), where "A" lists those buildings at the greatest risk and "F" includes those where repair schemes are in progress. Inclusion on the Register implies no criticism of the owners of the buildings and monuments, but it is intended to focus attention on neglected historic structures. English Heritage has only very limited resources to offer financial encouragement – it was able to provide only 1.3% of the estimated total conservation need in 2006.

6. While there is no formal public access to the Redoubt site, there is inevitably some unofficial entry and vandalism, because of the relative remoteness of the area. Given the state of at least some of the buildings, there are potentially significant health and safety implications about unauthorised access. The cost of repairs to buildings and the site generally, to enable the area to be used safely for controlled educational or recreational purposes would be huge. Discussions with the Peer Group indicated that any management plan would need to include estimates or proposals for "enabling development" to raise sufficient funds to pay for the repairs. It is more than likely that this would mean residential development on other land holdings of the Peer Group in the Green Belt.

7. English Heritage is very keen to see a start made on maintaining and managing the monument, but is unable itself to provide any funding for this project, as explained above.

Use of Section 106 monies

8. Following a number of meetings with English Heritage and the Peer Group in late 2007 and 2008, officers prepared a report for District Development Control Committee for the meeting of 5th February 2008. Specialist consultants had quoted a figure of £40,000 to prepare a Conservation Management Plan for the Redoubt. The report proposed that £20,000 of the Section 106 monies should be used for this, provided it was matched by a similar sum from the Peer Group.

9. The Committee concluded that, rather than spending part of the retained sum on the preparation of such a plan, it would be better spent on enhancements to the site, and that officers should consider how the Management Plan might be prepared without recourse to the retained monies. Officers were asked to report to a future

meeting with further proposals. It was intended that a Members' site visit be arranged, involving also the owners and English Heritage. This fell through because the local government election "purdah" period intervened. Shortly after this, the Assistant Director of Planning, who specialised in heritage conservation, left the authority. While a replacement Conservation Officer is now in post, this appointment is very recent.

Request for return of the outstanding monies

10. The Peer Group wrote to the Chief Executive in September last year, asking for the return of the retained monies so that it could be spent on the management and maintenance of the Redoubt. Officers have tried to reach agreement about a site visit by Members, but the Peer Group has rejected this approach.

Conclusion

11. Whilst there is no specific clause in the Agreement in respect of repayment of the contribution, the Council can only spend the money on the specific purpose for which it was given. As the Council has not taken up the option of ownership, it has no direct responsibility for the Redoubt, and is not in a position to spend the contribution. As stated under the terms of the Agreement, the security and management of the monument remain with the owner and should be carried out to the reasonable satisfaction of the Council. There is therefore some measure of control in respect to future maintenance and management.

12. Contributions made under Section 106 Agreements are usually required in order to offset damage to be caused by a proposal or to provide a specific facility or infrastructure improvement required as a direct consequence of the development. Accordingly, if the permission is implemented and the contribution is not spent within a reasonable time frame (usually considered to be within 5 to 10 years) then a reasonable case can be made that the contribution was not in fact necessary. The redevelopment of the radio station site was a more complex proposal than normal as it involved the removal of widely spread prominent and derelict buildings in the Green Belt, the development of housing in the Green Belt of equivalent floorspace, the change of use of land from agriculture to golf course, and the possibility of returning a Scheduled Monument to reasonable public use.

13. Since in this case the Council cannot spend the contribution itself, and the owner retains the maintenance and security responsibilities, it would be unreasonable for the Council to simply sit on the money. Arguably the owner could apply for the planning obligation to be discharged under the provisions of S106A, but it appears more straightforward for the Council to return the contribution, given the period of time which has elapsed since the original permission was granted.

14. Consideration was given to requesting a joint site visit with the owners as was discussed at Committee last February, but the Peer Group seems to be adamant on pursuing a management and maintenance scheme on the back of the returned contribution, rather than seeking the continued involvement of the Council. A further approach was made to the company and it is clear that the latter's preferred course is to have return of £30,000 held by the Council. It is recommended that this should be approved and refund made subject to reminding the Company about its responsibilities for security and safety under the Section 106 Agreement.

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Report to District Development Control Committee

Date of meeting: 2 March 2009

Subject: Advertisement application EPF/2432/08 for the installation of sponsorship information signage at 15 locations in the District.



**Epping Forest
District Council**

**Officer contact for further information: J Shingler Ext 4106
Committee Secretary: S Hill Ext 4249**

Recommendation(s):

(1) That Advertisement Consent for the signage proposed at locations 1-14 inclusive be granted; and

(2) That Advertisement Consent for the signage at location 15, be refused for the following reason:

1. The proposed signage, given its location, is likely to be a distraction to drivers, that may result in early braking that could result in harm to highway safety, contrary to policies DBE13 and ST4 of the adopted Local Plan and Local Plan Alterations.

1. (Director of Planning and Economic Development) This application is before this Committee as the Applicant is Epping Forest District Council and the application includes signage in more than one Area Planning Sub Committee Area and is a District -wide initiative.

Planning Issues

Description of Proposal:

2. The proposal is for the installation of sponsorship information signage at 15 locations in the District. The signs proposed are non-illuminated, powder coated aluminium signs of a simple rectangular design. Each sign will include a top panel with Essex County Council Logo and Epping Forest District Council Logo, below which will be information regarding the sponsor, as yet the details of sponsors are obviously not known and therefore the detailing of the wording and design on the main body of each sign is unknown.

3. The proposed signs come in two sizes, Sign A 1625mm wide x 950mm deep and 250mm above ground level and sign B 1152mm wide x 500mm deep and 100mm above ground level. Examples of the signs are shown at Annex 1 to this report. The roundabout signs are each to be sited such that they are clearly visible to traffic approaching the roundabout and the exact siting will be dependant on the positioning of other signage on the roundabouts.

Description of Sites

3. The signs proposed are as follows;

Location 1. Roundabout: Epping New Road/Earls Path. 2 signs type B. The site is within the Metropolitan Green Belt and Epping Forest Land in a relatively rural location and close to the locally Listed Robin Hood Public House.

Location 2. Roundabout: Honey Lane South of M25. 3 signs type A. The site is within the Metropolitan Green Belt, there are no immediate neighbours and the area is dominated by road infrastructure.

Location 3. Roundabout: Honey Lane north of M25. 4 signs type A. The site is within the Metropolitan Green Belt and adjacent to the Swallow Hotel at the entrance to Waltham Abbey.

Location 4. Roundabout: Sewardstone Road/A121. 4 Signs type A. The site is within the Metropolitan Green Belt and adjacent to residential Development and the Sainsbury Distribution Centre.

Location 5. Roundabout: Lower Island Way/A121. 4 signs type A. This site is also in the Metropolitan Green Belt although it is sandwiched between residential development and the Sainsbury Distribution Centre.

Location 6. Roundabout: Abbeyview/Highbridge Street. 4 signs type A. The site is within the urban area of Waltham Abbey but is outside of the conservation area.

Location 7. Roundabout: Abbeyview/Crooked Mile. 4 Signs type A. The site is within the Metropolitan Green Belt, but is on the edge of the urban area of Waltham Abbey with residential properties to the east and car parks to the south.

Location 8. Roundabout: Epping New Road/Woodridden Hill. 5 signs type A. This is a relatively rural Green Belt location within Epping Forest land, adjacent to the Wake Arms.

Location 9. Roundabout: The Talbot/A414. 4 signs type A. The site is within the Green Belt, although there is built development on three sides, including a pub and an employment site.

Location 10. Roundabout: Four Wantz/A414. 4 signs type A. The site is within the Metropolitan Green Belt and adjacent to a Conservation Area, Grade II listed Wantz farm and locally listed development at Bowes House.

Location 11. Roundabout: London Road A113/A1112. 3 signs type B. The site is a rural location within the Green Belt. There are no adjacent properties.

Location 12. Roundabout: Ongar Road, Stapleford Aerodrome. 3 Signs type A. The site is a rural location within the Green belt; there are no immediate neighbours.

Location 13. Roundabout: Rayley Lane North/ A414. 3 signs type A. This is a rural Green Belt Location with no immediate neighbours.

Location 14. Roundabout: Rayley Lane South/Vicarage Lane. 3 signs type A. This is a rural Green Belt location and again there are no immediate neighbours.

Location 15. Central Reservation: Chigwell Lane, opposite exit from M11. 2-4 signs type B. The site is the narrow central reservation of Chigwell Lane. The site is within the Metropolitan Green Belt but is dominated by road infrastructure including the M11 and slip roads. There are no properties immediately adjacent to the site.

Site plans for each location are attached.

Relevant History

4. EPF/1814/08 Sponsorship and information signs 15 sites, - Withdrawn to enable safety audit to be carried out.

Policies Applied

5. National guidance states that the factors to be taken into account in determining advertisement applications are visual amenity and public safety; additionally the following policies are relevant.

Adopted Local Plan and Local Plan Alterations
DBE13 advertisements
CP2 Quality of Rural and Built Environment
GB7a Conspicuous Development
HC6 Character and Appearance Within Conservation Areas
LL2 Inappropriate Rural development
ST4 Road Safety

Issues and Considerations.

6. This is an application by the District Council for consent for sponsorship signage at various sites in the District. The principle of sponsorship of roundabouts in Key locations in the District is in order to generate income to the Council to enhance the visual appearance of these locations and to support expenditure streams and was agreed by council some time ago. The County Council run an Essex-wide scheme of sponsorship and any proposed signage must meet their safety standards.

7. In planning terms the only considerations are visual amenity and public safety.

Visual Amenity.

8. In determining this application consideration must be given to the visual impact of the proposed signage on the street scene and the locality in general. Whilst proliferation of signage is generally not considered to enhance visual amenity, the signs proposed here are of limited size and simple design, and they are located actually on the roundabouts, so are by definition surrounded by roads and highway paraphernalia.

