



***District Development Management Committee
Wednesday, 8th February, 2017***

You are invited to attend the next meeting of **District Development Management Committee**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping
on Wednesday, 8th February, 2017
at 7.30 pm .**

**Glen Chipp
Chief Executive**

**Democratic Services
Officer**

Gary Woodhall
(Governance Directorate)
Tel: 01992 564470
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors B Sandler (Chairman), B Rolfe (Vice-Chairman), A Boyce, H Brady, R Butler, R Jennings, G Chambers, S Heap, S Jones, H Kauffman, J Knapman, S Kane, A Mitchell, C C Pond, and J M Whitehouse

SUBSTITUTE NOMINATION DEADLINE:

18:30

1. WEBCASTING INTRODUCTION

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

2. The Senior Democratic Services Officer will read the following announcement:

"I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by third parties).

If you are seated in the lower public seating area then 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

then you should move to the upper public gallery.

Could I please also remind Members to activate their microphones before speaking.”

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

(Director of Governance) General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

(Director of Governance) To be announced at the meeting.

4. SUBSTITUTE MEMBERS

(Director of Governance) To report the appointment of any substitute members for the meeting in accordance with Council Rule S1 in the Constitution (Part 4 “The Rules” refers).

5. DECLARATIONS OF INTEREST

(Director of Governance) To declare interests in any item on the agenda.

6. MINUTES (Pages 7 - 26)

(Director of Governance) To confirm the minutes of the last meeting of the Committee held on 30 November 2016.

7. EPF-2357/16 - ZINC ARTS, HIGH STREET, ONGAR (Pages 27 - 36)

(Director of Governance) To consider the attached report for minor adaptations to be made to the two-storey accommodation block building, with each of the 25 rooms to be used for more general housing and be provided with a galley kitchenette (DEV-017-2016/17).

8. EPF/2550/16 - 17 HEMNALL STREET, EPPING (Pages 37 - 46)

(Director of Governance) To consider the attached report for the replacement of the existing bungalow with a new three storey block of five apartments, which would consist of 2 no. one-bed flats and 3 no. two-bed flats, and with three off-street parking spaces to the front and communal amenity space to the rear (DEV-018-2016/17).

9. EPF/2573/16 - WOODINGS, GLOVERS LANE, HASTINGWOOD (Pages 47 - 54)

(Director of Governance) To consider the attached report for the demolition of the front porch and west side extension, both late 20th Century editions with replacement front porch and garden room with minor internal alterations (DEV-019-2016/17).

10. EPF/2583/16 - WOODINGS, GLOVERS LANE, HASTINGWOOD (LISTED BUILDING CONSENT) (Pages 55 - 60)

(Director of Governance) To consider the attached report for Listed Building consent for the proposed demolition of the front porch and west side extension, both late 20th Century editions with replacement front porch and garden room with minor internal

alterations (DEV-020-2016/17).

11. EPF3109/16 - 65 HIGH STREET, EPPING (Pages 61 - 66)

(Director of Governance) To consider the attached report for advertisement consent for a proposed new fascia sign (DEV-021-2016/17).

12. EPF/3145/16 - 331 HIGH STREET, EPPING (Pages 67 - 72)

(Director of Governance) To consider the attached report for Grade II listed building consent to replace existing signage, replacing with signs of the same size and materials with changes to colour and type face including painting of pilasters (DEV-022-2016/17).

13. ANY OTHER BUSINESS

(Director of Governance) Section 100B(4)(b) of the Local Government Act 1972 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.

14. 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):

<u>Agenda Item</u>	<u>Subject</u>	<u>Paragraph Number</u>
Nil	None	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.

Background Papers

Article 17 (Access to Information) of the Constitution defines 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 and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection one copy of each of the documents on the list of background papers for four years after the date of the meeting. Inspection of background papers can be arranged by contacting either the Responsible Officer or the Democratic Services Officer for the particular item.

Advice to Public and Speakers at Council Planning Sub-Committees

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 Sub-Committee.

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.

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 Sub-Committee 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 Sub-Committee 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 Sub-Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Sub-Committee. Should the Sub-Committee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee are required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or

- (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information?

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

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Management Committee **Date:** 30 November 2016

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.30 pm

Members Present: B Rolfe (Vice-Chairman, in the Chair), H Brady, R Butler, R Jennings, G Chambers, S Heap, H Kauffman, J Knapman, S Kane, C C Pond, J M Whitehouse, P Keska, G Shiell, D Stallan and G Waller

Other Councillors: D Dorrell, H Kane, E Webster and C Whitbread

Apologies: B Sandler, A Boyce, S Jones and A Mitchell

Officers Present: N Richardson (Assistant Director (Development Management)), D Macnab (Deputy Chief Executive and Director of Neighbourhoods), A Hall (Director of Communities), J Warwick (Assistant Community Health & Wellbeing Manager), G J Woodhall (Senior Democratic Services Officer) and P Seager (Chairman's Secretary)

36. WEBCASTING INTRODUCTION

The Senior Democratic Services Officer reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

37. 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 Committee, for the determination of applications for planning permission. The Committee noted the advice provided for the public and speakers in attendance at Council Planning Committee meetings.

38. APPOINTMENT OF VICE CHAIRMAN

As the Chairman, Cllr Sandler, had tendered his apologies for the meeting, and Cllr Rolfe had taken the Chair in his absence as the standing Vice-Chairman of the Committee, nominations were invited from the Committee for the appointment of an interim Vice-Chairman for the duration of the meeting.

Resolved:

(1) That Cllr S Kane be appointed as Vice-Chairman for the duration of the meeting.

39. SUBSTITUTE MEMBERS

The Committee noted the following substitutions for this meeting:

- (a) Cllr Keska for Cllr Mitchell;
- (b) Cllr Shiell for Cllr Jones;
- (c) Cllr Stallan for Cllr Boyce; and
- (d) Cllr Waller for Cllr Sandler.

40. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Member Code of Conduct, Cllrs Chambers, Jennings, and Keska declared a personal interest in the following item of the agenda, by virtue of having been a Member of the Portfolio Holder Advisory Group on Leisure Management. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

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

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(c) Pursuant to the Council's Member Code of Conduct, Cllr H Kane declared a personal interest in the following item of the agenda, by virtue of being the Portfolio Holder for Leisure & Community Services. The Councillor had determined that her interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(d) Pursuant to the Council's Member Code of Conduct, Cllr S Kane declared a personal interest in the following item of the agenda, by virtue of having attended various meetings in connection with the application and being a Member for the ward adjacent to the application site. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(e) Pursuant to the Council's Member Code of Conduct, Cllr C C Pond declared a personal interest in the following item of the agenda, by virtue of being a Member of Essex County Council. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(f) Pursuant to the Council's Member Code of Conduct, Cllrs Shiell and Webster declared a personal interest in the following item of the agenda, by virtue of having been a Member of the Portfolio Holder Advisory Group on Leisure Management and having responded to the consultation on the application. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(g) Pursuant to the Council's Member Code of Conduct, Cllr D Stallan declared a personal interest in the following item of the agenda, by virtue of having been a Member of the Cabinet during initial discussions for this application. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(h) Pursuant to the Council's Member Code of Conduct, Cllr G Waller declared a personal interest in the following item of the agenda, by virtue of being a Member of the Cabinet. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(i) Pursuant to the Council's Member Code of Conduct, Cllr C Whitbread declared a personal interest in the following item of the agenda, by virtue of being the Leader of Council. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2207/16 Playing Fields & Community Centre, Hillhouse, Ninefields, Waltham Abbey.

(j) Pursuant to the Council's Member Code of Conduct, Cllr P Keska declared a personal interest in the following item of the agenda, by virtue of being a Member of Ongar Town Council. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0035/16 Land adjacent to The Brewhouse, Church Lane, Ongar.

41. MINUTES

Resolved:

(1) That the minutes of the meeting held on 28 September 2016 be taken as read and signed by the Chairman as a correct record.

42. EPF/2207/16 PLAYING FIELDS AND COMMUNITY CENTRE, HILLHOUSE, NINEFIELDS, WALTHAM ABBEY

The Assistant Director of Governance (Development Management) presented a report for an outline application with all matters reserved except access for the erection of a Health Centre Building; 60 Independent Living Older Persons apartments building (Use Class C2 – with a minimum of 6 hours care to be provided per week for each apartment) with a minimum of 40% of the apartments to be provided as affordable housing; Leisure Centre and Swimming Pool building (to

include Fitness Suite and Community Hall); Open Space including a mini soccer grass pitch for use by under 7/8 year olds and footpaths; and ancillary development including three vehicular accesses off Hillhouse, car parking, and SUDs Infrastructure and demolition of the existing Ninefields Community Centre building. This application was before the Committee as it was classed as a large scale major application on Council-owned land.

The Assistant Director reported that the application site was a 3.73 hectare area of land consisting of open space, car parking and the Ninefields Community Centre, located within the Ninefields estate. To the south, there was a brook and public footpath, with residential dwellings to the north, west and south of the site. To the east of the site was a small shopping parade within a pedestrianised square with residential flats above the retail units. Beyond these properties were further open spaces, including school playing fields. Within the site, the playing fields to the north were owned by Essex County Council, while the playing fields to the south, the Community Centre and the car parking area was owned by Epping Forest District Council. The site was not located within the Metropolitan Green Belt or a conservation area, although there were two veteran trees and a public footpath in the southern portion of the site. This was an outline application with all matters reserved except details of access, thus the only considerations for the Committee were the principle of the development plus the access arrangements and its impact on highway safety and the free flow of traffic.

The Assistant Director added that the four standard land contamination planning conditions should have been included on the report, and stated that these would be added if the application was approved. Condition 9 also referred to Cripsey Brook, when in actual fact this should have read Honey Lane Brook.

The Assistant Director stated that Planning Officers had concluded the proposal would provide purpose built facilities to meet the needs of the local community, including specialised Extra Care housing, of which 40% would be affordable housing. The key concern was the loss of part of the existing playing fields. However, 1.58 hectares of recreational ground would be retained as playing fields, the proposal would provide a new Leisure Facility and robust mitigation measures had been requested by Sport England; therefore, it was considered there were sufficient exceptional circumstances to outweigh the potential harm. The Transport Assessment had demonstrated that the additional traffic generated by the development would not adversely impact upon the existing highway network, and adequate off street parking would be provided. This was an outline application and therefore some matters were reserved, but it was felt that the proposed development would not have an unduly detrimental impact upon the amenities of surrounding residents or the character of the area. Consequently, as the benefits of the development was felt to outweigh any potential harm, and all relevant Local Plan Policies and Government Guidance had been complied with, the application was recommended for approval.

The Committee noted the summary of representations received in respect of this application, which included a petition containing 656 signatures objecting to the loss of the playing fields, an objection from the Ninefields Co-Operative Action Group, and a further four letters of objection from residents. There were four letters from residents outlining concerns with the application but not objecting, and Waltham Abbey Town Council had not objected either. A further four objections had been received after the agenda had been published. The Committee heard from an Objector and the Applicant's Agent before proceeding to debate the application.

Cllr Dorrell, one of the Waltham Abbey Paternoster ward Members for the area, felt that the scheme had some merit as the area required regeneration, and the Cllr accepted that this was an outline application. However, whilst the Councillor had no objection to the new Medical Centre and Sports Hall, the current indicative plans would lead to a loss of open green space. Residents had raised concerns regarding overlooking and parking, and the Councillor felt that, overall, the proposal was slightly too large.

A number of the Members of the Committee highlighted that there had been no mention of the housing development at this location in any of the Member Local Plan workshops, only the development of the replacement Sports Centre. Urban green open spaces were important to the wellbeing of local residents, and thousands of homes surrounded the site and used the current green open space. It was also emphasised that there were not many letters in support of the application in the report. These Members felt that the loss of 75% of the current urban green open space was too much, and were not convinced that there was a requirement for further housing to be developed at this location.

Other Members acknowledged the concerns regarding the loss of urban green open space, and the development of the proposed housing being considered too much for the location; however, in return for the loss of the open space, Waltham Abbey would be gaining two new assets in the form of the Medical Centre and the replacement Sports Centre, which would include a new Swimming Pool. It was noted that other towns were losing their facilities, but in this instance the Council was providing replacement facilities. The support for the proposal from Sport England was also emphasised, although further concerns were raised about the provision of only 45 parking spaces for the 60 apartments.

The Assistant Director reminded the Committee that the outline application would not agree the number of parking spaces to be provided for the apartments, and acknowledged that this could be investigated further before the final planning application was received. The Committee was also informed that the housing element was a key part of the application before them. The Director of Neighbourhoods also stated that the £340,000 financial contribution, which formed part of the legal agreement, would be used to provide replacement playing pitches at alternative locations, and would not be used to further develop the Playing Pitch Strategy.

