

committee agenda

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**Epping Forest
District Council**

Area Plans Sub-Committee 'C' 15 December 2004

Place: Shelley County Primary School, Milton Crescent, Ongar

Room: Community Room

Time: 7.30 p.m.

**Democratic Services
Officer:** G J Woodhall (Tel: 01992 56 4470)
Email: gwoodhall@eppingforestdc.gov.uk

Members:

K Wright (Chairman, R Morgan (Vice-Chairman), Mrs D Collins, P Gode, J Harrington,
D Jacobs, D Kelly, Mrs M McEwen

**Please note:
A briefing for the Chairman, Vice-Chairman and appointed spokespersons
will be held in the Community Room at the School at
6.30 p.m. on the day of the Sub-Committee**

**A plan showing the location of Shelley County Primary School
is attached to this agenda**

1. MINUTES

1.1 To confirm the minutes of the meeting of the Sub-Committee held on
17 November 2004 (attached at Appendix 1).

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

3.1 (Chief Executive) To declare interests in any item on the agenda.

4. ANY OTHER BUSINESS

4.1 Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6
and 25 of the Council Procedure Rules contained in the Constitution requires that the

permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

5. VENUE FOR FUTURE SUB-COMMITTEE MEETINGS

Recommendation:

That the Committee considers the venue for its meetings in the future.

Background

- 5.1 (Head of Research and Democratic Services) At the recent meeting of Overview and Scrutiny Committee 3 (OSC3), held on 25 November 2004, members queried the suitability of the Shelley County Primary School as the venue for the Sub-Committee's meetings. It was felt that the room used was too small, and that it was not comfortable for members, officers and the public to have to use tables and chairs designed for primary schoolchildren.
- 5.2 The Head of Research and Democratic Services advised the Overview and Scrutiny Committee 3 that the Sub-Committees should themselves discuss the venue for their meetings. It was also made clear that the Shelley County Primary School had already been booked for meetings of the Sub-committee up to the end of the current municipal year, thus any agreed change of venue should not take effect until the 2005/06 Council year so as to allow a new venue to be found.
- 5.3 Possible options before the Sub-Committee include:
- (a) to agree to continue using Shelley County Primary School as its venue;
 - (b) to agree upon the suitability of an alternative venue within the area covered by the Sub-committee; or
 - (c) to agree upon the use of the Council Chamber at Epping as its venue.
- 5.4 As option (c) would be outside the area covered by the Sub-Committee, this option would require the agreement of the Council as well. Comments were made at OSC3, which indicated that option (c) would not command unanimous support.

6. DEVELOPMENT CONTROL

- 6.1 (Head of Planning Services) To consider planning applications as set out in the attached Schedule (Appendix 2).

Background papers: (i) Applications for determination - applications listed on the schedule, letters of representation received regarding the applications, which are summarised on the schedule. (ii) Enforcement of Planning Control - the reports of

officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

7. DELEGATED DECISIONS

7.1 (Chief Executive) Schedules of planning applications determined by the Head of Planning Services under delegated powers since the last meeting of a Plans Sub-Committee may be inspected in the Members' Room or at Planning Services.