9. Each of the proposed sites has been considered and although some of the sites are relatively rural in character they are all on important distributor roads, not minor rural roads and it is not considered, given their highway setting, that the signage proposed would be visually harmful to the character or amenity of the area. The signs are not illuminated and are of a type that it is not unusual to see on roundabouts in other areas. The design incorporates both the Essex County Council Logo and the Epping Forest District Council Logo, which helps to instil a sense of identity and place for drivers as they travel the District.

10. Additionally, it should be remembered that the reason for the signage is to gain an income stream, which will be used for general visual enhancement of these areas, and it is considered that this will outweigh any small harm that may arise from the siting of the signs themselves.

11. Whilst some concern has been raised regarding the impact of the proposal on the Green Belt, Policy GB2a which restricts development in the Green belt refers to buildings and uses of land and not to adverts, which as stated previously can only be determined on visual amenity and public safety. It is not considered that the signage will adversely impact on openness of the Green Belt.

Public Safety

12. Each of the proposed sites has been the subject of a safety audit carried out by the County Council and the sizing and design details highlighted in that report have been adopted in the revised application. Whilst some of the roundabouts have seen traffic accidents in recent years it is not considered that the installation of the sponsorship signs will lead to additional traffic Hazard. The size of the signs is such that they will be easily read and should not cause undue distraction as they are to be sited so as to be easily read during the approach to the roundabout not while negotiating the turn itself. They are clearly designed not to look like traffic information signs so that they will not cause confusion. Additionally the County sets the size and design of the signs with safety being a major consideration.

13. Whilst concerns have been raised by Parish Councils and interest groups with regard to safety, it is not considered that the proposed roundabout signage will cause harm to highway safety. However, the proposed signage on the central reservation of Chigwell Lane was considered in the safety audit to be unacceptable on safety grounds. It is considered that southbound traffic frequently approaches the M11 Slip at inappropriate speed, which leads to heavy braking as they enter the on-slip. It is felt that any distraction to drivers in this position may result in earlier braking, which following vehicles may not anticipate and this may well result in nose to tail collisions. On the basis of this safety audit conclusion County Highways have objected to any signage in this location. It is therefore considered that the proposed signage at site 15 would have potential to cause hazard to highway safety contrary DBE13 and policy ST4 of the adopted Local Plan and Local Plan Alterations.

Other Issues.

City of London Concerns

14. The City of London Conservators of Epping Forest have raised concern about the impact of the three signs that are within the Forest, (Epping New Road/Earls Path, Epping New Road/Woodriven Hill and Honey Lane North of M25) on the Green Belt, on visual amenity and on the historic nature and wildlife value of Epping

Forest. Whilst the visual impact and Green Belt issues have been addressed above, it is not considered that the introduction of these non-illuminated signs on existing traffic roundabouts will have an adverse impact on the historic nature and wildlife value of the Forest.

15. Additionally the Conservators have stated that in order to install the signage on these three roundabouts on Epping Forest Land it would be necessary for appropriate wayleaves to be sought from the Conservators. The implication is that no such wayleave will be given. This is a matter separate from the advert application. Advertisement Consent can be granted, but unless the landowner gives consent the works can not be carried out. The need for a wayleave is not therefore grounds to refuse the advert application.

Installation and Maintenance.

16. Concern has been raised about the installation and maintenance of the proposed signage. The signs will not be installed or maintained by the sponsors but by the County Council or its agents.

Conclusion

17. In conclusion it is considered that the introduction of the proposed signage at sites 1-14 inclusive is in accordance with the adopted policies of the Local plan and Local plan alterations and will not cause harm to visual amenity or public safety and these signs are therefore recommended for approval. The signs proposed at site 15 however are considered likely to cause harm to Highway safety, contrary to the adopted policies DBE13 and ST4 of the adopted Local Plan and Local plan Alterations and are recommended for refusal.

Representations

CHIGWELL PARISH COUNCIL – No objection.

NORTH WEALD PARISH COUNCIL – Re Rayley Lane North/A414, Rayley Lane South/Vicarage Lane and The Talbot/A414. The Parish Council Objects to this application. Whilst the Council welcomes the sponsorship for maintenance of the roundabouts it has concern at the size of the adverts. Added to this there is no confirmation that the sponsors of the roundabouts would be the same people who maintained and beautified the roundabouts. There is also concern at the safety aspect of large signs on roundabouts, which may take drivers attention away from the road.

STAPLEFORD ABBOTTS PARISH COUNCIL – Refusal of this application was recommended, the proposed advertising is obtrusive and could be a distraction for motorists, and is out of keeping with a rural environment. The Parish Council also asked if it is proposed that the advertiser using the main panel of the advertisement board would maintain the roundabout? Councillors expressed surprise that the District Council should want to advertise a major airline. This does not seem to be in keeping with “going green”

LOUGHTON RESIDENTS ASSOCIATION – We suggest the committee consider adopting a set of suitable criteria for these applications, we do not consider such signs are suitable on sites in or on the edge of areas of natural beauty such as Epping Forest itself, which they would be visually intrusive. They are also visual distractions at busy or dangerous junctions.

While we support EFDC 's attempts to raise extra finance we object to: Epping New road/Earls Path, Epping New Road/Woodridden Hill due to visual impact on the forest and we object to Central reservation Chigwell Lane due to highway safety concerns. We note that the Road Safety Assessment recommends that signs should not be deployed at this location.

CITY OF LONDON EPPING FOREST OFFICE. - Object to the 3 sites in the Forest. All three are Green belt two are within the Epping Forest Site of Special Scientific Interest and the Special Area of Conservation. The signs are of an intrusive nature in respect of their siting and design within the forest setting and would be conspicuous development. The signs would also prejudice the historic nature and wildlife value of the Forest. Should permission be granted appropriate wayleaves would need to be sought from the Conservators on the Forest land that makes up the roundabouts. Epping Forest Transport Strategy working document seeks to reduce number of signs in the forest.

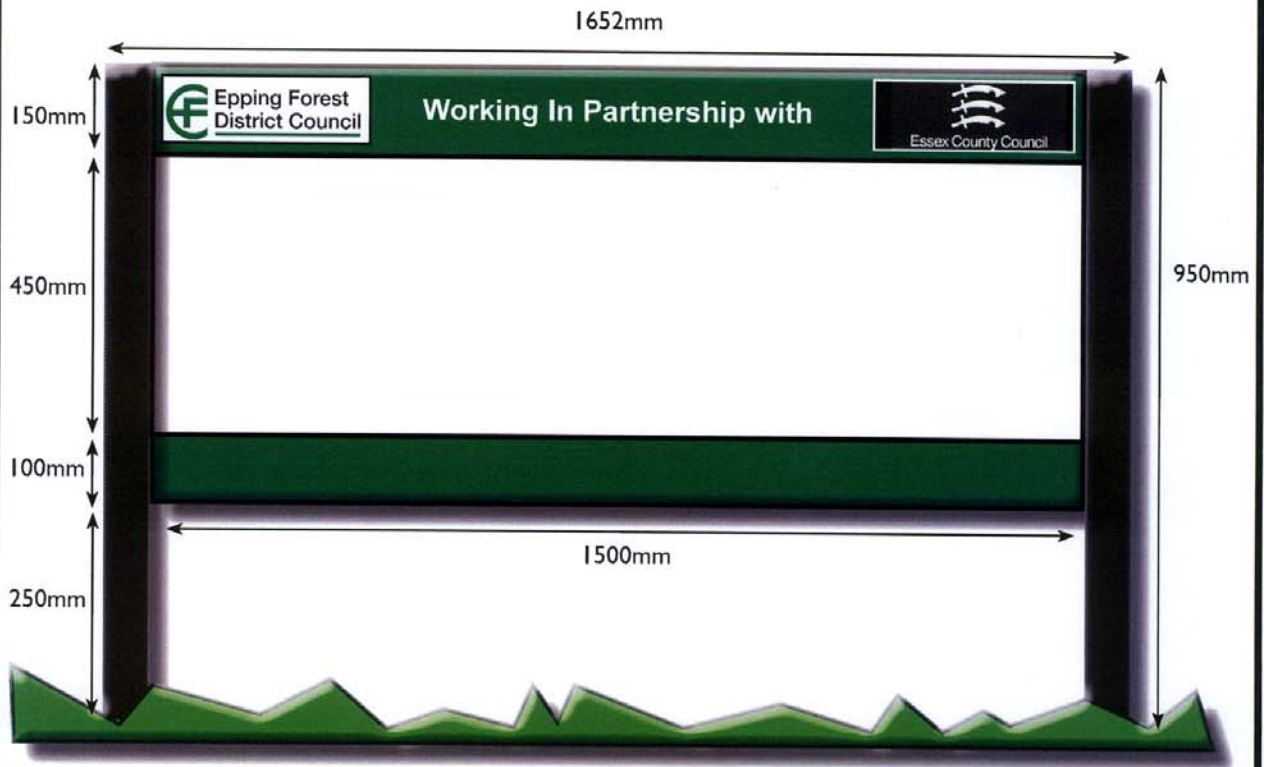
CAMPAIGN TO PROTECT RURAL ESSEX – It is inappropriate to place signs on those roundabouts within the special area of Epping Forest ie Epping New Road, at Earls Path and Woodridden Hill. They will detract from the rural feel and from the visual quality of the Forest. The central reservation Chigwell Lane should be kept free of obstruction for safety reasons. Any signs added to other roundabouts should be kept to the smallest size possible to minimise distractions to drivers

SCHOOL HOUSE, TAWNEY LANE – Object. Street signage is already polluting the countryside and these roundabout advertising boards are ugly. They will distract a driver when he should be concentrating on other traffic.

THE BARN, FOUR WANTZ - Object, particularly to those listed as being in the East Area. Signs will spoil the country feel on entry into the villages. Not appropriate to this area of beauty and conservation. Any adverts on the Four Wantz roundabout will result in loss of outlook from my barn and all the listed buildings surrounding and overlooking the roundabout. Harm to highway safety from interruption in concentration, installation and maintenance of the signs will cause disruption, illumination of the signs would cause further harm. There is a need for separate applications to fully consider each application.