Cllr Webster, also a ward Member for Waltham Abbey Paternoster, reminded the Committee that this was only an outline planning application. Work on the proposal had begun 18 months ago, and the Councillor felt that the majority of residents were then in favour of it. Cllr Webster shared the concerns about the lack of parking provision for the apartments, but also emphasised the urban green open space adjacent to the application site which would be retained. On balance, the Councillor supported the application.

The Director of Neighbourhoods reassured the Committee that the schemes were financially independent of each other; there would be no cross-subsidy for the development of the Sports Centre/Swimming Pool from the development of the apartments. The Director of Communities also stated that Essex County Council had undertaken substantial research into the scheme, and had concluded that 60 units was the minimum required to make the scheme viable.

Decision:

- (1) That planning application EPF/2207/16 at the Playing Fields and Community

Centre in Hillhouse, Ninefields, Waltham Abbey be granted outline permission, subject to the listed conditions and the completion by 1 March 2017 (unless otherwise agreed in writing by the Local Planning Authority) of a Legal Agreement:

- (a) to secure 40% affordable housing as part of the independent living accommodation (Class C2);
 - (b) for this element of the scheme to be provided by a developer listed in Essex County Council's Developer/Provide Panel; and
 - (c) to provide £340,000 as a financial contribution to be used on projects identified through the Playing Pitch Strategy;
- (2) That, should the developer/applicant fail to complete a Section 106 Legal Agreement within the stated time period, authority be delegated to Officers to refuse planning permission on the basis that the proposed development would not comply with Local Plan policies regarding the provision of affordable housing and the loss of playing fields; and
- (3) That the planning conditions for this proposal be as follows:
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) layout;
 - (ii) scale;
 - (iii) appearance; and
 - (iv) 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: 01131_PP_04 Rev: P2, 01131_MP_03 Rev: P1, 02218-01 and the letter dated 27 October 2016 from Derek Macnab, Director of Neighbourhoods & Deputy Chief Executive for Epping Forest District Council, regarding a commitment to pay a financial contribution.
4. Construction of the Leisure Centre development hereby permitted shall not commence until the area shown in Drawing 01131 PP 04 Rev: P2 has been delineated as a mini football pitch with dimensions of 37 x 27 metres with goal posts so that it is available for use as a mini soccer pitch. Notwithstanding the provisions of the Town and

Country Planning (General Permitted Development) Order 1995 (as amended) (or any order amending, revoking or re-enacting that order) that area shall not thereafter be used for any purpose other than as a playing field unless otherwise approved in writing by the Local Planning Authority.

5. The relocation scheme for existing formal users of the playing fields as outlined within the letter dated 15 November 2016 from James Warwick, Assistant Community Health and Wellbeing Manager for Epping Forest District Council, shall be agreed prior to commencement of the development, unless otherwise agreed in writing by the Local Planning Authority.
6. No development shall take place, including any ground works or demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for the following all clear of the highway:
 - safe access into the site;
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development; and
 - wheel and underbody washing facilities.
7. Prior to the first occupation of the development the access arrangements and visibility splays, as shown in principle on Phil Jones Associates drawing no.02218-01, shall be fully implemented and be retained as such in perpetuity (subject to appropriate detailed design and road safety audit).
8. Prior to first occupation of the development details shall be submitted to and agreed in writing by the Local Planning Authority for an upgrade to the existing surface of footpath no.54 Waltham Abbey, from the footbridge at Hillhouse west to its junction with Mason Way (approx. 245m), and/or possibly improving it to an adopted shared use ped/cycleway 3m wide, the approved scheme shall then be fully implemented.
9. The recommendations and enhancements in sections 8.4, 8.8 and 8.9 of the Preliminary Ecological Assessment dated 26 July 2016 by place services shall be adhered to. These include the following:
 - Specialist nest boxes and three generalist bird boxes shall be incorporated into the development affixed to trees on or adjacent to the site.
 - Any removal of trees, scrub or hedgerows shall be undertaken outside of the bird breeding season (commonly between 1 March and 31 August). If this is not possible, habitat removal shall be supervised by an Ecologist.
 - Suitable reptile habitat along Honey Lane Brook shall be retained and enhanced. Contractors should be made aware of the legislation

protecting reptiles, and as a precautionary measure any habitat clearance shall be carried out when temperatures exceed 10 degrees.

- Tree planting consisting of native species of local provenance should be incorporated into the development (such as oak, field maple, silver birch, alder and aspen). Fruit bearing trees including cherry, hawthorn, guelder rose and rowan should also be included. Planting should be linear and link to off-site habitats where possible.
 - Any hedgerow planting should link to existing, or proposed habitat to ensure habitat connectivity through the site.
 - Tree planting along Honey Lane Brook would help to absorb run-off and any associated pollution.
 - As well as tree planting, additional shrub and marginal plants of local provenance should be introduced. This scheme should be dictated by the soil conditions and jointly designed by a landscape architect / ecologist.
 - Log piles should be introduced to benefit invertebrates and provide habitat for reptiles to shelter under.
 - Some scrub should be left to benefit nesting birds.
 - Litter on the banks and within the stream should be removed.
10. The Location of the proposed Independent Living Apartments, Health Centre and Leisure Centre/Swimming Pool shall be within those areas indicated on drawing ref: 01131_PP_06 Rev: P1.
 11. The development hereby approved shall be carried out in accordance with the Flood Risk and Drainage Impact Assessment Issue 5 dated 15 August 2016, unless otherwise agreed in writing by the Local Planning Authority.
 12. A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
 13. 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.
 14. 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]

15. 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]

16. 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]

17. 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.

18. 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.

43. EPF/1912/16 EPF/1924/16 WOODLAND CAMP, MANOR ROAD, LAMBOURNE

The Assistant Director of Governance (Development Management) presented a report for two applications at the site: the upgrade and renewal of the recreational facilities on the site to provide short stay all weather accommodation in order to ensure the site's continued use for recreational purposes; and advertisement consent for a proposed new camp site sign next to the site entrance. The applications were before the Committee as they were classed as a large scale major application.

The Assistant Director reported that the site was 17 acres in size and located on the west side of Manor Road, 100 metres south of the junction with New Road. The south and east sections of the site (approximately 40%) were currently in use as a caravan site with a number of timber buildings located near the end of the main access drive. The site contained many mature trees and was well screened from view along Manor Road. The proposal included: the demolition and replacement of the existing central pavilion building; the refurbishment of three existing cabins and provision of caretaker lodgings; the removal of mobile homes/pitches and their replacement with 42 new purpose-designed timber-clad cabins; general landscaping works; and the upgrading of the existing entrance drive to improve safety and security. The proposed new camp signs would be located on each side of the entrance to the camp, 1.5metres x 0.7 metres in size, and externally lit by a low luminance trough light shining down on the face of the signs.

The Assistant Director stated that Planning Officers had concluded the continued recreational use of the site was appropriate in the Metropolitan Green Belt, and the Christian focus of the camp site, making good use of the wooded and tranquil setting, was liable to result in activities of a quieter nature than commonly found on a commercial camp site open to the general public. The appearance and bulk of the timber-clad cabins, providing a more weather resistant form of accommodation, was acceptable in a woodland setting. The proposed signs would not unduly detract from the street scene and were an appropriate form of directional sign to assist visitors in locating the site. Therefore, it was recommended that planning permission be granted for the two applications.

The Assistant Director added that Planning Officers had reconsidered the planning conditions since the publication of the agenda for the meeting. It was felt that some additional wording should be added to condition 6, as it might not be necessary to

conduct all of the listed habitat surveys, such that the applicant should demonstrate that no harm would occur to the listed species during and after development. It was also felt that an extra condition was needed requiring all existing buildings, containers and caravans not shown on the site plan to be removed before the proposed central pavilion was first available for use. And a second additional condition to reflect the phased development of the site was now proposed to limit the number of caravans and cabins on site to a maximum of 60 during development, with all caravans to be removed once the proposed 42 cabins had been constructed.

The Committee noted the summary of representations received in relation to this application, including Lambourne Parish Council and Parish Councillor P Price who both strongly objected to the application, Smart Planning Consultants representing 39 nearby properties who all objected, and a further 17 letters of objection from nearby residents. There were no objections offered by Essex County Council Highways, or by Arboricultural Officers and CountryCare subject to the imposition of conditions protecting trees and implementing the recommendations of the submitted habitat survey. The Committee heard from an Objector, the Parish Council and the Applicant before proceeding to debate the application.

The Committee requested some reassurance that the proposed cabins would not become permanent residences. The Assistant Director confirmed that the applicant would require further planning permission to build houses or use them permanently, in which case this would then be inappropriate development harmful to the Metropolitan Green Belt. Permission was only acceptable in this case because these cabins were replacing a maximum of 60 caravans and were to be used in conjunction with outdoor recreational use only and therefore preserved the openness and thus did not represent inappropriate development in the Green Belt. In addition, the visual impact of the proposal on the surrounding countryside was limited, because this was a well screened site. Although, there was a possibility that the site could be regarded as previously developed land, there would be planning conditions in place to stop permanent occupation on the site and therefore resist this becoming a future housing development. The cabins would also be constructed on stilts, so they would not be considered as being of a permanent nature.

The Committee enquired as to the meaning of 'short stay' in condition 2. The Assistant Director informed the Committee that they could suggest revised wording for condition 2, and reminded the Committee that it had considered a maximum residency of 28 days per year for the recent planning application at Roydon Marina. Cllr Brady opined that such a condition was almost impossible to enforce unless there was a period when all of the cabins had to be empty, and proposed this as an amendment to condition 2 along with a maximum residency of 28 days per annum. Cllr C C Pond further suggested that the applicant should enter into a Legal Agreement under Section 106 of the Town & Country Planning Act 1990, to restrict a single stay on site in a cabin to no more than 28 days and also no more than a total of 56 days per annum to prevent residents moving from one cabin to another, and that there should be no occupation of any of the cabins between 7 January and 7 March each year. The Committee agreed that this would prevent any permanent residency occurring on the site, therefore not be an in principle inappropriate development in the Green Belt and would be enforceable.

Most Members of the Committee felt that the proposed Cabins were of a better design, and would not have more of a harmful visual impact on the Green Belt than the existing caravans. The site was already being used for recreational purposes, although it was acknowledged that the trees on the site were not protected and this could affect the screening of the development if they were removed.

Cllr Kauffman reminded the Committee of the concerns raised by local residents regarding the intensification of the use of the site, and the impact that this would have on the neighbours. The Councillor also felt that the site should be more self-sufficient, and that this development should not classify the site as previously developed land within the Green Belt. Some Members also raised concerns about the amount of hardstanding proposed, and the 111 parking spaces requested as part of the application when there was only a maximum of 42 cabins to be constructed on the site.

The Assistant Director reminded the Committee that it was open to them to determine if the application was large scale and therefore failed to preserve the openness of the Green Belt; if they considered it was, then they could conclude that it would be inappropriate development in the Metropolitan Green Belt.

Decision:

(1) That planning application EPF/1912/16 at Woodland Camp in Manor Road, Lambourne be granted permission, subject to a Section 106 Legal Agreement and 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.
2. With the exception of the caretakers lodge none of the cabins hereby approved shall be occupied by a person for a period of more than 28 days and no person shall occupy any of the cabins for more than 56 days, in any one year and there shall be no occupation of the site at all between the 7th January and 7th March in any one year.
3. Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
4. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
5. There shall be no discharge of surface water onto the Highway.
6. The Recommendations (section 5) and the Conclusion (section 6) of SES's Phase 1 Habitat Survey submitted February 2016 shall be followed in full. Reports must be supplied to the Local Planning Authority where appropriate and as recommended in the report. This will include survey work to be submitted and approved before any building works commence on site in respect of the following:
 1. Bats (roosting surveys)
 2. Great Crested Newt
 3. Breeding Birds
 4. Hazel Dormouse (see details)
 5. Invertebrates (phase 1 only)
 6. Reptiles (phase 1 only)
 7. UK BAP / NERC Act mammals and amphibians

Where surveys are not conducted, an explanation and/or mitigation statement should be submitted confirming how no harm shall occur to these species during and post development.