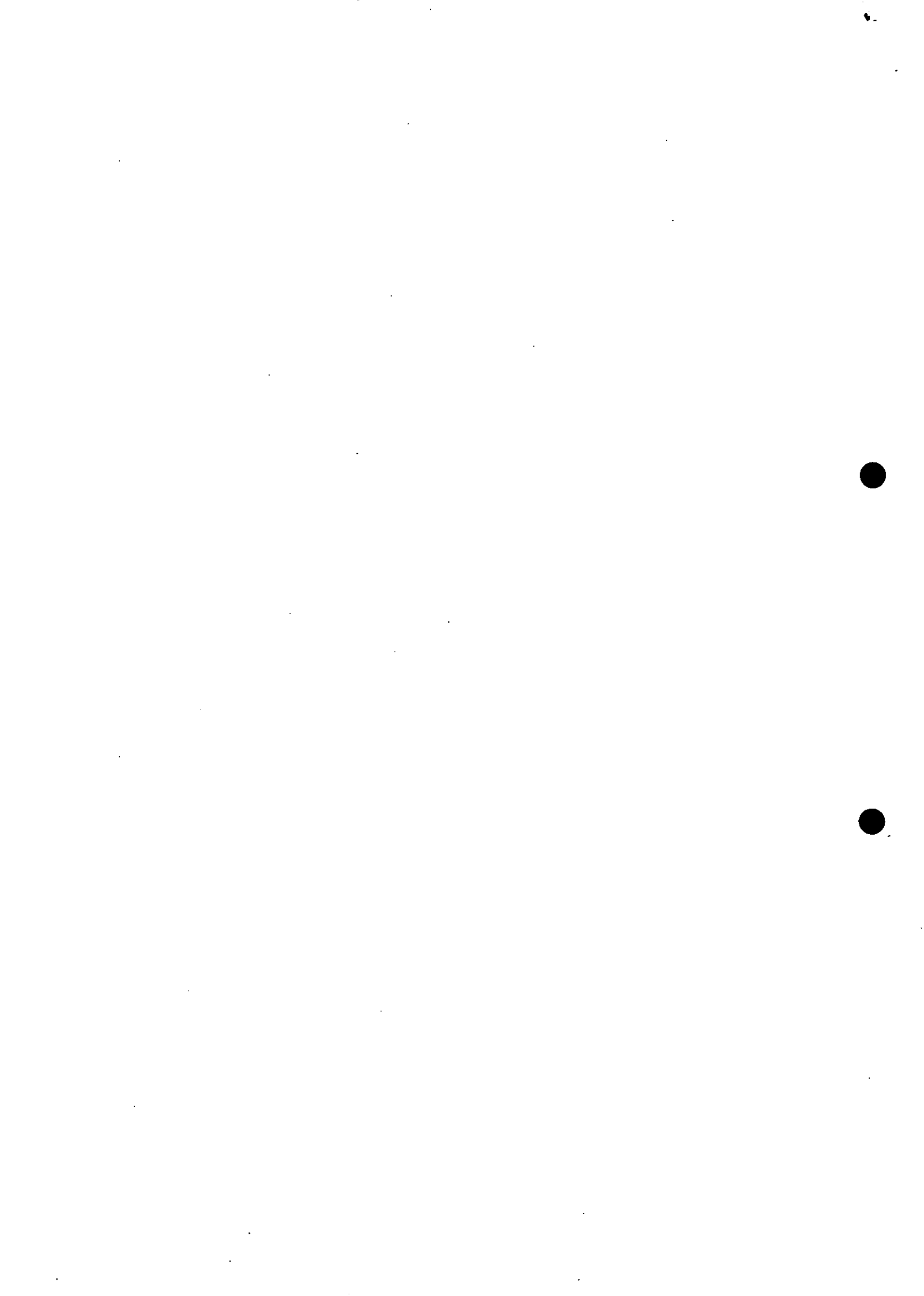
8. EXCLUSION OF PUBLIC AND PRESS

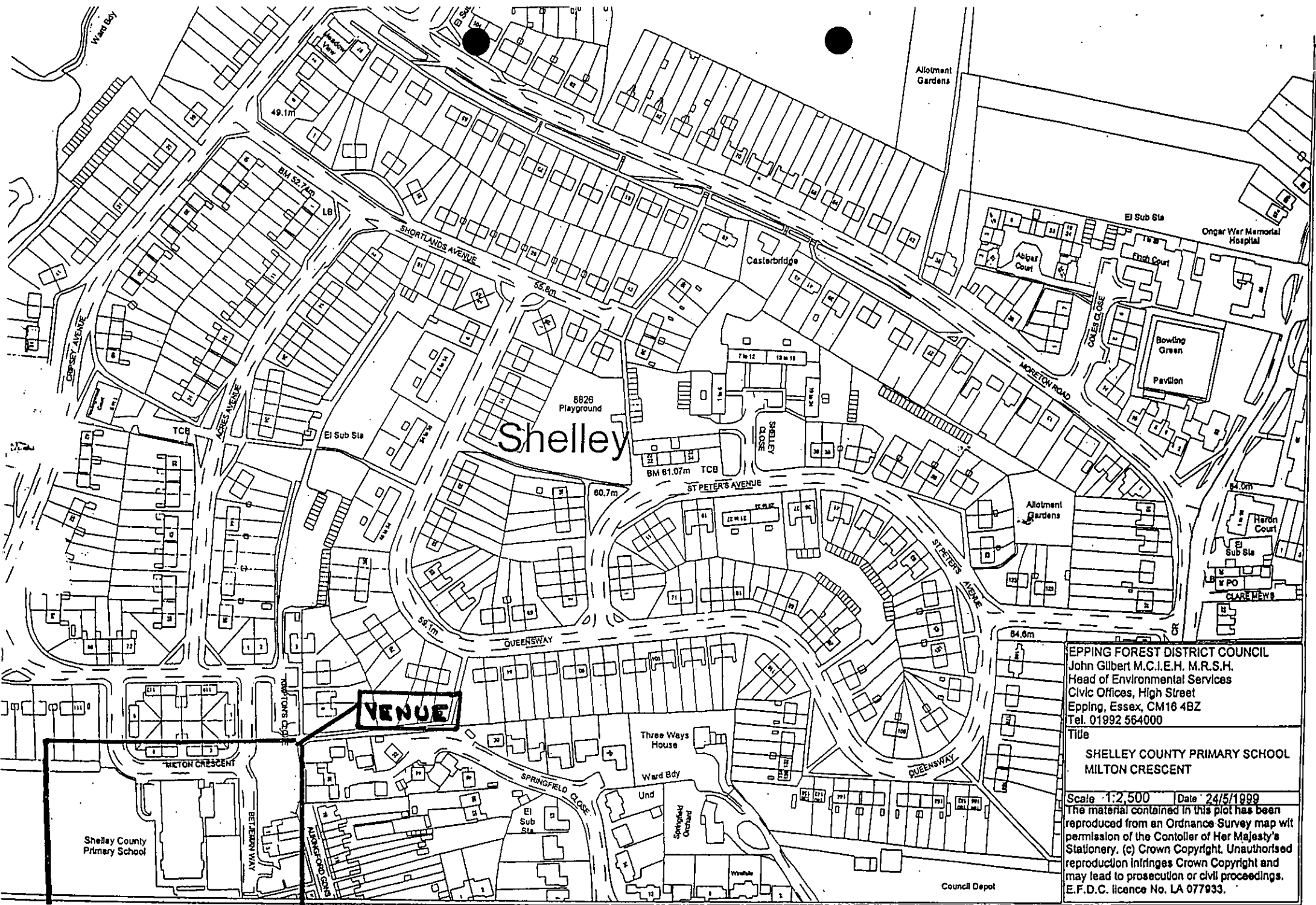
8.1 To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the paragraph(s) of Part 1 of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