Any other comments received will be reported orally at the meeting.

ROUNDABOUT SCHEME

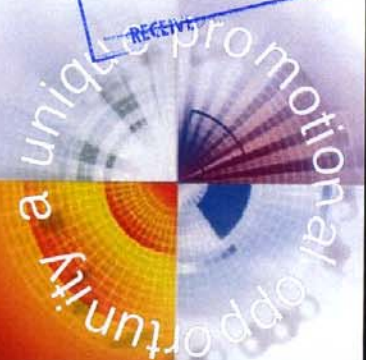


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Sponsors Panel 1500mm x 450mm
Authority Top Section 1500mm x 150mm
Authority Bottom Section 1500mm x 100mm

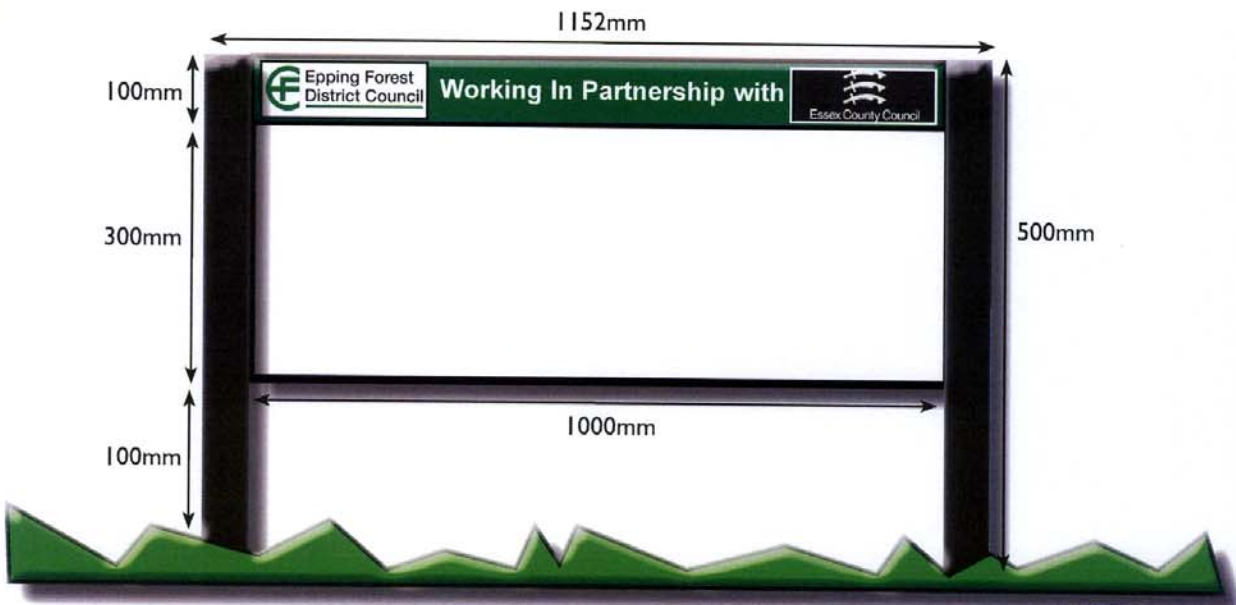


November 2008
SB/ALK/EFDC

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ROUNDABOUT SCHEME



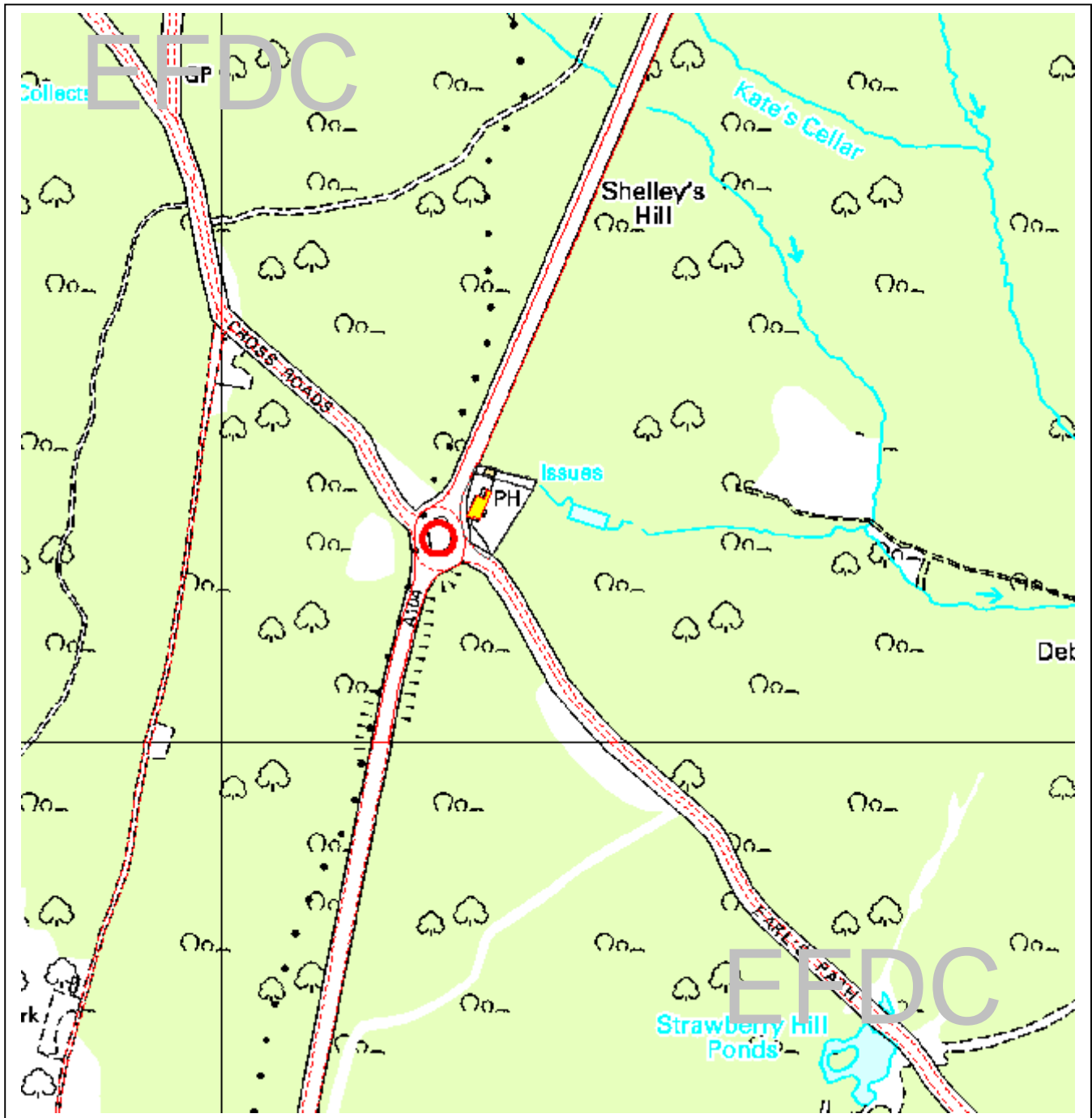
Size B
Overall Size 1152mm x 500mm
Sponsors Panel 1000mm x 300mm
Authority Top Section 1000mm x 100mm





Epping Forest District Council

District Development Committee



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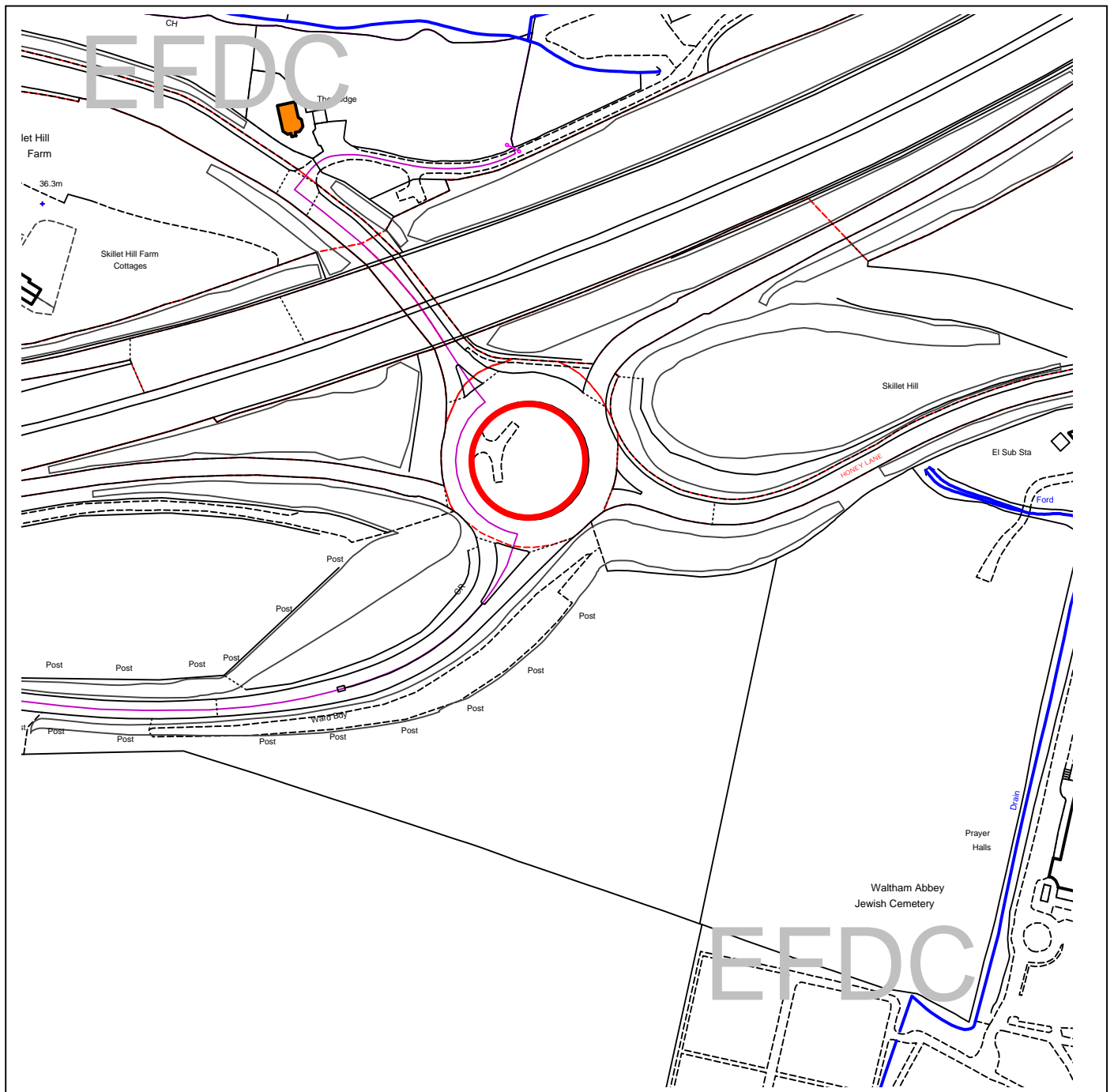
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Epping New Road, Earls Path (Robin Hood PH)
Scale of Plot:	1/5000