7. Any amplified music to be played on the site shall be confined to the inside of the central pavilion. No outside amplified music shall be played.
 8. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
 9. No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction - recommendations), except with the approval of the Local Planning Authority. Any works within the calculated root protection areas shall be fully supervised by an Arboricultural Consultant and a report detailing the work undertaken / supervision shall be sent to the Local Planning Authority within 28 days of the work being undertaken.
 10. The development hereby permitted will be completed strictly in accordance with the approved drawings numbered A-0031, C-033, E-035, 038, 039, B-032, D-034, 024B, 051A, 006, 052A, 005, 3-053, 054, 021A, 003B, 061, 062A, 013A, 001a, 015a, 017A, 023B, 044A, 012a, 016A, 018B, 022A, 004, 055, AT.WC.02,1-041, 2-042, AT.WC01, AT.WC03, 002a, 011A.
 11. When the 42 cabins hereby approved have been constructed all caravans and tents shall have been removed from the site. In addition, once the 42 cabins have been erected no part of the application site, together with the adjoining land owned by the applicants as shown on drawing no. PL.001A, shall thereafter be used for the accommodation of tents and/or caravans.
 12. All buildings, containers, and caravans, to be demolished as shown on plan no. PL.015 Rev A, shall be demolished and/or removed from the site before the central pavilion building hereby approved is first brought into use.
- (2) That the applicant enter in to a Section 106 Legal Agreement with the Local Planning Authority to secure the temporary nature of the accommodation on site and, in accordance with planning condition 2 above, to provide that no cabin be occupied by a person for more than 28 days, or for 56 days in any one calendar year, and that there should be no occupation at all of the site between 7 January and 7 March each year.
- (3) That planning application EPF/1924/16, also at Woodland Camp in Manor Road, Lambourne for Advertisement Consent be granted permission.

44. EPF/0035/16 - LAND ADJ TO THE BREWHOUSE, CHURCH LANE, ONGAR

The Assistant Director of Governance (Development Management) presented a report for the proposed demolition of existing outbuildings and erection of one new dwelling on land adjacent to The Brewhouse in Church Lane, Ongar. The application had been considered by Area Planning Sub-Committee East on 5 October 2016 and granted permission, but four Members of the Sub-Committee stood to refer the application to this Committee under the Minority Reference Rules within the Constitution (Part4, Rule M2 refers).

The Assistant Director reported that the site was part of a property known as The Brewhouse, which was accessed by Church Lane. At the northern end of the site was a building with an open front facing south, constructed of breeze block with a flat metal surfaced roof and three windows to the rear facing north. This building faced on to an enclosed yard, with a wall 2.5 metres in height along the eastern side, a hedge along the western side, and three further buildings along the southern side. On the other side of the hedge was a track leading from Greensted Road to Lavender Farm, part of which was the Essex Way public footpath. The site sloped from south to north and was within the Metropolitan Green Belt. In the vicinity of the site were three listed buildings, of which one – Greensted Hall – was a grade II listed building.

The Assistant Director added that the proposed dwelling would face north and have a chalet bungalow character to its appearance. The front elevation would have one full storey and roof accommodation, with the forward projecting bay appearing to be above ground, whereas the accommodation set further back would be at basement level, terraced into the slope of the ground. This would give the appearance of a one-and-a-half storey building with a detached outbuilding to the front, and the footprint would resemble an inverted 'L'. The main element of the proposed building would appear as a flank wall and would have two windows facing the footpath. The ridge of the gable roof would have an average height of 6.5 metres as seen from the footpath.

The Assistant Director stated that Planning Officers had concluded the site, although within the Metropolitan Green Belt, was previously developed land and the proposal would result in a 15% reduction in volume and a 50% reduction in the built form footprint. The application complied with all the relevant Local Plan Policies and Government Guidance, and was therefore recommended for approval.

The Assistant Director informed the Committee that, since the publication of the agenda, four additional letters of objection had been received from The Old Rectory Greensted Road, Wren Cottage Greensted Road, The Granary Church Lane and Church Barn Church Lane, as well as a Statement of Truth. The Statement asserted that one of the restrictive covenants on the site prevented any commercial or business activity other than that of Market Gardener, Doctor, Dentist, Solicitor or Architect, and not for any purpose other than as a private residence in the occupation of one family. The Statement also claimed that there had been no commercial or business activity on the site since 2000. The Committee were reminded that restrictive covenants were not a planning issue. In addition, it transpired that Greensted Hall Management Limited did not object to the application; their objection was made by one individual on the management committee and not all of the other individuals objected to the application.

The Committee noted the summary of representations received in relation to this application, including Ongar Town Council who had strongly objected to the application. There were seven letters of objection received, including from the West Essex Ramblers, and a further letter outlining concerns with the proposal. Following

the initial consideration of the application at Area Planning Sub-Committee East on 5 October 2016, another two letters of objection from nearby residents had been received plus an additional letter from the Coach House, Greensted Hall who had initially objected to the application. The Committee heard from an Objector, the Town Council and the Applicant's Agent before proceeding to debate the application.

Cllr Waller commented that this was an important and sensitive historical site, and highlighted the comments from Historic England that the application should be determined in accordance with the National Planning Policy Framework (NPPF) following advice from the Council's Conservation Officer. The report had indicated that the Conservation Officer had no objection to the application and had recommended conditions to be applied, whilst if paragraph 134 of the NPPF was considered then the removal of the existing outbuildings would clearly improve the setting of the listed building and the application would not be substantially harmful to it.

Other Members felt that the design of the proposal was sympathetic to the surroundings, and there could have been a much bigger development proposed for the site. The site was some distance from the Church and there were a number of modern barn conversions in the vicinity as well. The outbuildings currently in situ detracted from the listed building and it was felt that the proposed development was modest and appropriate for the setting.

Cllr C C Pond pointed out that the draft Local Plan recently agreed for public consultation had identified much more than a 1.35 year supply of land for housing purposes, and that this argument within the report should not be given any weight in determining the application. There was also no evidence that the outbuildings had been constructed since April 1994 when The Brewhouse became a listed building. Cllr C C Pond requested that condition 5 be made more stringent; this was an important historic site and a physical investigation was required rather than just a desktop exercise. The Assistant Director agreed that condition 5 could be amended as the site would require digging out anyway.

Cllr J M Whitehouse opined that the site levels were important as this would determine the relative height of the proposed new building to The Brewhouse. The Assistant Director stated that a condition could be added to deal with the site levels as this had been implemented for other applications in the past.

The Assistant Director added that the report had been misleading when quoting a case in Dartford in 2015 regarding Green Belt development. Planning Officers had considered that the outbuildings to be removed had originally been used for business purposes rather than curtilage, and therefore was previously developed land in the Green Belt.

Decision:

(1) That planning application EPF/0035/16 at Land adjacent to The Brewhouse in Church Lane, Ongar be granted permission, 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.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
1588.25 Location Plan at 1:2500
1588.25A Site Plan at 1:500

1588.24A
1588.23A
1588.20
1588.CC
1588.22A
1588.26
Heritage Statement
Design & Access/Planning Statement
Arboricultural Impact Assessment with drawing OS 1092-15.2
Revision A

3. The existing built form on the site, as shown on the site plan and as referred to in the Design & Access/Planning Statement, shall be demolished concurrently with construction of any part of the house hereby approved. No part of the existing built form on the site as shown on the site plan and as referred to in the Design & Access/Planning Statement shall remain above ground level, prior to first occupation of the house hereby approved.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
5. At least 48 hours prior notice shall be given to the Archaeological Advisory Group of Essex County Council of the date works will be commenced on this site or any part thereof, and persons authorised shall be afforded access for inspection of the site, and for carrying out works of excavation for the purpose of recording any features thereon of historical or archaeological significance.
6. 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.
7. No development shall take place until details of foul and 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.
8. Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.
9. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape

works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. 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.

10. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
11. 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.]

12. 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.]

13. 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.]

14. 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.
15. 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.
16. Additional drawings that show details of proposed new window, doors, structural alterations, eaves, verges, and cill, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be

submitted to and approved by the Local Planning Authority in writing prior to the commencement of the works. The works shall be implemented in accordance with such approved details and permanently retained as such.

17. The public's rights and ease of passage over Public Footpath no.50 Ongar shall be maintained free and unobstructed at all times.
18. No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

45. ANY OTHER BUSINESS

The Committee noted that there was no other urgent business for consideration.

46. EXCLUSION OF PUBLIC AND PRESS

The Committee noted that there was no other business for consideration which necessitated the exclusion of the public and press.

CHAIRMAN

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Report to the District Development Management Committee



**Epping Forest
District Council**

**Report Reference: DEV-017-2016/17
Date of meeting: 8 February 2017**

Subject: Planning Application EPF/2357/16 – Zinc Arts, High Street, Ongar, CM5 0AD – for minor adaptations to be made to the two-storey accommodation block building, with each of the 25 rooms to be used for more general housing and be provided with a galley kitchenette.

Responsible Officer: Ian Ansell (01992 564481)

Democratic Services: Gary Woodhall (01992 564249)

Recommendation:

- (1) To grant planning permission, 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.
 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 use.**

Report:

1. This application was reported to Area Plans Sub-Committee East on 13 December 2016 with an officer recommendation to grant planning permission, but it was deferred for a site visit, and for further information on financial matters and the nature of the use.

2. Following the site visit, the application was considered by the Area Sub-Committee on 18 January 2017. No substantive additional information was presented to the Committee on the financial issues and officers had nothing to add to the comments in the original report on this issue. The nature of the use proposed is such that in officer's view, it would serve a market that is otherwise under-provided in this location.

3. In discussing the application, the Committee discussed adding two conditions to those presented in the report: a temporary permission for seven years and following comments by the applicant, a condition requiring a new access to the development to be created, thereby separating access from the supported housing on the road frontage. These are shown as conditions 5 and 6 under the above recommendation.

4. Guidance on temporary permissions generally recommends that these are used only where exceptional circumstances exist and where it is appropriate to monitor the use in order to further review its impact; the proposal would appear to meet both of these tests. In this instance, a seven year period is also appropriate in order to recognise that funding may be affected if a shorter period were to be proposed.

5. The separate access will minimise any potential for disturbance that may affect residents of the existing frontage housing, many of whom may be vulnerable, and in this context separation of activity is consistent with the need to adequately monitor the use.

6. Members of the Committee voted to grant planning permission in accordance with the Officer recommendation subject to the additional conditions, after which 4 Members of the Committee exercised their right under the Constitution to require the right for the application to be considered by District Development Management Committee (Part 4, The Rules, Rule M2 refers). It has therefore been referred to this committee for a decision.

7. The application was put forward to Area Plans Sub Committee East with a recommendation by Officers for approval, subject to conditions. The report to the Area Plans Sub Committee East on 18 January 2017 is reproduced below.

Planning Issues:

Report to Area Plans Sub-Committee East – 18 January 2017 version

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

This application was deferred from the last Plans East Sub Committee to enable members to carry out a site visit and for clarification about the Use Class of the development, and for additional financial information.

The original report is reproduced below and any further information will be reported verbally at committee.

Description of Site:

Zinc Arts Centre occupies the former Great Stony school buildings on the east side of the High Street. Buildings comprise a mix of single and two storey elements; the original building comprises a mix of community and arts uses including teaching/workshop rooms, nursery, café and reception. There have been significant extensions to the originally including a theatre, additional rooms for centre activities and two x two storey residential blocks to the south; a frontage block managed and let by East Thames Housing Association for supported living and the application block at the rear. A car park lies to the northern end of the site comprising around 50 spaces.

The site is located within a primarily residential section of the High Street. Great Stony Park, the residential community to the north and east, lies behind a gated access to the north. The site lies within the Great Stony School Conservation Area and within the Green Belt.

Description of Proposal:

The application relates to the rear of the two storey residential blocks which was built originally as an overnight accommodation block for people involved with activities at the centre. The accommodation is best described as being resembling modern budget en-suite hotel rooms comprising a bed, chair and desk and a number have wet room facilities in the bathrooms. A separate accessible bathroom is currently provided at ground floor and there are 25 rooms served off a central corridor.

Permission is sought for minor adaptations to be made to the building and to use it for more general housing. Each of the 25 rooms will be provided with a galley kitchenette. Residents facilities will include two lounges or activity rooms, one on the ground floor of the building replaces the current accessible bathroom and a second in the rear of the main building accessed from the rear via a laundry room available to all residents – a canopy is shown linking the two elements. Main access to the building will be from the courtyard area via a side access around the frontage block. Nine parking spaces within the main car park are identified as being allocated for residential occupiers.

It should be noted that the application has been amended to remove reference to the variation of a section 106 agreements that limits use of the buildings on the site to purposes connected with community arts or ancillary purposes. This was included in the application description (see consultation responses below) but has been removed

both for procedural reasons – a section 106 agreement cannot be amended as part of a planning application and requires a separate application for alteration – and for further review of whether amendment is in fact required. The applicants have advised that their preference is not to amend the agreement.

Relevant History:

The previous use of the site ceased in the 1990's. The residential buildings in Great Stony Park were separated from the wider site and converted to houses under application EPF/1561/97, the section 106 agreement referred to above was attached to this permission.

Applications specifically relating to the arts centre use comprise:

EPF/1627/98 Change of use of land and buildings from school/playground to arts and education centre with car park, plus minor external alterations - approved.

EPF/1859/08 The demolition of existing outbuildings and small area of single storey rear addition to main arts centre building and new extensions to provide fully wheelchair accessible additional teaching rooms, multi purpose studio, overnight stay accommodation, dining facilities, supported housing (9 flats), cycle and car parking spaces, gardens and new vehicular access from the High Street - approved.

