

**Report to District Development Control
Committee**



Report Reference: DEV-012-2014/15
Date of meeting: 8 April 2015

**Epping Forest
District Council**

**Subject: EPF/2670/14 – Former Carpenters Arms, High Road, Thornwood –
Demolition of Restaurant and erection of 3 town houses and 2
detached houses. Resubmission following withdrawn application
EPF/1810/14**

Responsible Officer: Graham Courtney (01992 564228)

Democratic Services: Gary Woodhall (01992 564249)

Recommendation:

(1) That planning permission be refused for the following reasons:

(a) The two proposed detached dwellings are located within the Green Belt and would constitute inappropriate development within the Green Belt, harmful to the openness and character of this area. No very special circumstances exist to outweigh this harm and therefore the development fails to comply with Government guidance in the form of the National Planning Policy Framework and policies GB2A and GB7A of the adopted Local Plan and Alterations; and

(b) The proposed development, due to the number of dwellings and overall scale of works, would constitute overdevelopment of the site to the detriment of the character and appearance of the area, contrary to Government guidance in the form of the National Planning Policy Framework and policies CP1, CP2, CP3 and DBE1 of the adopted Local Plan and Alterations.

Report:

1. This application was considered by the Area Plans Sub Committee East on 18 February 2015, following a previous deferral from Area Plans Sub Committee East on 21 January 2015 in order for further information to be obtained and so that a Members site visit could take place. After considerable discussion a majority of Members voted to refuse the application on the grounds that the development of the two detached houses in the Green Belt would be inappropriate development for which no very special circumstances have been demonstrated to outweigh the harm. The development would, in addition, have a significantly adverse impact on the openness of the Green Belt and finally that the proposals amount to overdevelopment of the site. After the vote 4 Members of the Committee stood in order to require that no action be taken on the matter until it has been considered by the District Development Committee (Operational Standing Order Item 13 (2) of the Constitution).

2. The application was put forward to Area Plans Sub Committee East with a recommendation for approval. The original report is attached in full below for consideration.

3. During the period between the application being deferred in January and it being reconsidered in February, and since the deferral in February, letters have been received from MP Eleanor Laing informing us of letters received from her constituents and enquiring about progress of the application. The officer's recommendation to the committee remains unchanged (as set out below in the appended officer's report to Area Plans Sub Committee East), which concluded that harm to the openness of the Green Belt would be limited and would be suitably outweighed by other matters, including the benefits of redeveloping this brownfield site and the general economic and visual benefits the development would bring.