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Epping Forest District Council

District Development Committee



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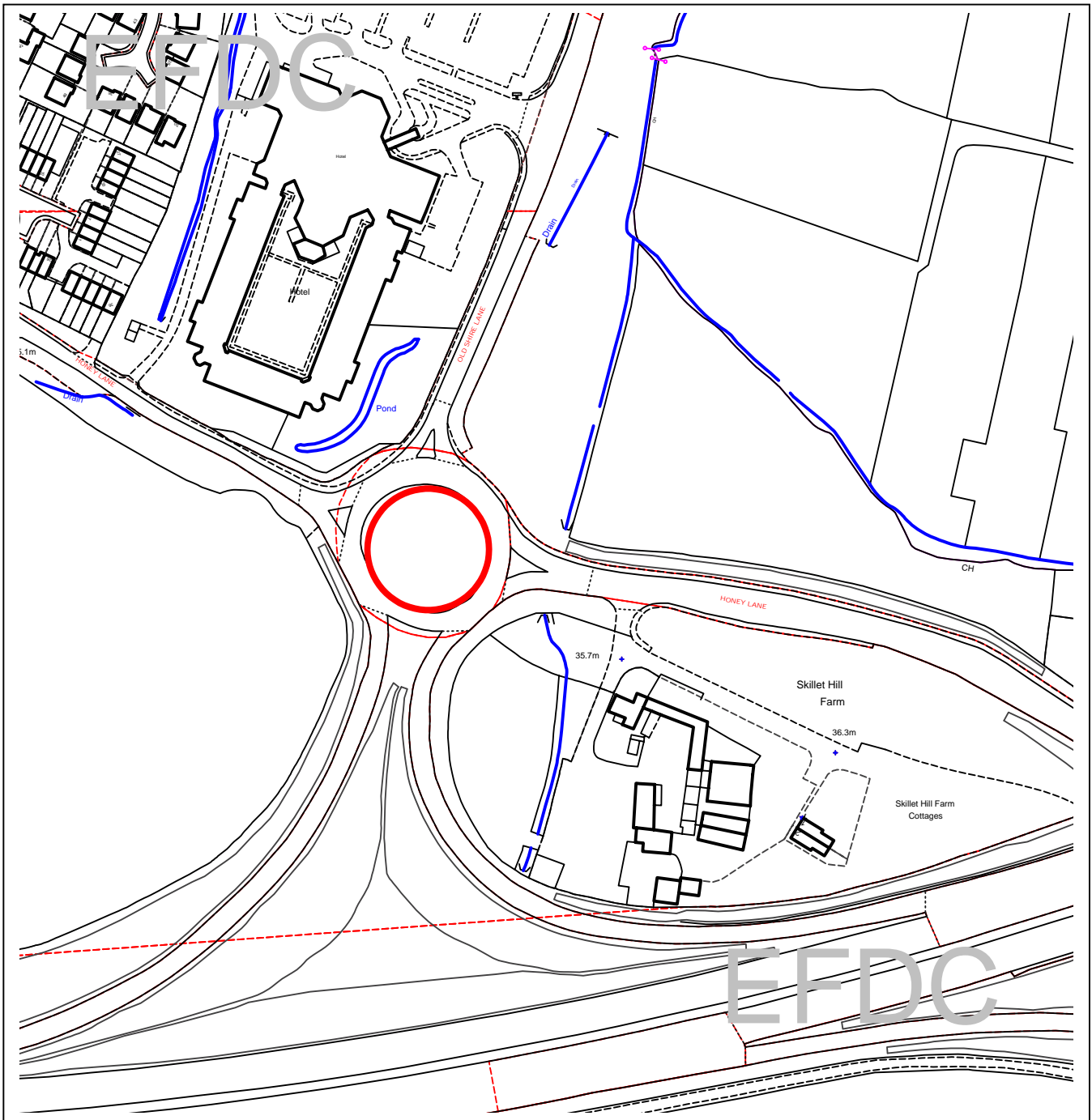
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Honey Lane, South of M25
Scale of Plot:	1/2500

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Epping Forest District Council

District Development Committee



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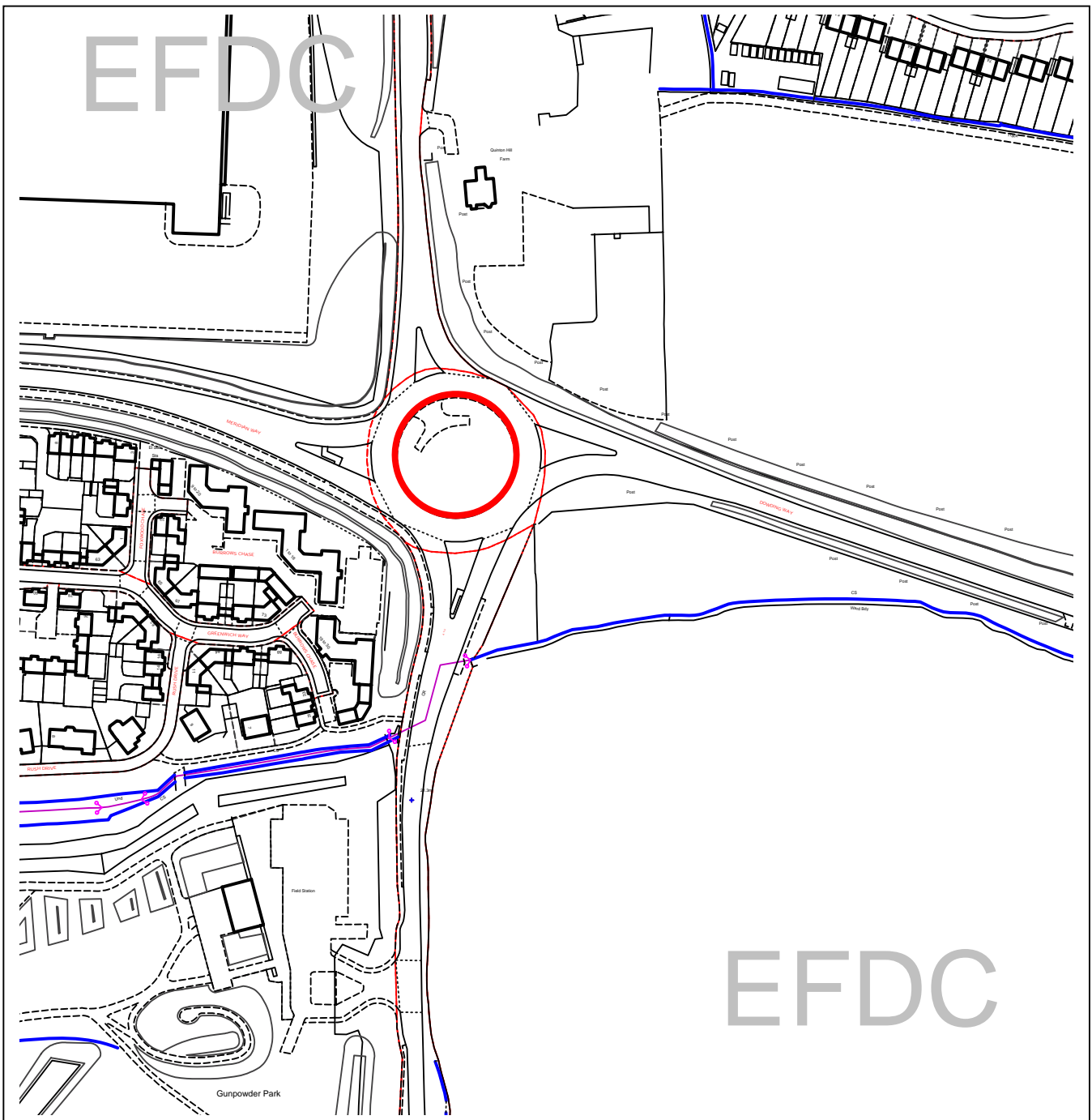
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Honey Lane, North of M25
Scale of Plot:	1/2500

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Epping Forest District Council