Policies Applied:

CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
GB2a	Development in the Green Belt
GB8a	Change of use or adaptation of buildings
GB16	Affordable housing
CF12	Retention of community facilities
DBE9	Loss of Amenity
ST6	Vehicle parking

NPPF The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Date of site visit: 04 November 2016

Number of neighbours consulted: 42

Site notice posted: 04 November 2016

Responses received: 29 objections have been received and one response supporting the proposals. Objections have been received from the following locations (Ongar addresses unless otherwise identified):

GREAT STONEY PARK – 3, 5, 9, 13, 18,20 AND 55.

GREAT LAWN – 4, 15, 19, 23 AND 34

HIGH STREET – BRAESIDE, WOODBINE COTTAGE, 75 AND 1,2 AND 5

HIGHFIELD PLACE

BOWERS DRIVE – 30

FYFIELD ROAD – 59

LONDON ROAD – 135

MAYFLOWER WAY – 28 & 39
RODING VIEW – 9
RODNEY ROAD – 2
THE PAVILIONS – 3
VICTORIA ROAD – 3

In addition, 7 TORRELLS HALL COTTAGES, SHELOW ROAD WILLINGALE AND QUEEN ANNE COTTAGE, GREENSTED ROAD, GREENSTED.

The letter of support is from occupier of 9 FAIRBANK CLOSE, Ongar.

Objectors have raised the following issues:

- Objections to the variation of the s106 agreement – residents were concerned that this affected other properties bound by the legal agreement and would remove any control on the use of the land for general housing. Comment – as referred to above, the issue of the s106 agreement is no longer part of the application and is being addressed separately. The legal matters do not affect Members abilities to determine the planning merits of the case.
- Parking – some residents comment that parking at the centre is inadequate at peak times and the introduction of residential parking would exacerbate the issues.
- Amenity issues, around potential noise disturbance from occupiers within the building and, particularly in relation to the adjacent flats to the south, from the new access to the accommodation.
- Green Belt and Conservation Area issues – residents question the suitability of the development in the context of the site falling within both and what impact the development has on the overall character of the area..
- Appropriateness and character of the use – objectors raise issues around the nature of the accommodation, in terms of the standard of the units in terms of housing standards, conflicts with other activities on and users of the site and the nature of the use which some have referred to being akin to a hostel.
- General accessibility issues – concerns are raised as to whether the location is accessible for the model of car capped development effectively being proposed and the implications thereof for future residents.
- Loss of original site concept – some objections refer to the concept of the centre and how this may be affected by the loss of the existing facilities for specialist courses and the impact a more intensive residential use has on the arts centre function.
- Viability of concept – a number of objectors raise concerns at the viability of the model being proposed by the applicants – in particular is there a genuine demand amongst the target groups for units of the size proposed and what happens if the concept does not attract the level of occupation envisaged.
- One objector, understood to be a former officer at the centre has specifically queried the applicants submission on the financial case.

The submission in support of the application comments that the site is close to the town centre and requires only minor works which will have limited impact, the scheme is supported for providing low cost homes in a secure environment.

ONGAR TOWN COUNCIL objected to the application with regard to the variation of the S106 agreement; the Committee made no other comments on the scheme. In the light of this element having been removed from the application, officers consider the Town Council have no objection.

Main Issues and Considerations:

The applicants have submitted that the current proposal is the culmination of an extended period of review of the operation of facilities at the site. They advise that under the terms of the funding received to improve the facilities including building the residential elements, their current repayment and interest free periods end in March 2017 and the Trust finds itself currently in a position where this funding will have to be serviced if the centre is to remain operational. Failure to adequately address this may have implications for the continued existence of the centre. Efforts to meet these requirements are somewhat hampered by the general financial climate in which the centre operates whereby it has seen a reduction in its broader funding as a result of the loss of grant aid in recent years being experienced by all in the sector. The lack of success of the present use (the annual occupancy of the facility is around 16%) has also meant that it has not generated the income that was originally modelled and was anticipated may contribute to the servicing of the ongoing financial demands. Funding has now been secured to carry out the adaptations referred to in the application but it should be noted that this is time limited will cover only minimal adaptations to the building.

In developing the current proposals the Trust have considered a range of options for more viable uses. These have included discussions with the Council, County Council, charities and housing providers over a range of options including, other leisure related occupation, care facilities and specialist supported housing without success. The Trust have established a community interest company to manage the property if the use proceeds. The Chair of the Trust will also act as Chair of the new company (Group 12) and a number of board members will sit on both boards. Day to day management will be linked in to the Arts Centre's present management – a duty manager is on the site at all times while the centre is open and external agents deal with out of hours issues. A detailed tenancy agreement has been prepared, based on a model used by East Thames for the frontage units. The applicants state their view that the tenancy agreement introduces additional controls of residential tenants that are not available to them under the current use.

As Members are aware, financial considerations can be treated as material to planning decisions. While one objector argues that the financial model put forward by the applicants may be resolved by other means (for example restructuring the debt in light of financial conditions to seek to secure further charge free periods), such alternatives are not before Members, nor is there any evidence this is achievable.

Officers consider that the applicants financial arguments should be acknowledged and given due weight, including concerns as to the future of the centre if alternative resource cannot be generated.. It is broadly acknowledged that arts funding has declined over a number of years and that facilities such as this must look at increasingly varied means of generating income to meet future costs. The existing use of the building does not generate sufficient revenue to justify its retention and alternative uses should be considered if they contribute to the overall viability of the community uses.

As to the use itself, there would appear no obvious reason to object to the principle of a residential use of this nature within the building. While the site is within the Green Belt boundary, it is close to the town, capable of use without major adaptation and does not have a materially greater impact on the Green Belt; thus it is consistent with policy GB8a subject to amenity and parking considerations below. The alterations to the building have no physical impact on the Conservation Area.

In wider amenity terms, officers have had regard to the similarities between the existing and proposed. There is no increase in the number of rooms overall, and the existing use permits occupiers to be resident at all times of the day and night. The addition of basic facilities to the rooms and the loss of the direct link to users of the centre (notwithstanding the Trust's intentions to encourage residents to participate in their activities by offering discount vouchers for use in the centre) will make only limited changes to the potential pattern of occupation. While activity will inevitably increase given the low occupancy of the building at present, this is a result of the lack of success of the existing model rather than anything connected to the character of the use. It is therefore difficult to argue in land use terms that the nature of the proposed use is so far removed from what is currently permitted to justify that residential amenity will be substantially harmed.

Similar arguments arise over issues of parking in that the existing accommodation use shares the car park with other uses in the centre. There is nothing in particular to suggest that those who would currently use the building are any more or less likely to rely on a car than those who may occupy the building in the future. Allocating a parking area for residential occupiers takes a realistic approach to the need to manage the site.

A number of objections refer to the standard of accommodation, both in terms of housing standards, local need and accessibility. While issues around need are to some degree market led, the offer would appear to be unique in the area and would provide accommodation which local agents have advised there is demand for. The applicants advise that as a result of publicity for the scheme, they have also received expressions of interest. The site is no more or less accessible than any other part of Ongar town centre; local bus services link to other parts of the District and beyond. The units are not designed to meet national housing standards, but are aimed at a different market to permanent dwellings to which these standards are usually applied and any assessment on this issue would be misleading. The individual units provide a reasonable standard of facilities for individuals and communal spaces are available to residents as well as access to the centres facilities and activities.

Conclusion:

Officers consider that the financial circumstances of the centre are a significant factor in the development of the proposals and as a result material to the consideration of the application. The prospect that the arts and community use may not be able to survive without the income generated by this use is in your officer's view material and provides unique and special circumstances in determining this application.

In terms of considering issues around the potential impact of the change of use, Members should have regard to the differences between the existing permitted use and the proposal and not be unduly affected by the current levels of activity. In this regard, the existing building contains the same number of rooms that could lawfully occupied 24 hours a day by occupants who may have access to vehicles that they wish to park on site. In this context, the changes are minor and do not in officers view amount to a significantly more intrusive use.

It is evident that the key to allaying neighbouring resident's fears is that the accommodation is adequately managed. Assurances are in place in that there are links between the arts centre Board and the community interest company established to manage the accommodation and that day-to-day management will be directly

linked. Members can be further assured that the continued interest of the arts centre are best served by good quality management of the whole site.

Members should also note that approving the planning application does not directly affect the existing section 106 agreement relating to the broader use of the building. This remains the subject of ongoing discussions and if it is concluded that the s106 agreement requires revision, this would need to be the subject of a separate application.

It is recognised that the issues in this case are finely balanced. A direct comparison between a fully operational use suggests that there are limited difference between the uses that in land use terms are not sufficient to argue that the use is unacceptable , and do not outweigh other arguments in favour of the application in terms of the diversity of the housing stock and the financial considerations for the centre.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Ian Ansell

Direct Line Telephone Number: 01992 564481

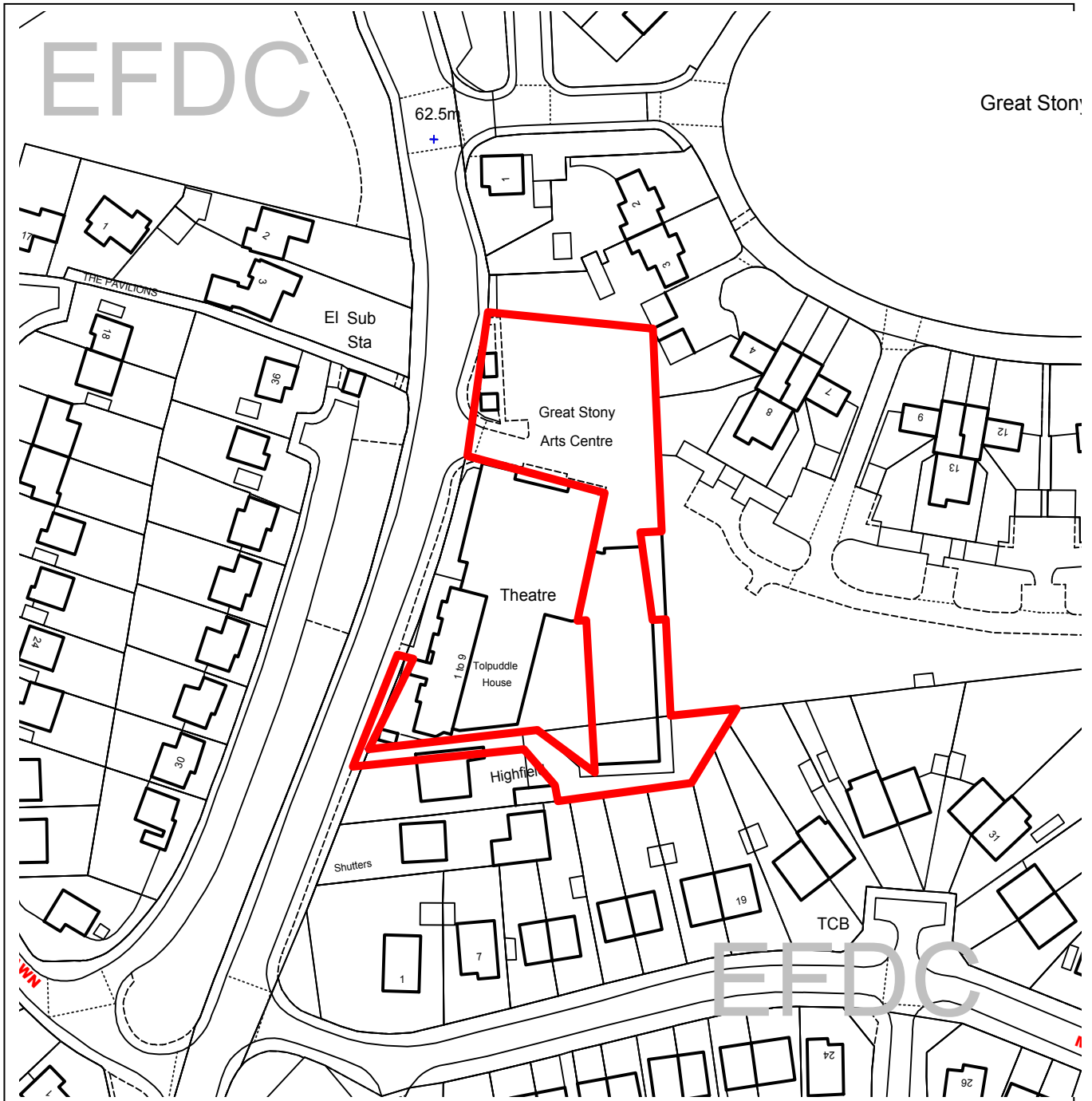
or if no direct contact can be made please email:

contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/2357/16
Site Name:	Zinc Arts, High Street, Ongar, CM5 0AD
Scale of Plot:	1/1250

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Report to District Development Management Committee



Report Reference: DEV-018-2016/17
Date of meeting: 8 February 2017

**Epping Forest
District Council**

Subject: Planning Application EPF/2550/16 – 17 Hemnall Street, Epping, Essex, CM16 4LS – Replacement of the existing bungalow with a new three storey block of five apartments. This would consist of 2 no. one-bed flats and 3 no. two-bed flats. The development would be served by three off-street parking spaces to the front and communal amenity space to the rear.

Responsible Officer: Graham Courtney (01992 564228)

Democratic Services: Gary Woodhall (01992 564249)

Recommendation:

(1) That planning permission 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.**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 16019_001, 16019_002 Rev: A, 16019_003, 16019_004 Rev: A**
- 3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.**
- 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. The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.**
- 6. Prior to the occupation of the development hereby permitted secure cycle storage shall be provided as shown on drawing no. 16019_002 Rev: A and retained thereafter for the benefit of future occupiers.**
- 7. 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:

1. This application was put to the Area Planning Sub-Committee East on 13 December 2016, however, following a vote where no decision was made, 4 members of the Committee exercised their right under the Constitution requiring the application to be considered by District Development Management Committee (Part 4, Rule M2, "*Minority References*" refers). It has therefore been referred directly up to the District Development Management Committee for decision.
2. The application was put forward to Area Planning Sub-Committee East with a recommendation by Officers for approval, subject to conditions. The report to the Area Plans Sub Committee East on 13 December 2016 is reproduced below.

Planning Issues

Description of Site:

1. The application site currently contains a single storey bungalow located on the south eastern side of Hemnall Street that is situated between a similar bungalow to the northeast and a block of recently developed flats to the southwest. Beyond each adjacent neighbour are two storey dwellinghouses and opposite the site is the Hemnall Social Club and the redeveloped Citizens Advice Bureau, which includes first floor flats.
2. The application site is bordered to the northwest by the Epping Conservation Area and the designated Epping Town Centre, however the site does not itself lie within either of these designated areas.

Description of Proposal:

3. Consent is being sought for the demolition of the existing bungalow and the erection of a detached block of five flats. The proposed new building would be three-storeys in height (with the second floor being incorporated into the roof area) measuring 10.3m in width and 14.8m in depth with a crown roof measuring a maximum height of 8.1m.
4. The proposal would provide three no 2-bed flats and two no. 1-bed flats served by three parking spaces at the front of the site and communal amenity space to the rear of the site. Secure cycle parking would be provided within the rear amenity space.

Relevant History:

5. None relevant to this application.

Policies Applied:

6. CP1 – Achieving sustainable development objectives

CP2 – Protecting the quality of the rural and built environment
 CP3 – New development
 CP6 – Achieving sustainable urban development patterns
 DBE1 – Design of New Buildings
 DBE2 – Effect on neighbouring properties
 DBE3 – Design in urban areas
 DBE8 – Private Amenity Space
 DBE9 – Loss of amenity
 HC6 – Character, appearance and setting of conservation areas
 ST1 – Location of Development
 ST6 – Vehicle Parking
 RP3 – Water quality

7. The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Consultation Carried Out and Summary of Representations Received:

8. 18 neighbouring residents were consulted and a Site Notice was displayed.
9. TOWN COUNCIL – Object. This proposal is an overdevelopment of the site in terms of its bulk and scale. It would be overbearing for the neighbouring bungalow, resulting in a loss of amenity in terms of light and overshadowing. The proposal would result in the loss of yet another bungalow in Epping, particularly on level ground and within walking distance of town, when evidence shows that a mixture of dwellings is required, rather than more and more flats. The proposal does not provide adequate parking, particularly in a narrow road, with double yellow lines, where there is no possibility of parking on street. This would displace residents parking into a town which already has serious parking problems. This proposal would have a detrimental effect on the quality of life in this urban area.
10. EPPING SOCIETY – Object. The design is too high and the bulk will have a negative impact on the street scene. A narrowing effect will be created in the street as the site is opposite a new building of similar size. Only 3 car parking spaces are provided for 5 households, this is clearly not enough. The immediate area is double yellow lines and the town already has an on street parking problem. The proposal would result in the loss of yet another bungalow in Epping. Two doors down another bungalow was lost about eight years ago when the site was redeveloped. This design will overshadow the neighbouring property at number 15a. The new Theydon Trust flats will be overlooked by the first and second floor windows.
11. 15A HEMNALL STREET – Object as the building is too big, will result in a loss of light and overlooking and concerned about amenity.
12. 50 HEMNALL STREET – Object as the development is out of character with the area and since the surrounding properties are no higher than two storeys.
13. 12 NICHOLL ROAD – Object due to a loss of privacy, light and due to additional on-street parking concerns.

14. 16 NICHOLL ROAD – Object as three storeys is out of place in the road and will cause overlooking and as there is insufficient parking provision.
15. 17 AMBLESIDE – Object to the loss of a bungalow and insufficient parking provision.

Issues and Considerations:

16. The main issues that arise with this application are:
 - Principle of the development
 - Design and impact on the surrounding area
 - Impact to neighbouring amenity
 - Parking

Principle of development:

17. The application site consists of a detached bungalow located outside of the designated town centre of Epping. This is one of two detached bungalows within this stretch of road with a block of recently developed flats located to the southwest. Beyond each adjacent neighbour are two storey dwellinghouses and opposite the site is the Hemnall Social Club and the redeveloped Citizens Advice Bureau, with includes first floor flats.
18. The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this large site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. The presumption in favour of sustainable development is the ‘golden thread’ running through planning policy and Local Planning Authorities are required through paragraph 15 of the NPPF to “*follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable is approved without delay*”. This encouragement is reflected within many Local Plan policies including CP6 which states that “*development and economic growth will be accommodated in a sustainable manner which counters trends to more dispersed patterns of living, employment and travel by: (ii) concentrating new economic and housing development and redevelopment within urban areas by maximising the use of spare capacity in terms of land, buildings and infrastructure*”.
19. In addition, paragraph 49 of the NPPF states that “*housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*”. The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Due to this it has been shown in several recent appeal decisions, both within and outside of the district, that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission.
20. Due to the above the principle of making more efficient use of this sustainable site for additional housing close to the town centre and sustainable transport

options would be appropriate in this location, subject to a full assessment of the specifics of the scheme.

21. One of the concerns raised regarding the proposal is the loss of the existing bungalow. There are currently no Local Plan policies that secure against the loss of existing bungalows, however the Draft Local Plan does propose a policy (H1 E.) that states that "*the loss of bungalows will be resisted as they provide a supply of accessible accommodation*". At the current time only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions.
22. In response to these concerns the applicant has confirmed that the existing bungalow was marketed for a number of months with no private residents wishing to purchase it as anything other than a development site. Furthermore, in order to compensate for the loss of the existing bungalow the proposed development would provide a one-bed and two-bed flat on the ground floor that would benefit from level pedestrian access and would provide suitable alternative accommodation to ambulant disabled persons or the elderly. This would provide similar accommodation to meet the needs that are currently met by the existing bungalow and therefore is sufficient to outweigh the harm from the loss of this bungalow.

Design and impact on the surrounding area:

23. The application site is located between a single storey bungalow and a two storey block of flats and borders Epping Conservation Area (although is itself not located within the conservation area). Notwithstanding this, Local Plan policy HC6 states that:
 - a. *Within **or adjacent to** a conservation area, the Council will not grant planning permission for any development... which could be detrimental to the character, appearance or setting of the conservation area* (my emphasis).
24. Whilst the proposed development would replace a single storey bungalow with a three storey block of flats the second storey of the building would be located within the roof area and as such the overall scale and bulk of the property would be akin to a two storey property. As a result of this the proposed new building would be just 400mm higher than the adjacent block of flats and no higher than the two storey dwellings at No's 5-15 Hemnall Street. Although the resulting building would be higher than the adjacent bungalow this neighbouring property is an anomaly along Hemnall Street whereby most properties are significantly higher buildings.
25. Furthermore, notwithstanding the above, over three storey buildings can be seen within the immediate locality of the site, including at the junction of Hemnall Street and Station Road and on the recent flatted development at No. 3A Hemnall Street.
26. The proposed building has been designed to appear akin to a single detached dwellinghouse since it would be of a domestic scale with a single entranceway. The building would benefit from a projecting front bay and an overhanging front roof canopy at ground floor level. The roof would incorporate a single gable projection and two dormer windows to the front and two rear dormer windows set

behind the mock pitched rear roof. Given the varied design and scale of properties in Hemnall Street, both within and outside of the conservation area, it is not considered that the proposal would be harmful to the character and appearance of the locality.

Impact to neighbouring amenity:

27. The main impact from the development would be to the residents of the neighbouring bungalow. The proposed new building would extend approximately 4.5m beyond the rear wall of this neighbour at two storeys, with the second floor roof section being roughly in line with the back wall of the adjacent bungalow since the roof drops down to the rear to mitigate any harm to these neighbouring residents.
28. Although the increase in height of the proposed development would clearly have some impact on the neighbouring residents the flank wall of the proposed flats would be located some 4m from the flank wall of this neighbouring bungalow and would retain a 1m step in from the shared boundary. Due to this the proposed new building would not encroach within a 45 degree point as measured from the rear windows of the neighbouring bungalow. Whilst there are two flank windows within the neighbouring bungalow facing the application site these appear to be non-habitable or secondary windows and would continue to benefit from a 5m gap. As such the impact on the neighbour's amenities would not be considered to be excessive. No flank windows are proposed within the new building and therefore there would be no undue overlooking or loss of privacy to this neighbouring site.
29. The adjacent block of flats to the southwest of the site fills the majority of the neighbouring site and as such extends some 5m beyond the rear wall of the proposed new building. Due to this there would be a minimal impact on the residents of the neighbouring block of flats.
30. Concern has been raised by residents in Nicholl Road that back on to the site with regards to loss of light and privacy. Given that there would be a distance of some 8m from the shared boundary and 15m from the rear wall of the closest neighbour (increasing to 12m and 19m at second floor level) the impact from the proposed development on these neighbouring properties would not be excessive.
31. Concern has also been raised with regards to the potential overlooking of the recently developed flats above the Citizens Advice Bureau opposite the site. Given that the distance between these windows would be in excess of 15m and would be over the public highway it is not considered that this would cause any significant undue harm to the opposite neighbours.

Parking:

32. The proposals would provide 3 off-street parking spaces to the front of the site. The Essex County Council Vehicle Parking Standards requires 8 spaces for the future residents and 2 visitor space, however it does state in the Vehicle Parking Standards that "*reductions of the vehicle standard may be considered if there is development within an urban area (including town centre locations) that has good sustainable transport*". Given that this site lies just outside the designated town centre of Epping, and there are good public transport links in the area, a reduction in parking provision is considered acceptable here.

33. A revised plan has been received showing that the parking spaces comply with the recommended parking standard sizes and showing the provision of a secure bicycle store within the rear amenity area.

Other matters:

34. There would be a significant area of communal amenity space provided to the rear of the site for use by future residents that would clearly comply with Local Plan policy DBE8.
35. The applicant is proposing to dispose of surface water by main sewer; however the Council's records do not indicate a surface water sewer at this location. Therefore further details of surface water drainage disposal are required, which can be dealt with by way of a condition.