District Development Committee



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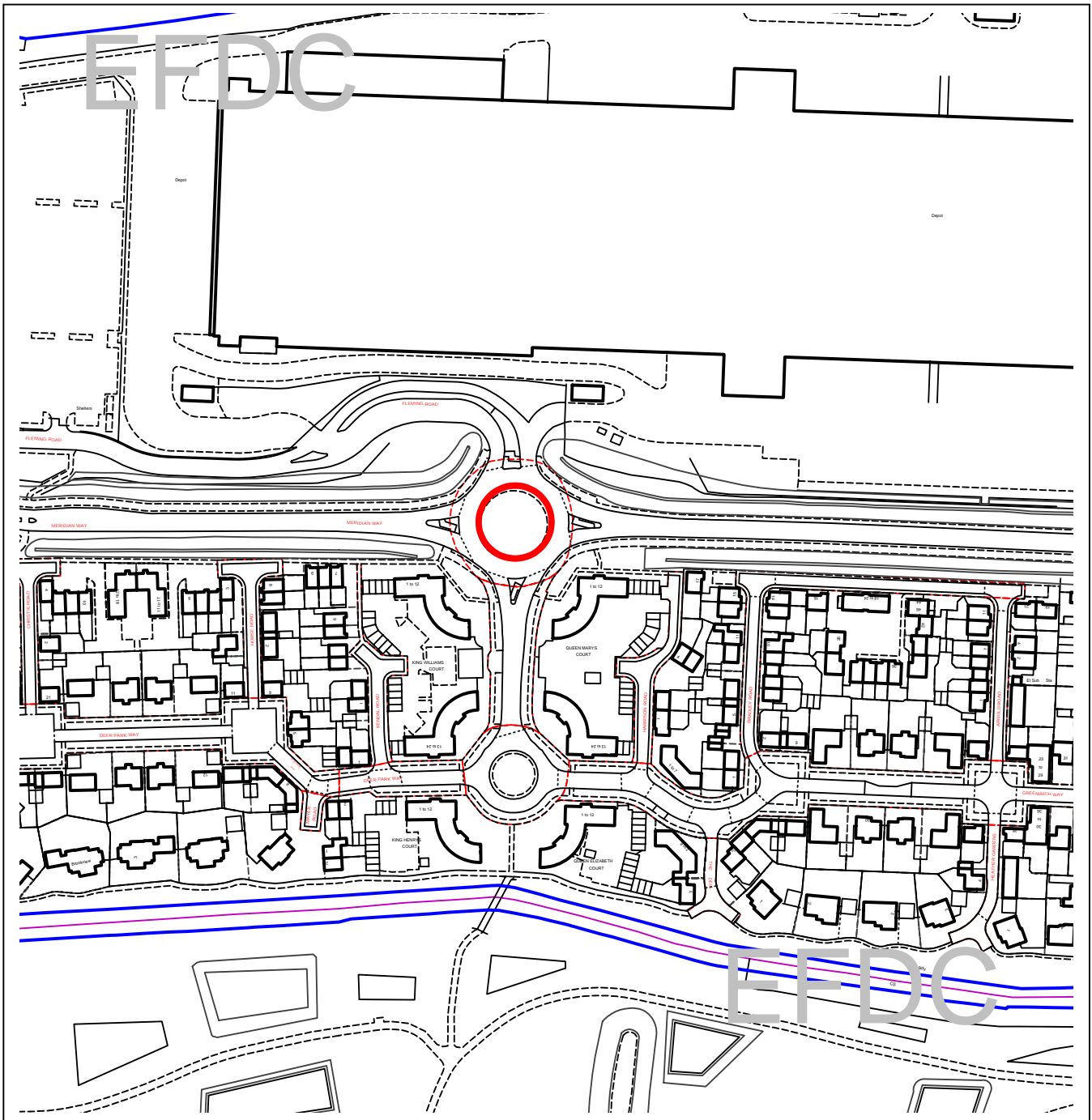
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Sewardstone Road, A121
Scale of Plot:	1/2500

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District Development Committee



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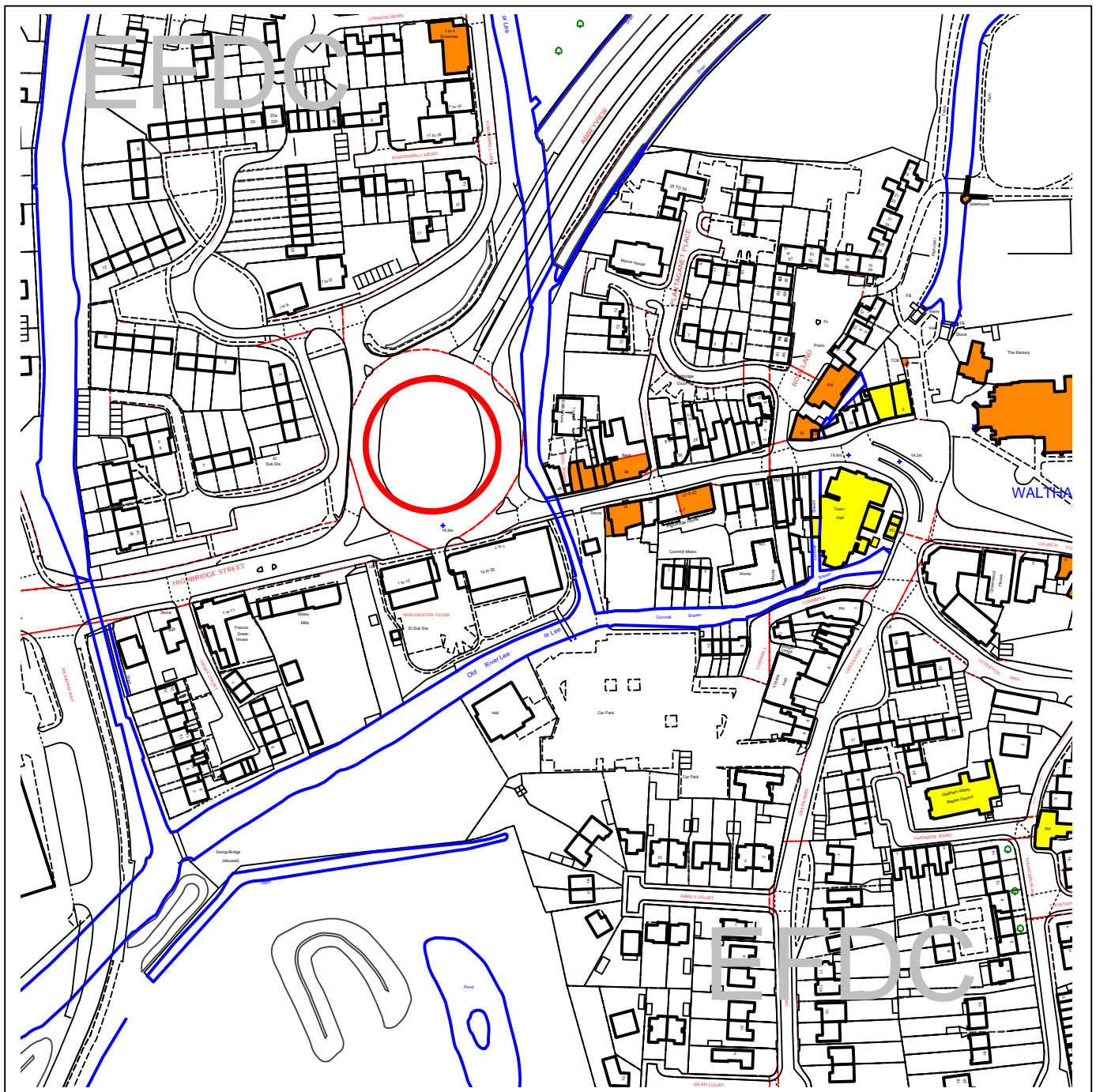
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Lower Island Way, (Meridian Way)
Scale of Plot:	1/2500

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District Development Committee



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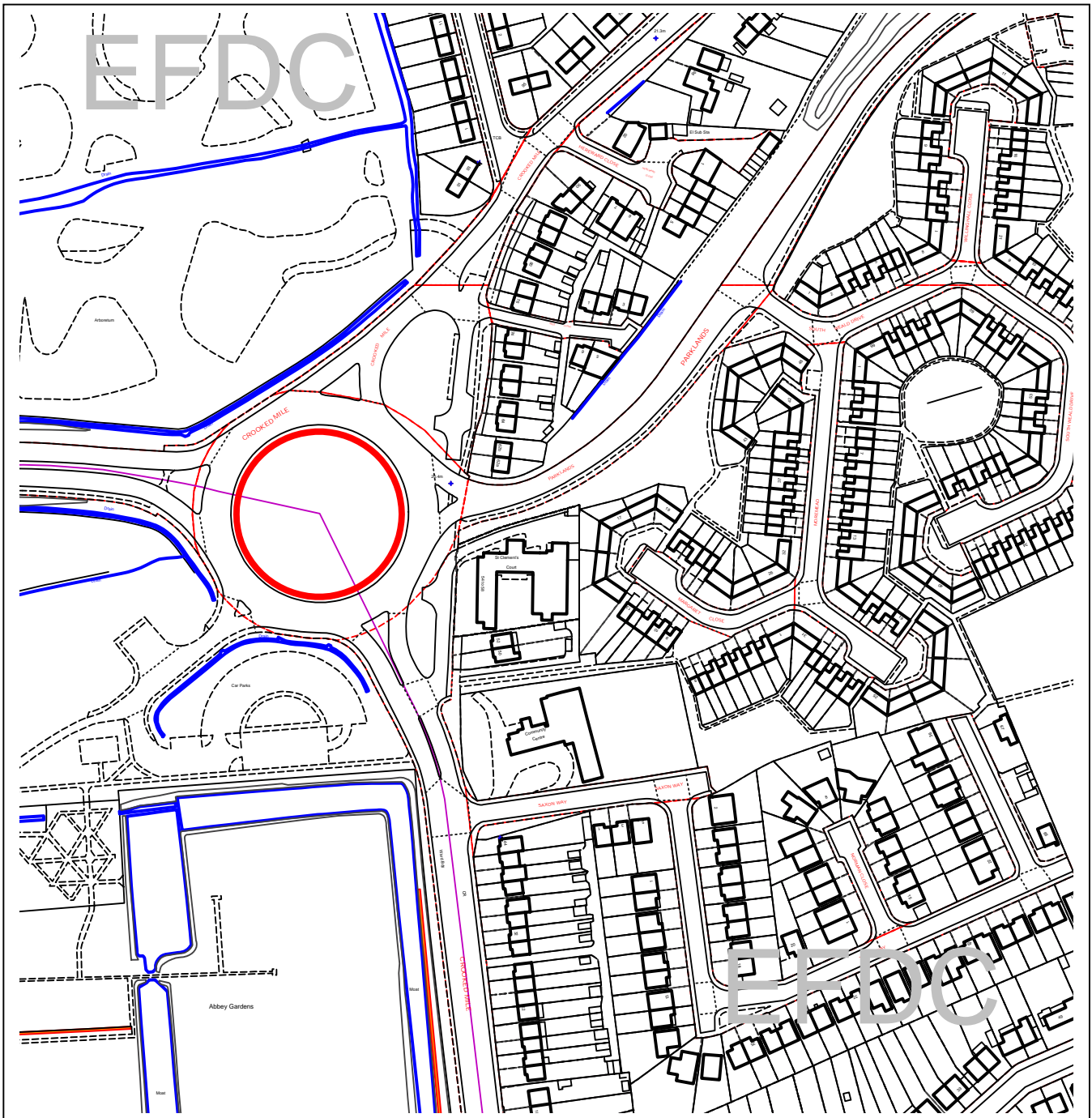
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Abbey View, Highgate Street
Scale of Plot:	1/2500

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Epping Forest District Council

District Development Committee



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Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Abbeyview, Crooked Mile
Scale of Plot:	1/2500

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Epping Forest District Council

District Development Committee



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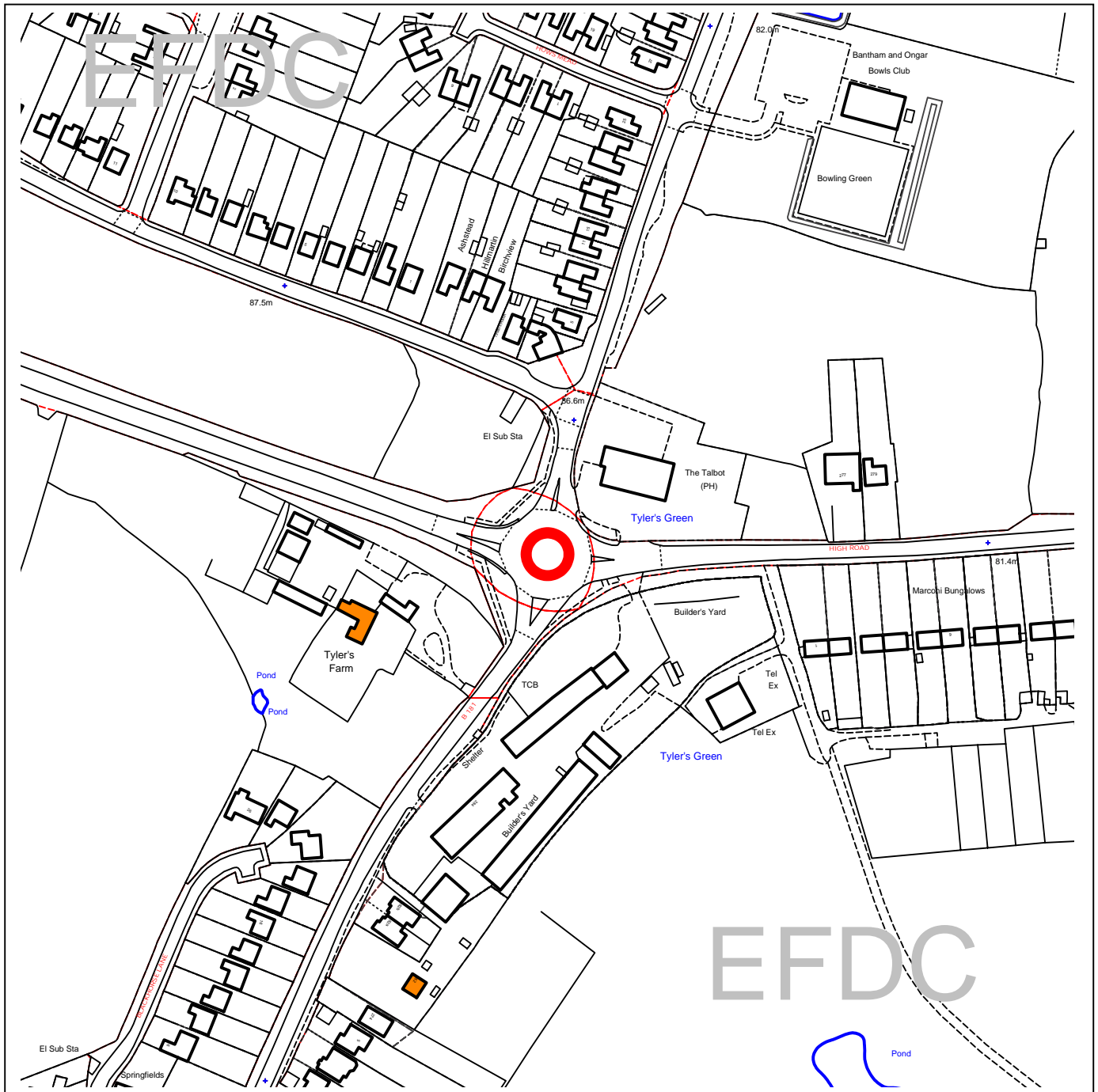
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Epping New Road, Woodridden Hill (Wake Arms)
Scale of Plot:	1/5000

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Epping Forest District Council

District Development Committee



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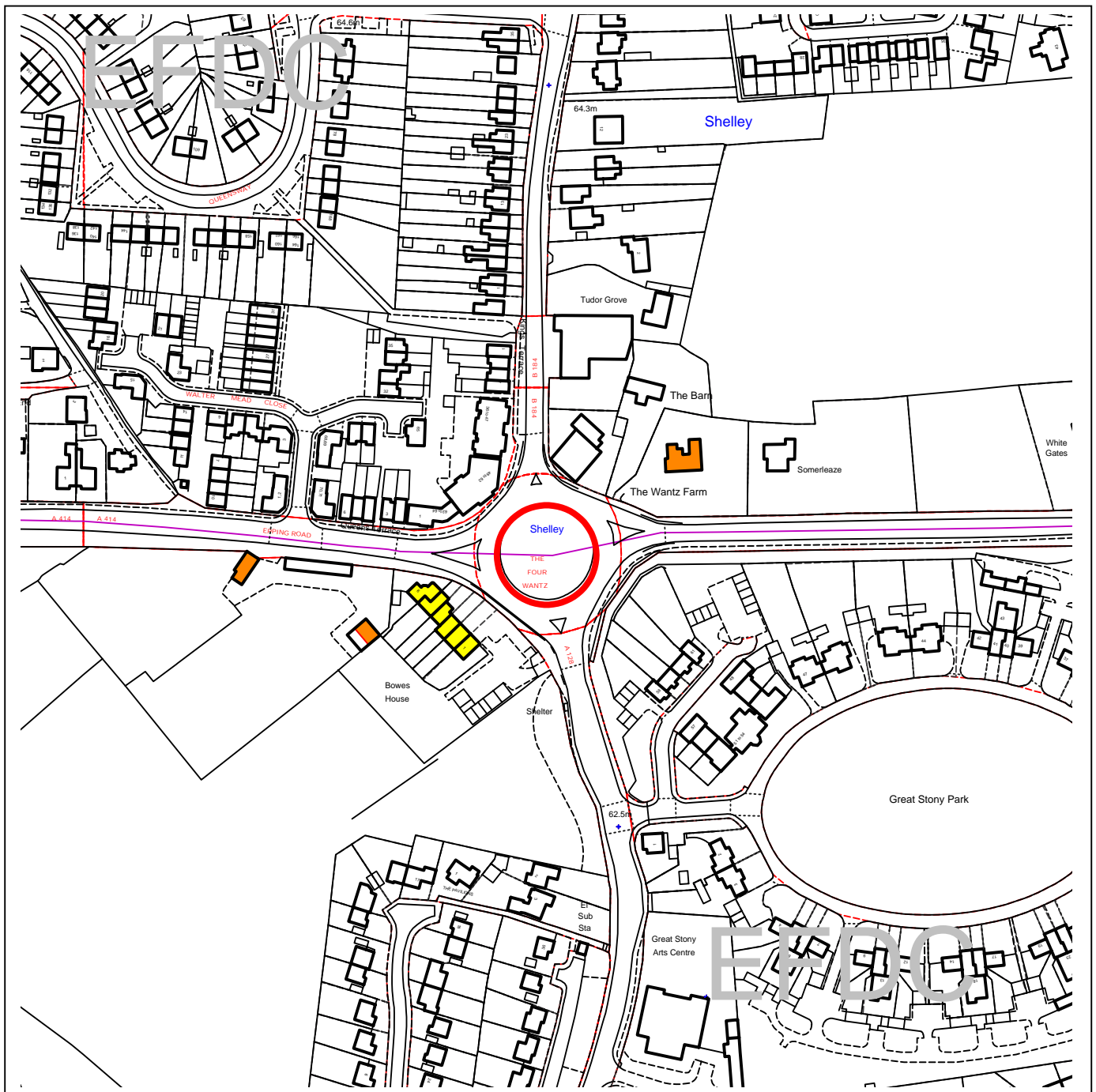
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, The Talbot, A414
Scale of Plot:	1/2500

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District Development Committee