Conclusion:

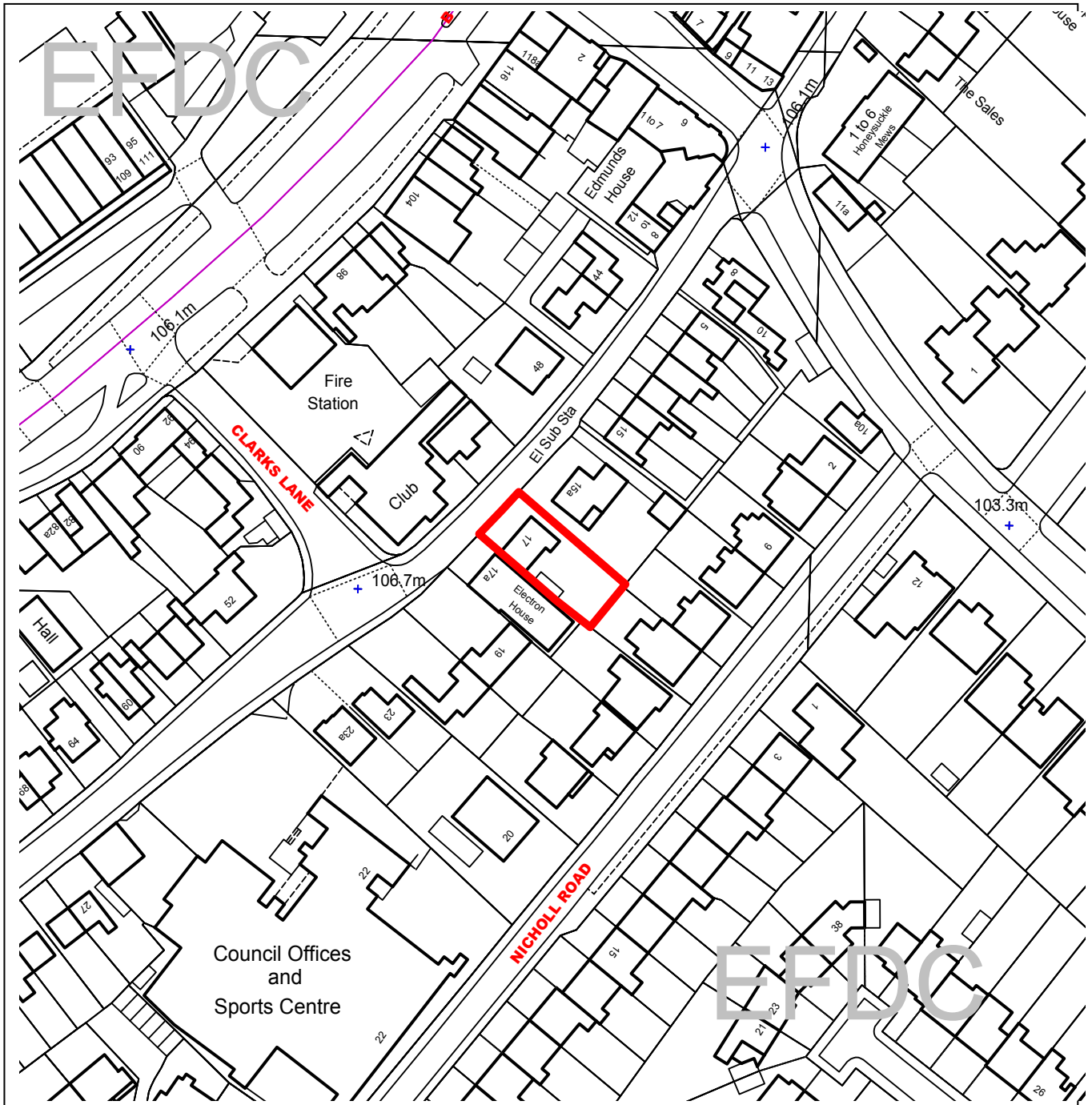
36. The proposed development would make more efficient use of this sustainable urban site and would provide additional residential properties. Due to this the proposal would comply with the 'presumption in favour of sustainable development' as laid out within the NPPF and would assist in the Council meeting its five-year supply of deliverable housing sites. These factors weigh heavily in favour of the proposal.
37. Whilst the proposal would result in the loss of an existing bungalow the site has been marketed without success and this loss would be mitigated by the creation of two ground floor units served by level pedestrian access. It is not considered that the new dwelling would be detrimental to the character or appearance of the surrounding area or the adjacent conservation area. Despite concerns from the neighbouring residents the proposal would not result in any excessive loss of amenities to neighbouring residents.
38. Although the development would have a low number of off-street parking spaces it is considered that this is acceptable within this built-up location adjacent to the town centre and the development would provide secure bicycle storage, which would encourage sustainable transport means.
39. Due to the above it is considered that the proposal complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies and the application is therefore recommended for approval.

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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/2550/16
Site Name:	17 Hemnall Street, Epping, CM16 4LS
Scale of Plot:	1/1250

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Report to the District Development Management Committee



**Epping Forest
District Council**

Report Reference: DEV-019-2016/17.

Date of meeting: 8 February 2017

Subject: Planning Application EPF/2573/16 - Woodings, Glovers Lane, Hastingwood, North Weald, Essex, CM17 9LA - Proposed demolition of the front porch and west side extension, both late 20th Century editions with replacement front porch and garden room with minor internal alterations. (Parallel listed building application under reference EPF/2583/16).

Responsible Officer: Sukhi Dhadwar (01992 564597)

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

(1) That planning permission 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.**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Heritage Statement dated 29/9/16, 1772/01, 02, 03, 04B, 05A, 06A, 07A.**
- 3. Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.**

Report:

This application is before this Committee since it is an application that is submitted by or on behalf of Councillor Anne Grigg (*Pursuant to The Constitution, Part Two, Article 10(f)*)

Description of Site:

The application property comprises a Grade II listed cottage nestled within a generous verdant curtilage. There is approximately 14m deep outbuilding located close to the western boundary with Hazelwood in front of the application building.

The site is located in the furthest eastern corner of Glovers Lane (a private road off Hastingwood Lane). To the south and east are open fields and to the north and west are generous residential plots containing large detached houses. The site falls within land designated as Green Belt.

Description of Proposal:

Permission is sought for the proposed demolition of the front porch and west side extension, both late 20th Century editions with replacement front porch and garden room with minor alterations.

The maximum dimensions of the proposed Garden Room are 5.1m wide by 7.6m deep and 3.73m high to the ridge of its gable roof.

The lean to porch measures 2.2m deep by 3.6m wide and 2.85m high to the ridge of its gable roof.

Materials include a red plain clay tiled roof and Slim-lite double glazing within an oak framed structure for the walls.

Relevant History:

Listed building consent was granted under reference LB/EPF/1316/97 for the demolition of existing bathroom and erection of single storey extension.

Policies Applied:

National Planning Policy Framework
National Planning Policy Guidance

Epping Forest District Local Plan (1998) and Alterations (2006).

CP2 – Protecting the quality of the rural and built environment
GB2A – Development in the Green Belt
DBE9 – Loss of amenity
DBE10 – Residential extensions
HC10- Works to a Listed Building

Epping Forest District Draft Local Plan: Consultation 2016

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

SP5 Green Belt and District Open Land
DM7 Heritage Assets
DM9 High Quality Design

Consultation Carried out and Representations Received

NORTH WEALD BASSETT PARISH COUNCIL raise no objection to the scheme.

5 neighbours were consulted which resulted in no objections and 1 letter of support being received.

FOUR GABLES: As a near neighbour of this property we regard this as a very welcome development and feel this is sympathetic to the character of the property.

Main Issues and Considerations:

The issues which are relevant to the determination of this application are:

- (a) Impact on the aims and purposes of the Green Belt
- (b) Impact on historic and architectural interest of the Grade II listed cottage and the visual amenity of the surrounding area; and
- (c) Impact on neighbouring residential amenity.

Impact on the aims and purposes of the Green Belt

The National Planning Policy Framework states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. There is a presumption against inappropriate development in the Green Belt and development should not be allowed except in very special circumstances.

Government guidance dictates that new development within the Green Belt is inappropriate unless it falls within the list of exceptions set out in paragraphs 89 and 90 of the National Planning Policy Framework (NPPF), and provided it does not harm the openness of the Green Belt or conflict with any of the five purposes of including land within it.

Local Plan policies GB2A is broadly in compliance with the aims and objectives of national Green Belt policy. The NPPF states that one of the exceptions to inappropriate development within the Green Belt is the extension or alteration to a building provided that it does not result in disproportionate additions over and above the size of the original building. The Framework provides no guidance on how the "proportionality" of a proposal should be assessed. However previous Planning Inspectorate decisions indicate that a number of factors should be taken into account when determining whether an extension is disproportionate, these include height, volume, floorspace and design.

In this case, the existing extended floorspace together with the proposed new floorspace would equal around 47% of the original volume of the house. Furthermore the stepped in extension and lower eaves and ridge height of the 'Garden Room' results in this extension having a subordinate appearance in relation to the application property. The proposed porch extension also appears as an incidental feature in relation to the appearance of the main cottage. It is therefore considered that the proposal would be proportionate to the size of the original house and would therefore be appropriate development within the Green Belt in accordance with paragraph 89 of the NPPF.

Impact on the openness of the Green Belt

The extension is not inappropriate development and appears as a backdrop to the existing house. The proposal will therefore have a neutral impact on the character and openness of the site. The proposal therefore accords with the requirements of Chapter 9 of the NPPF and policy GB2A of the Local Plan.

Impact of the proposal on the historic and architectural interest of the Grade II building

S66(1) of the Planning and Listed Building and Conservation Areas Act 1990 makes it clear that a Local Planning Authority (LPA) should have special regard to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which it possesses.

Paragraph 133 requires that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit sufficient to outweigh this loss.

Paragraph 134 of the NPPF requires that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

The proposal was reviewed by the Conservation Officer who made the following comments:-

The Woodings is a grade II listed early 17th century cottage. It has been extended several times during the 20th century with a single-storey cat-slide extension to the front and two single storey extensions to each end (the most recent dating from 1997). The application seeks consent for the removal of the single storey extension to the south west (most likely dating from the 1980s) and the erection of a garden room style extension in its place, and the erection of a front porch extension.

The removal of the 1980s extension raises no objections; it is a poorly detailed extension to the building, particularly with its faux pitched roof terminating in a flat roof. It is, however, proposed to retain about a metre of this extension to act as a link to join the historic cottage with the new garden room. This is considered to be acceptable as it offers a clear distinction between the building phases and provides an articulated link between the two buildings. Additionally, it ensures that no historic fabric is impacted by the works. The proposed garden room extension is sensitively designed to respect the character of the host dwelling. It is traditional in form with a pitched roof, brick plinth, and timber framed windows, reading well as a stand-alone addition thanks to the link element.

The proposed front porch extension is a more prominent addition to the building given its location and projection from the cat-slide element. On balance, however, it is considered acceptable as it does not cause undue harm to the special interest of the building. The original cottage can still be read as the porch extension is clearly distinguishable as a later addition. It will also allow for better use of the internal space and, given the mid-20th century date of the cat-slide roof, will not result in the loss of any significant historic fabric.

It was noted on site that the roof of the cat-slide extension is substandard in construction. It is likely that this roof will have to be upgraded as part of the works. A suggestion was made regarding the potential of re-tiling of the roof in slate (which performs better than plain tile at a slacker pitch) which may be pursued by the owner. This could be covered by a condition but it may be beneficial to amend the drawings to include an annotation to this effect.

It is recommended that listed building consent is granted subject to the following conditions:

- *Samples of the types and details of colours of all the external finishes shall be submitted to and approved by the LPA in writing prior to the commencement of any works.*
- *Additional drawings that show details of proposed new windows, doors, eaves and verges, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.*
- *All rainwater goods shall be of black painted aluminium.”*

It is on this basis considered that the development complies with the requirements chapter 12 of the NPPF and HC10 of our Local Plan and Alterations (1998 and 2006).

Impact on the living conditions of neighbouring residential properties

Hazelwood is positioned over 15m north - west of the application property and therefore will not be significantly affected in terms of light, outlook, dominance or privacy.

All other residential properties are sufficiently distant as to not be materially affected. The proposal therefore accords with the requirements of policy DBE 9 of the Local Plan.

Conclusion

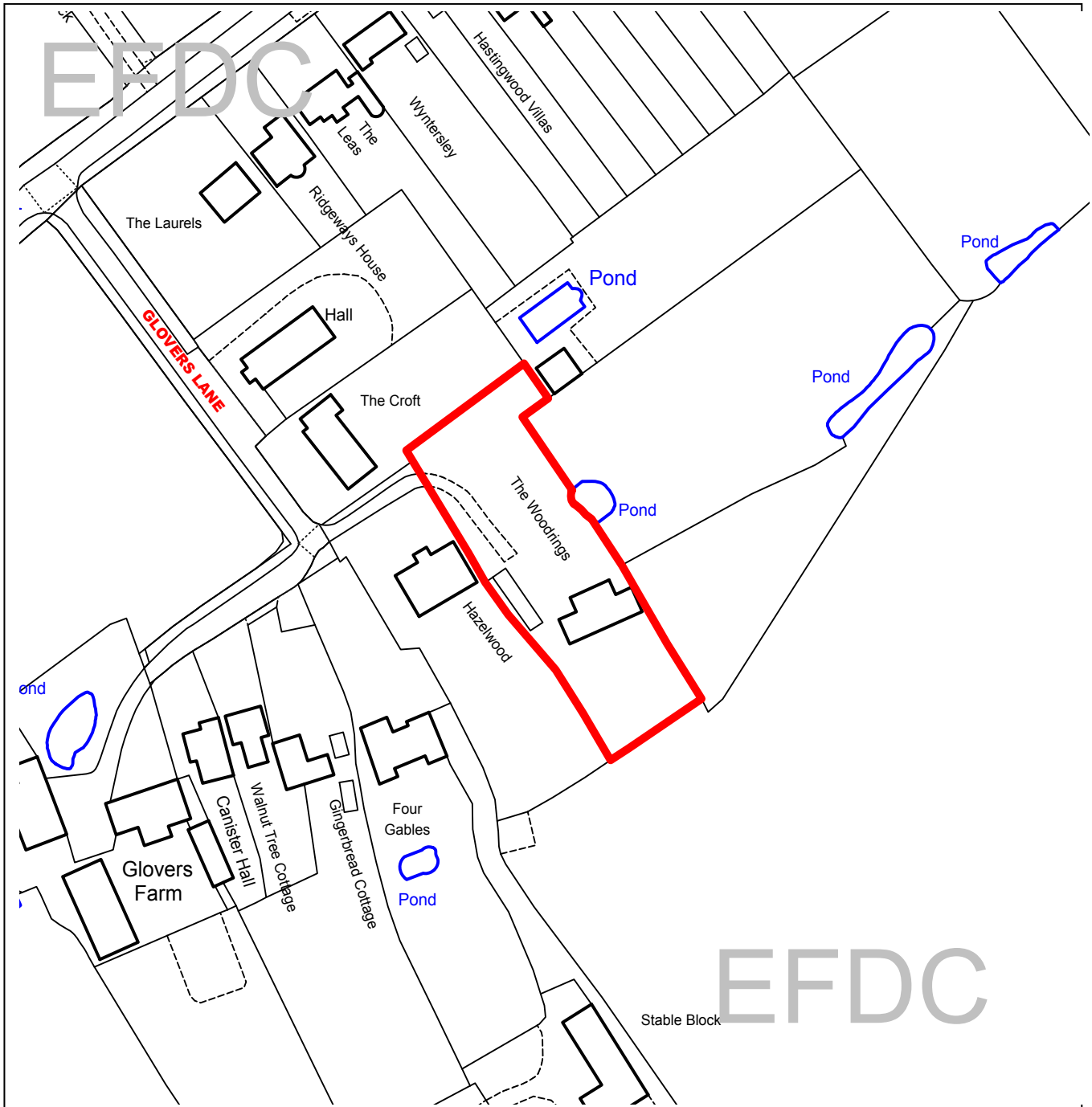
The proposal subject to conditions is appropriate development within the Green Belt and will have a neutral impact on its character and openness. The proposal will also preserve the special architectural and historical interest of the Grade II dwelling house. The proposal will also not unduly harm neighbouring residential amenity. It is therefore considered to be sustainable development which accords with national and local policy.

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Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/2573/16
Site Name:	Woodings, Glovers Lane, Hastingwood, North Weald, CM17 9LA
Scale of Plot:	1/1250

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Report to the District Development Management Committee



**Epping Forest
District Council**

**Report Reference: DEV020-2016/17.
Date of meeting: 8 February 2017**

Subject: EPF/2583/16 - Woodings, Glovers Lane, Hastingwood, North Weald, Essex, CM17 9LA - Listed Building Consent is being sought for the proposed demolition of the front porch and west side extension, both late 20th Century editions with replacement front porch and garden room with minor internal alterations. (Parallel planning application under EPF/2573/16.)

Responsible Officer: Sukhi Dhadwar (01992 564597).

Democratic Services: Gary Woodhall (01992 564470)

Recommendation:

(1) That Listed Building Consent be Granted subject to the following conditions:

- 1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Heritage Statement dated 29/9/16, 1772/01, 02, 03, 04B, 05A, 06A, 07A.**
- 3. Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.**
- 4. Additional drawings that show details of proposed new [windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building - add/delete as appropriate], by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.**
- 5. All new rainwater goods and soil and vent pipes shall be of black painted aluminium.**

Description of Site:

The application property comprises a Grade II listed cottage nestled within a generous verdant curtilage. There is approximately 14m deep outbuilding located close to the western boundary with Hazelwood in front of the application building.

The site is located in the furthest eastern corner of Glovers Lane (a private road off Hastingwood Lane). To the south and east are open fields and to the north and west are generous residential plots containing large detached houses. The site falls within land designated as Green Belt.

Description of Proposal:

Permission is sought for the proposed demolition of the front porch and west side extension, both late 20th Century editions with replacement front porch and garden room with minor alterations.

The maximum dimensions of the proposed Garden Room are 5.1m wide by 7.6m deep and 3.73m high to the ridge of its gable roof.

The lean to porch measures 2.2m deep by 3.6m wide and 2.85m high to the ridge of its gable roof.

Materials include a red plain clay tiled roof and Slim-lite double glazing within an oak framed structure for the walls.

Relevant History:

Listed building consent was granted under reference LB/EPF/1316/97 for the demolition of existing bathroom and erection of single storey extension.

Policies Applied:

National Planning Policy Framework
National Planning Policy Guidance

Epping Forest District Local Plan (1998) and Alterations (2006).

HC10- Works to a Listed Building

Epping Forest District Draft Local Plan: Consultation 2016

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

DM7 Heritage Assets

Consultation Carried out and Representations Received

NORTH WEALD BASSETT PARISH COUNCIL raise no objection to the scheme.

5 neighbours were consulted which resulted in no objections and 1 letter of support being received.

FOUR GABLES: As a near neighbour of this property we regard this as a very welcome development and feel this is sympathetic to the character of the property.

Main Issues and Considerations:

The issues which are relevant to the determination of this application are:

Impact on historic and architectural interest of the Grade II listed cottage and the visual amenity of the surrounding area.

Impact of the proposal on the historic and architectural interest of the Grade II building

S66(1) of the Planning and Listed Building and Conservation Areas Act 1990 makes it clear that a Local Planning Authority (LPA) should have special regard to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which it possesses.

Paragraph 133 requires that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit sufficient to outweigh this loss.

Paragraph 134 of the NPPF requires that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

The proposal was reviewed by the Conservation Officer who made the following comments:-

The Woodings is a grade II listed early 17th century cottage. It has been extended several times during the 20th century with a single-storey cat-slide extension to the front and two single storey extensions to each end (the most recent dating from 1997). The application seeks consent for the removal of the single storey extension to the south west (most likely dating from the 1980s) and the erection of a garden room style extension in its place, and the erection of a front porch extension.

The removal of the 1980s extension raises no objections; it is a poorly detailed extension to the building, particularly with its faux pitched roof terminating in a flat roof. It is, however, proposed to retain about a metre of this extension to act as a link to join the historic cottage with the new garden room. This is considered to be acceptable as it offers a clear distinction between the building phases and provides an articulated link between the two buildings. Additionally, it ensures that no historic fabric is impacted by the works. The proposed garden room extension is sensitively designed to respect the character of the host dwelling. It is traditional in form with a pitched roof, brick plinth, and timber framed windows, reading well as a stand-alone addition thanks to the link element.

The proposed front porch extension is a more prominent addition to the building given its location and projection from the cat-slide element. On balance, however, it is considered acceptable as it does not cause undue harm to the special interest of the building. The original cottage can still be read as the porch extension is clearly distinguishable as a later addition. It will also allow for better use of the internal space and, given the mid-20th century date of the cat-slide roof, will not result in the loss of any significant historic fabric.

It was noted on site that the roof of the cat-slide extension is substandard in construction. It is likely that this roof will have to be upgraded as part of the works. A suggestion was made regarding the potential of re-tiling of the roof in slate (which performs better than plain tile at a slacker pitch) which may be pursued by the owner. This could be covered by a condition but it may be beneficial to amend the drawings to include an annotation to this effect.

It is recommended that listed building consent is granted subject to the following conditions:

- *Samples of the types and details of colours of all the external finishes shall be submitted to and approved by the LPA in writing prior to the commencement of any works.*
- *Additional drawings that show details of proposed new windows, doors, eaves and verges, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.*
- *All rainwater goods shall be of black painted aluminium.”*

It is on this basis considered that the development complies with the requirements chapter 12 of the NPPF and HC10 of our Local Plan and Alterations (1998 and 2006).

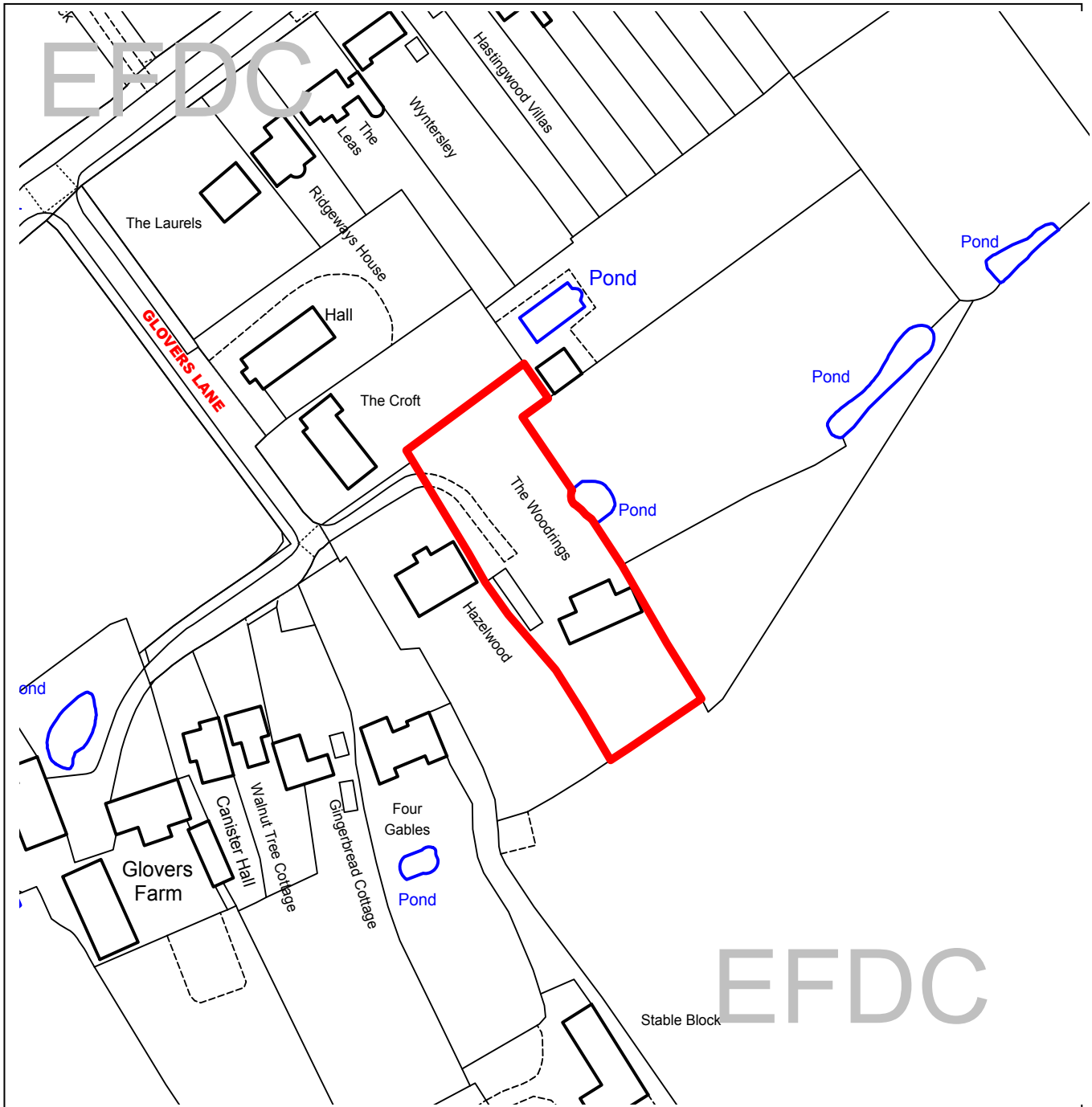
Conclusion

The proposal subject to conditions will also preserve the special architectural and historical interest of the Grade II dwelling house. It is therefore considered to be sustainable development which accords with national and local policy.



Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/2583/16
Site Name:	Woodings, Grovers Lane, Hastingwood, North Weald, CM17 9LA
Scale of Plot:	1/1250

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Report to the District Development Management Committee



**Epping Forest
District Council**

Report Reference: DEV-021-2016/17
Date of meeting: 8 February 2017

Subject: Millers Estate Agents, 65 High Street, Epping - Advertisement consent for a proposed new fascia sign.

Responsible Officer: James Rogers (01992 564371).

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

- (1) That advertisement consent be granted, subject to the following condition:
1. The maximum luminance of the signs granted consent by this Notice shall not exceed 1250 candelas per square metre.

Report

This application is before this Committee since it is an application that is submitted by or on behalf of Councillor Christopher Whitbread (*Pursuant to The Constitution, Part Two, Article 10(f)*)

Planning Issues

Description of site

1. The application site is located adjacent to a small side road adjacent to Epping High Street, clearly visible from public viewpoints. The existing building on the site is three storeys high which has a ground floor which projects towards Epping High Street and is currently occupied by Millers Estate Agents. The unit is located at the western end of a row of shops, each one has its own unique signage which causes a varied character and appearance to the street scene. The application site is located outside the Epping Town Conservation Area.