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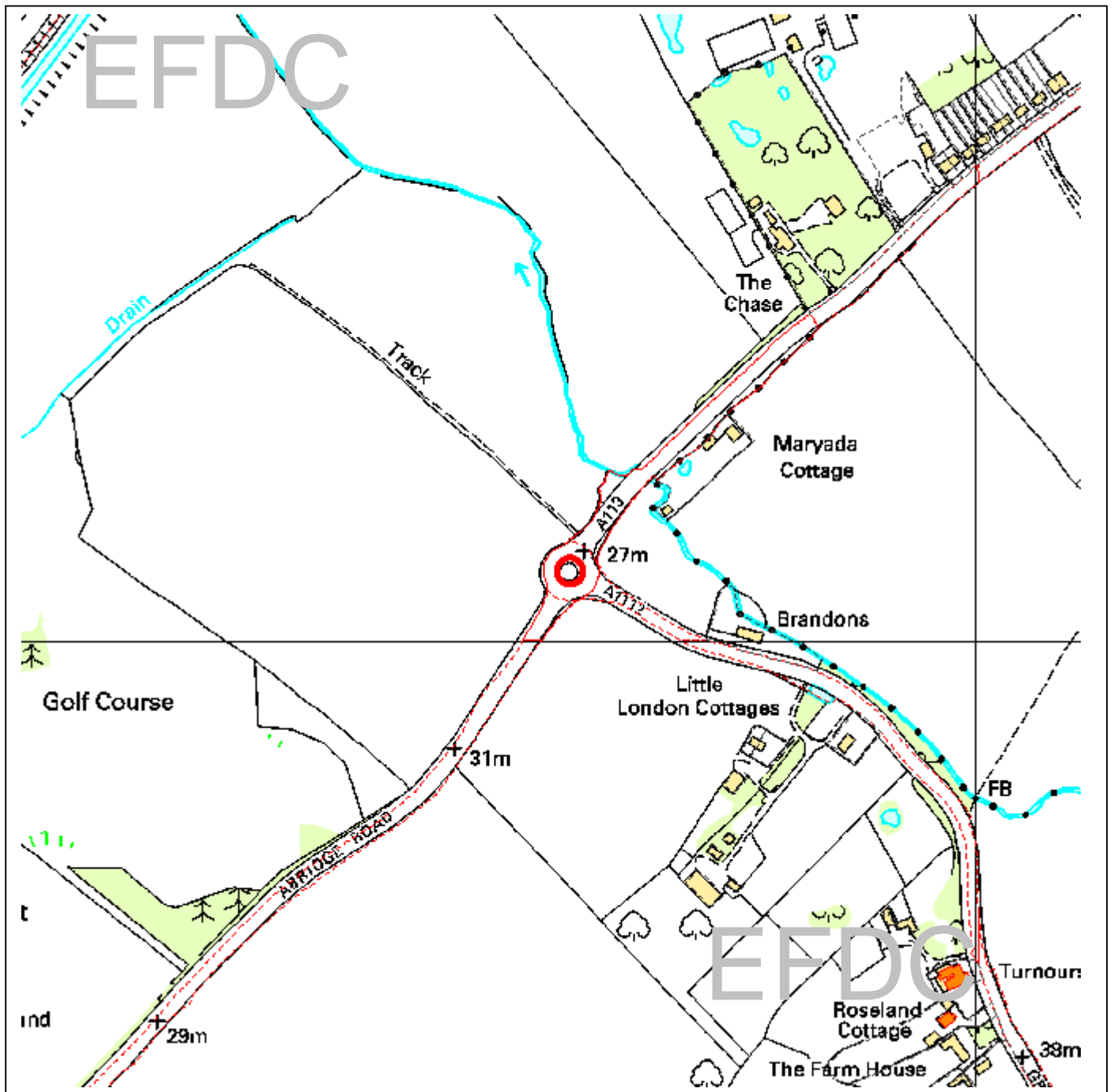
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, The Four Wantz, A414
Scale of Plot:	1/2500

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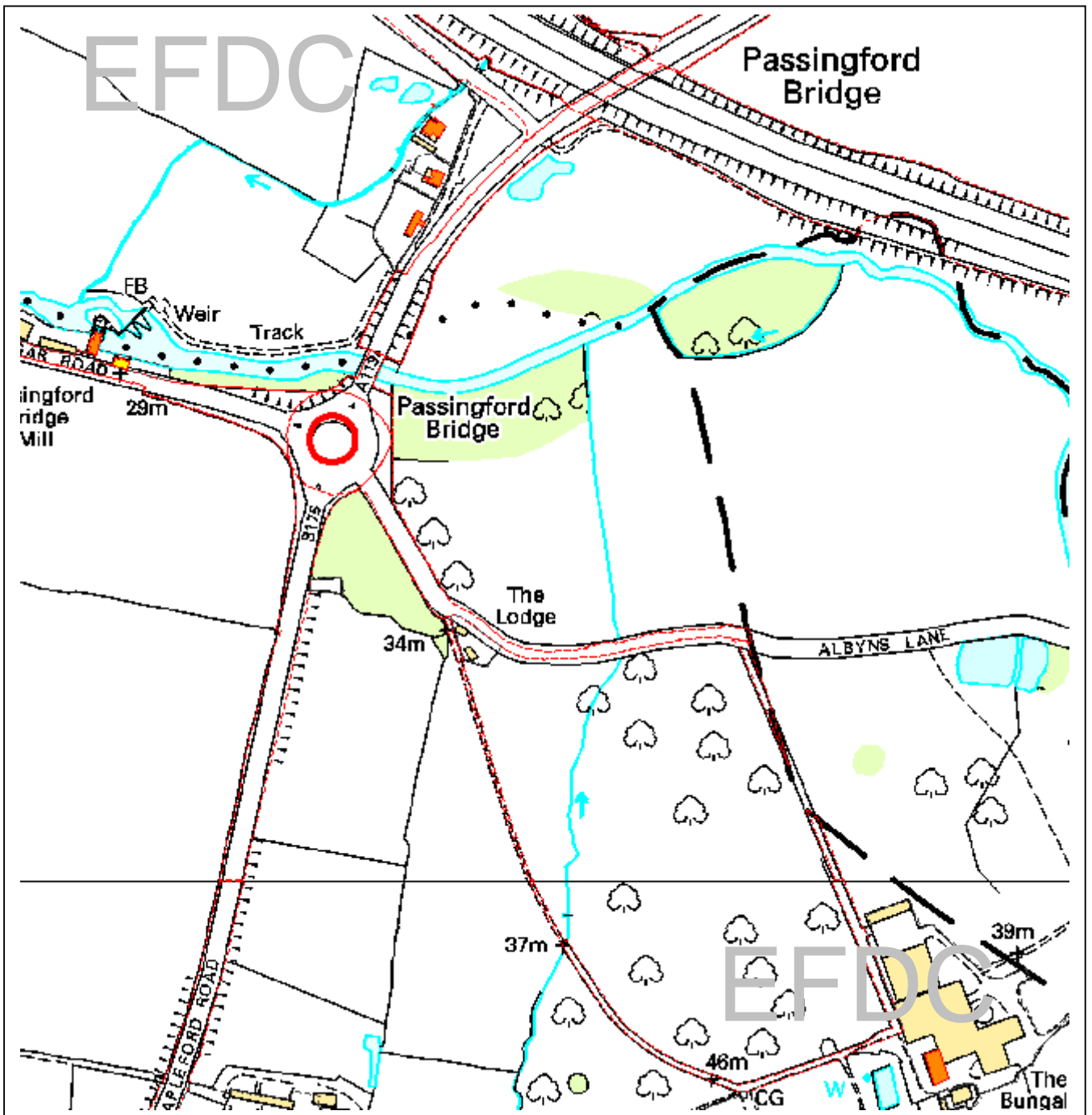
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, London Road, A1133/A1112, Chigwell
Scale of Plot:	1/5000

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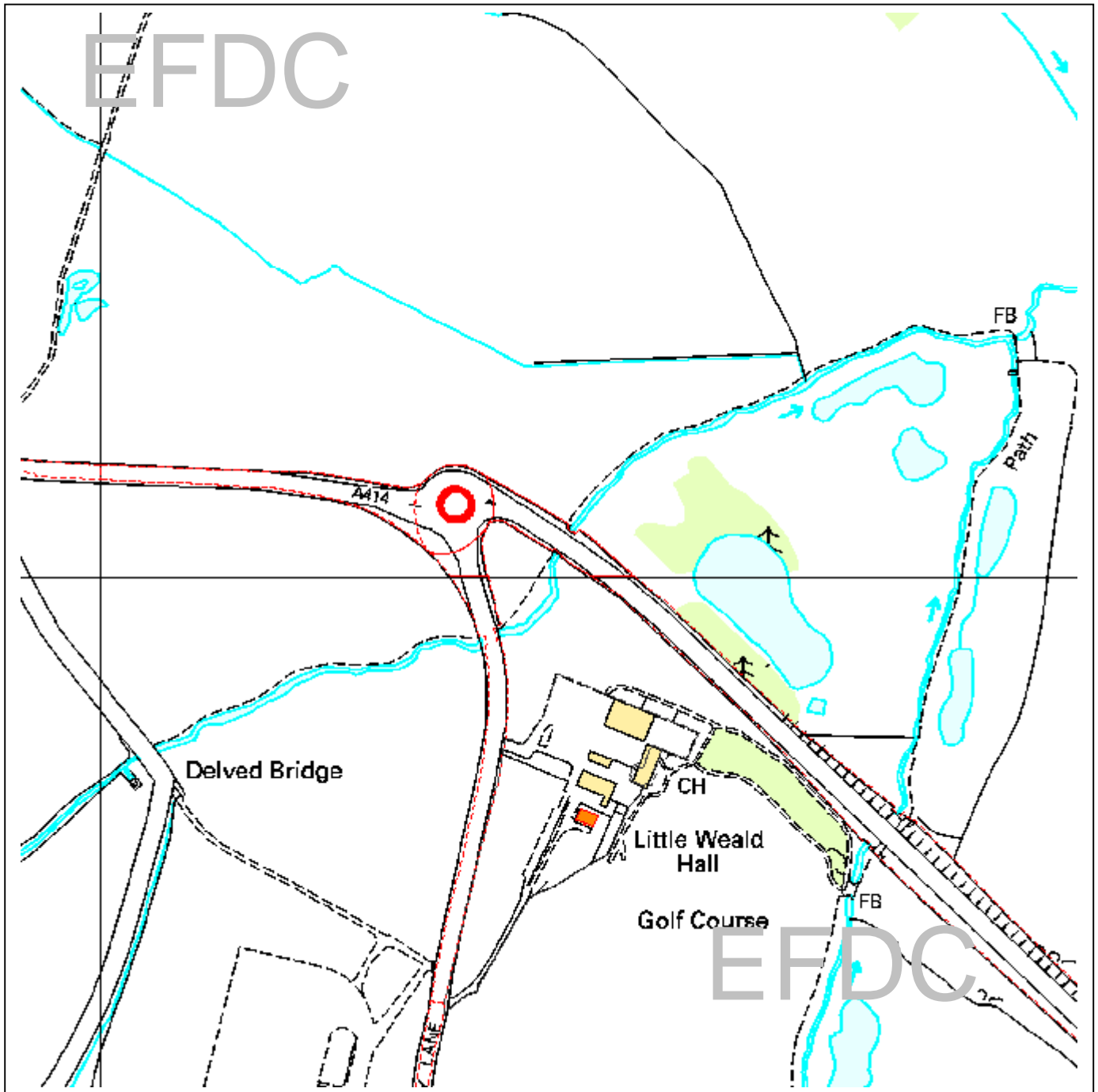
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Ongar Road, Stapleford Aerodrome
Scale of Plot:	