Description of proposal

2. The proposal is for express advert consent to display a replacement fascia sign on the Estate Agents.

Relevant History

3. A/EPU/0010/63 – Illuminated Shop Front – Approved
4. A/EPU/0003/70 – Illuminated Fascia Sign – Approved
5. A/EPU/0005/74 – Non-illuminated fascia sign – Approved

Policies Applied

Adopted Local Plan 1998 and Amendment 2006

6. CP2 – Quality of Rural and Built Environment
7. DBE9 – Loss of Amenity
8. DBE13 – Advertisements
9. The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Draft Local Plan

10. At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:
DM 7 Heritage Assets

Consultation Carried Out and Summary of Representations Received:

11. 5 Neighbours Consulted – no comments received
12. EPPING TOWN COUNCIL – NO OBJECTION

Issues and considerations

13. The two considerations are the potential impacts on amenity and public safety.

Amenity Issues

14. It is evident that no.65 has displayed advertisements throughout its history with both illuminated and non illuminated fascia signage as referenced through previous consents in the 1960s and 1970s.
15. The new fascia signage would be down lit with an external L.E.D strip light, which is not dissimilar to the method of illumination on the next door retail unit. Whilst illumination makes the signage somewhat more prominent in the street scene, being located within Epping High Street, where there are numerous examples of such illumination in the visible street scene, including opposite on Foxy beauty Parlour it is not considered that it will appear overly prominent or harmful to its character or appearance. The applicant has requested 1250 Cd/m for the proposed illumination, which is a reasonable luminance for its position in the street scene.
16. In terms of its detailed design, the lettering fits comfortably within the proposed sign and would not appear discordant within the street scene. The site is 104m from the Epping Town Conservation Area and whilst not in the conservation area, the Senior Conservation Officer has no objection is raised to the signage.

Highway Safety

17. The down lit illumination and reasonable luminescence level will ensure that users of the public carriageway are not dazzled by the new signage. This view is shared by the Councils highway Advisor who has endorsed this view of Officers.

Conclusion

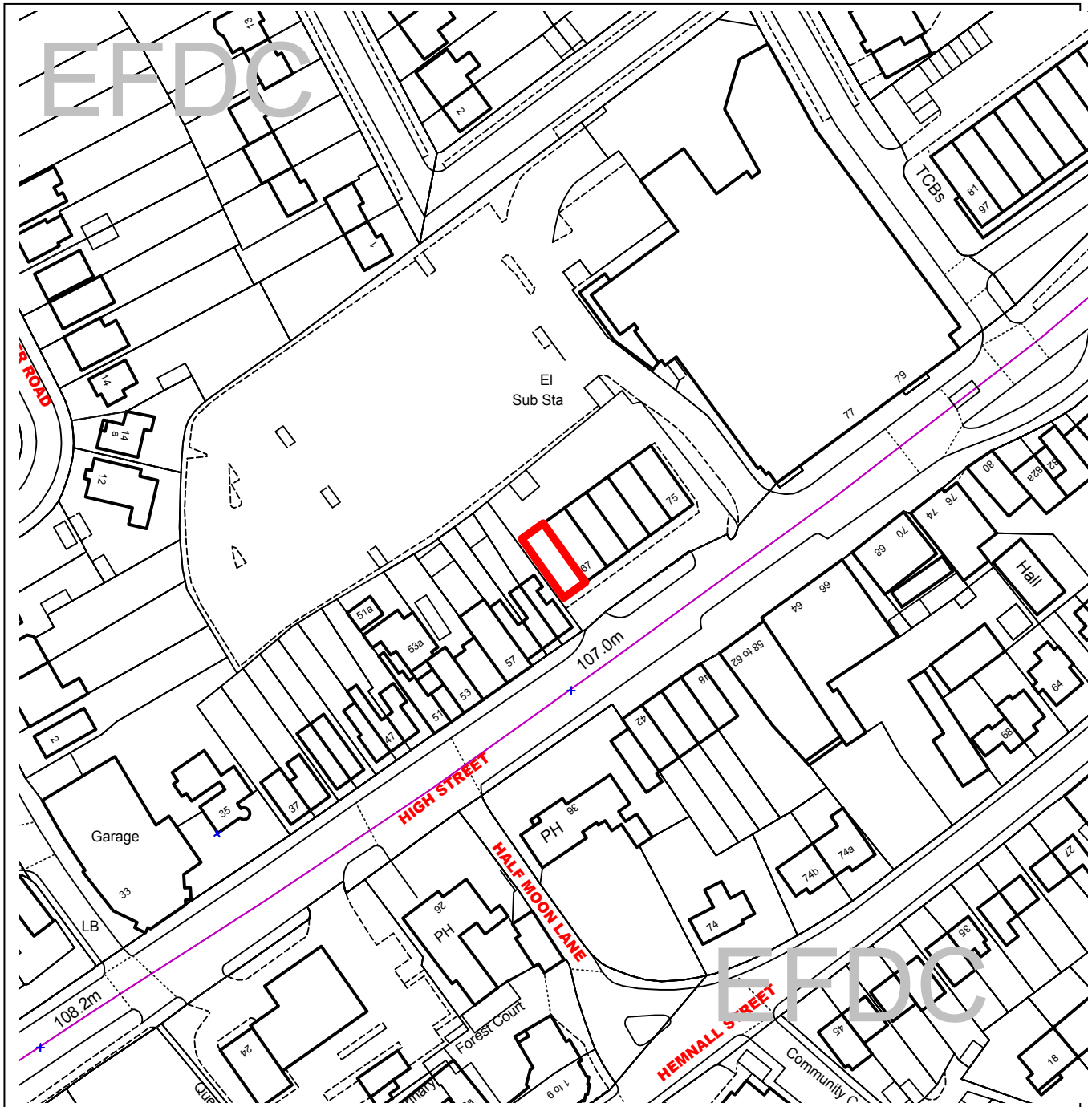
18. The new signage will not cause any harm to amenity issues, or to public safety. Therefore it is recommended that advertisement consent is granted.

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Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/3109/16
Site Name:	65 High Street, Epping, CM16 4BA
Scale of Plot:	1/1250

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Report to the District Development Management Committee

Report Reference: DEV-022-2016/17
Date of meeting: 8 February 2017



**Epping Forest
District Council**

Subject: Listed Building Application EPF/3145/16 - 311 High Street Epping Essex CM16 4DA - Grade II listed building application to replace existing signage, replacing with signs of the same size and materials with changes to colour and type face including painting of pilasters.

Responsible Officer: Steve Andrews (01992 564337)
Democratic Services: Gary Woodhall (01992 564470)

Recommendation:

- (1) That Listed Building Consent be granted subject to the following conditions:
1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

Report Detail

This application is before this Committee since it is an application that is submitted by or on behalf of Councillor Christopher Whitbread (*Pursuant to The Constitution, Part Two, Article 10(f)*)

Description of Site:

No.311 is a grade II listed building dating from the 18th century. It forms a group of listed commercial properties (nos.309 to 317) and stands within the Epping Conservation Area and is located on the northern side of High Street. Current use is an estate agents.

Description of Proposal:

Grade II listed building application to replace existing signage, replacing with signs of the same size and materials with changes to colour and type face.

The fascia sign would have a white background with grey and white lettering. The larger letters would be 400mm maximum.

The hanging sign would be 700mm wide by 700mm high mounted on the existing base and similar to the fascia sign would have a white background with grey and white lettering. The letters would be a maximum of 400mm.

Relevant History:

A/EPU/0010/72 - NON-ILLUM FASCIA SIGN – Allowed on appeal
EPF/0343/15 - Grade II listed building application to replace existing signage with same size and located signs only changing colour and branding - Approved

Summary of Representations:

EPPING TOWN COUNCIL – NO OBJECTION

8 Neighbouring properties were written to and a site notice was erected. No responses received at the time of writing the report.

Policies Applied:

National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The Local Plan policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Adopted Local Plan 1998 and Alterations 2006

HC10 – Works to Listed Buildings

Draft Local Plan

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM 7 Heritage Assets

Issues and Considerations:

The main issues to be addressed are:

- Impact on the historic character and appearance of the Listed Building

The Council's Senior Conservation Officer has considered the application and considers the following:

No.311 is a grade II listed building dating from the 18th century. It forms a group of listed commercial properties (nos.309 to 317) and stands within the Epping Conservation Area. The application seeks consent for the replacement of the existing signage and repainting of the shopfront. The proposed signage is simple and unobtrusive, and the repainting of the pilasters of the shopfront in white will match the colour of the glazing bars and window frames above. It is therefore recommended that listed building consent is granted.

This is supported by policy HC10 of our Local Plan and Alterations (1998 and 2006) and paragraphs 132 and 134 of the NPPF.

Therefore the proposal is considered to comply with policy HC10 of the adopted Local Plan and NPPF 2012.

Conclusion:

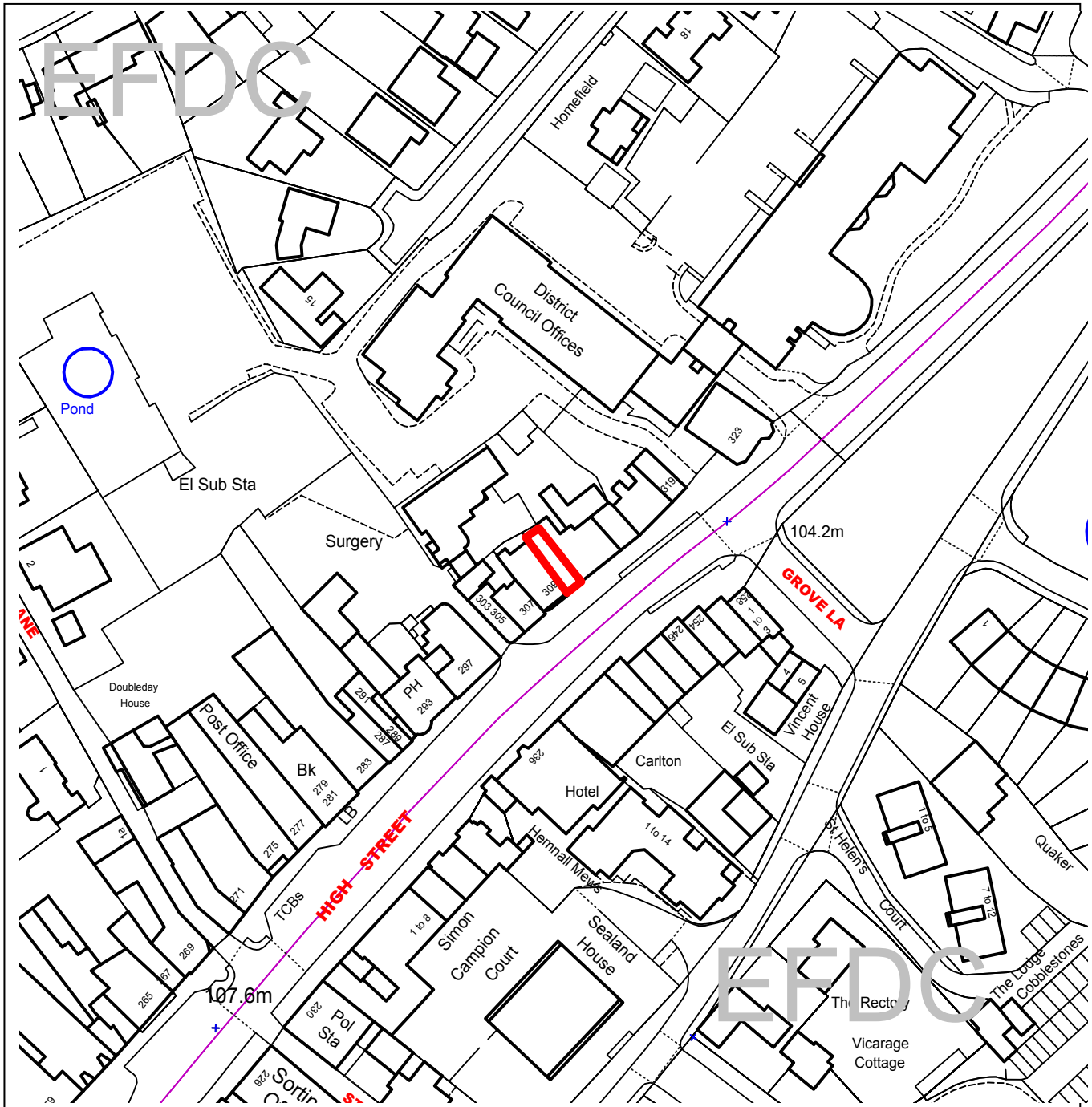
The proposed signage is simple and unobtrusive, and the repainting of the pilasters of the shopfront in white will match the colour of the glazing bars and window frames above so in light of this, the application is recommend for approval.

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Epping Forest District Council

Agenda Item Number 12



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Application Number:	EPF/3145/16
Site Name:	331 High Street, Epping, CM16 4DA
Scale of Plot:	1/1250

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