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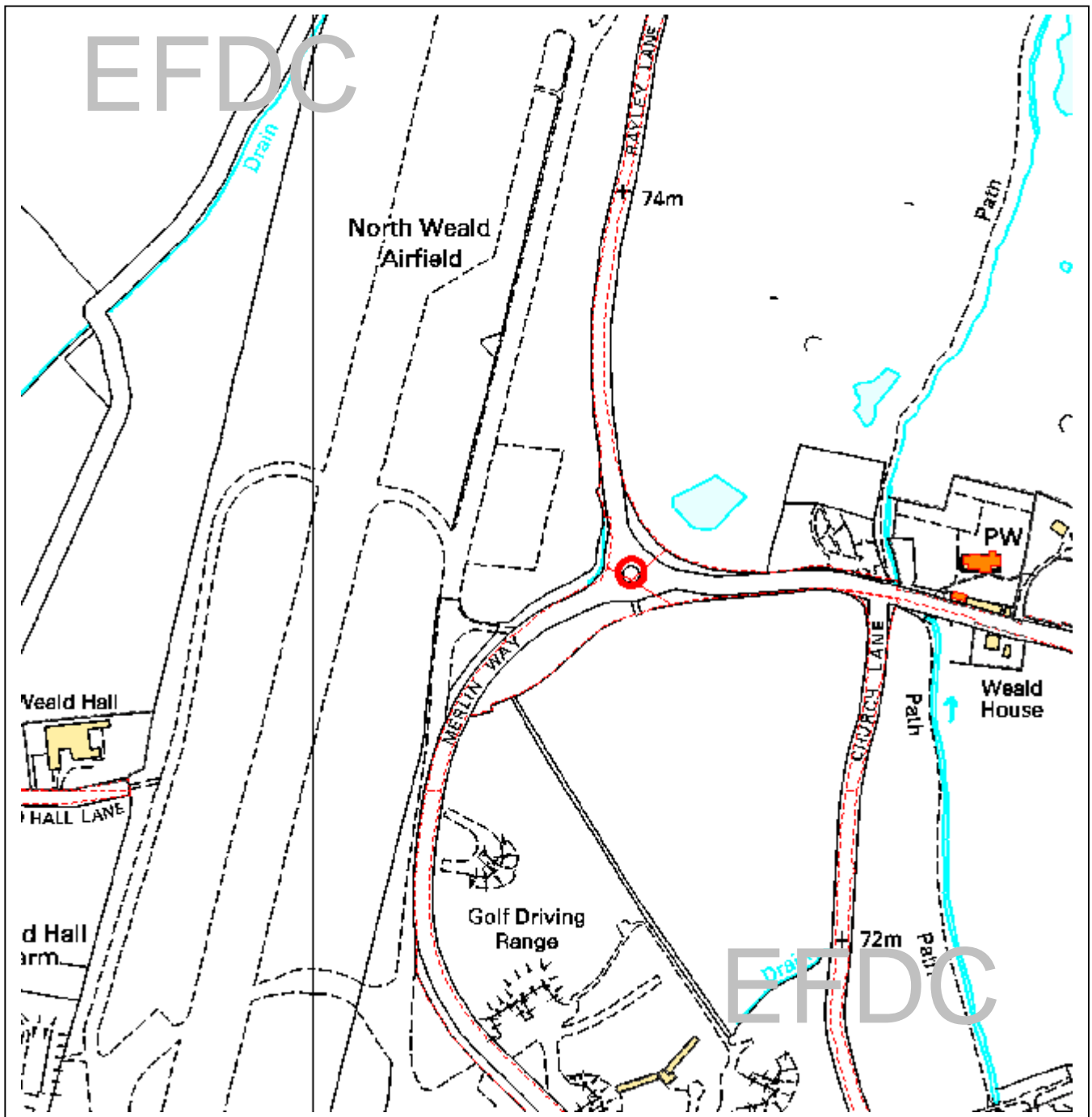
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Rayley Lane North
Scale of Plot:	1/5000

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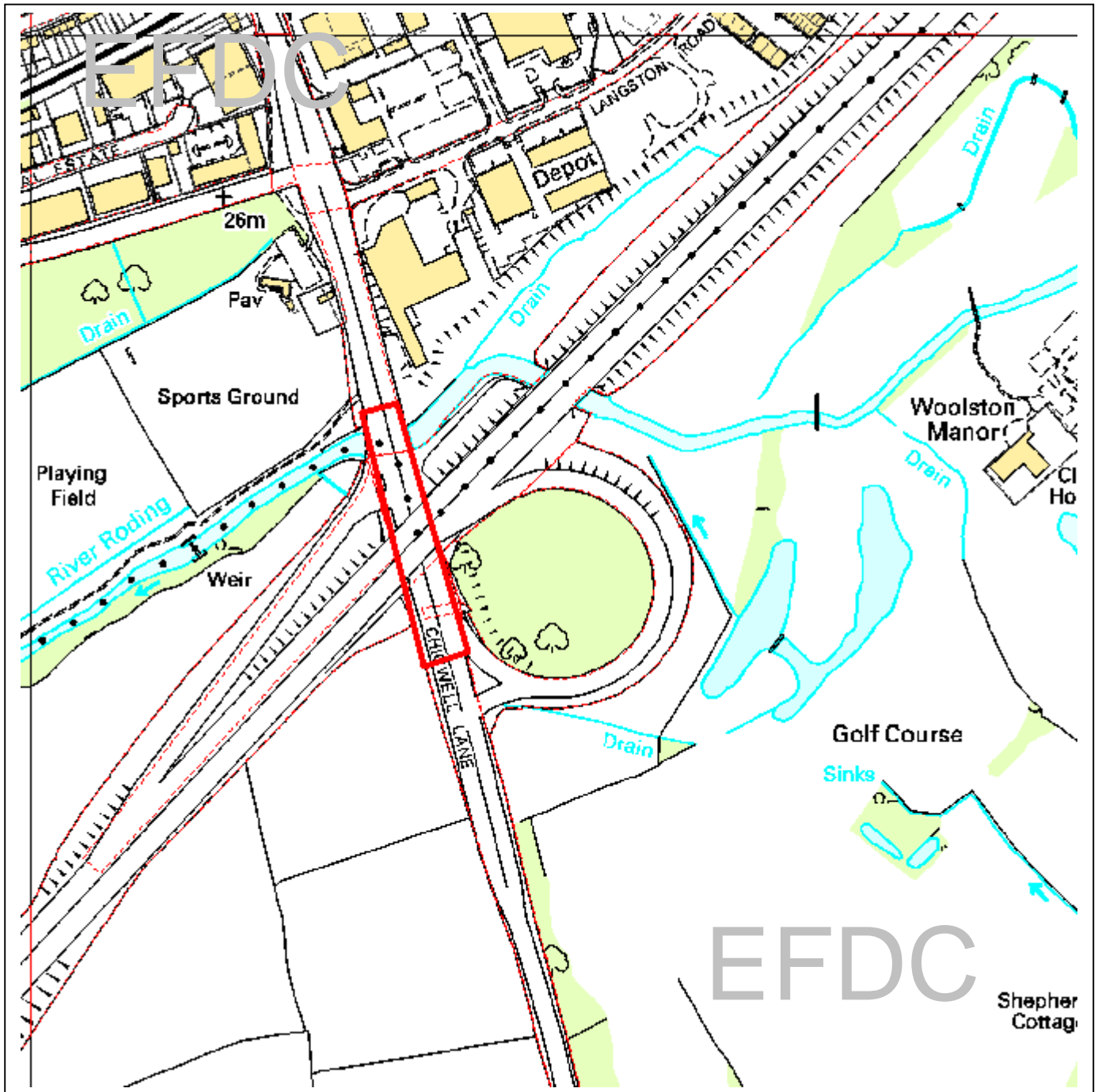
Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Roundabout, Rayley Lane South, Vicarage Lane
Scale of Plot:	1/5000

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Agenda Item Number:	8
Application Number:	EPF/2432/08
Site Name:	Central Reservation, Chigwell Lane, Opposite exit from M11
Scale of Plot:	1/5000

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