<u>Agenda Item No.</u>	<u>Subject</u>	<u>Exempt Information Paragraph Number</u>
Nil	Nil	

8.2 To resolve that the press and public be excluded from the meeting during the consideration of the following items which are confidential under Section 100(A)(2) of the Local Government Act 1972:

<u>Agenda Item No.</u>	<u>Subject</u>
Nil	Nil





EPPING FOREST DISTRICT COUNCIL
 John Gilbert M.C.I.E.H. M.R.S.H.
 Head of Environmental Services
 Civic Offices, High Street
 Epping, Essex, CM16 4BZ
 Tel. 01992 564000
 Title

SHELLEY COUNTY PRIMARY SCHOOL
 MILTON CRESCENT

Scale 1:2,500 Date 24/5/1999
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Shelley County Primary School

Council Depot

Shelley

VENUE

8826 Playground

Bowling Green Pavilion

Ongar War Memorial Hospital

Three Ways House

Und

Springfield Orchard

Ward Bdy

MILTON CRESCENT

AVIA NEREUS

SPRINGFIELD CLOSE

SPRINGFIELD CLOSE

QUEENSWAY

QUEENSWAY

ST PETER'S AVENUE

84.0m

60.7m

58.1m

BM 61.07m

TCB

SHELLEY CLOSE

7m 12

13m 10

Casterbridge

SHORTLANDS AVENUE

55.8m

BM 52.74m

LB

EI Sub Sta

TCB

ARES AVENUE

CHERRY AVENUE

Allotment Gardens

EI Sub Sta

7m 8

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Sub 'C' **Date:** 17 November 2004

Place: Shelley County Primary School, Ongar **Time:** 7.30 pm – 7.56 pm

Members Present: Councillors K Wright (Chairman), R Morgan (Vice-Chairman), J Harrington, D Jacobs, D Kelly, Mrs M McEwen.

Other Councillors: -

Apologies: Councillor Mrs D Collins, P Gode.

Officers Present: R Bintley (Planning Services), G J Woodhall (Research and Democratic Services).

35. WELCOME AND INTRODUCTION

The Chairman welcomed the member of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

36. MINUTES

RESOLVED:

That the minutes of the meeting held on 20 October 2004 be taken as read and signed by the Chairman as a correct record.

37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Kelly declared a personal interest in item 6(2) (EPF/1316/04 – Envilles Farm, Little Laver) of the agenda, by virtue of being a member of Moreton, Bobbingworth and the Lavers Parish Council. The Councillor determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon.

38. ANY OTHER BUSINESS

It was reported that no urgent business had been received for consideration at the meeting.

39. PROBITY IN PLANNING – APPEAL DECISIONS, APRIL TO SEPTEMBER 2004

The Head of Planning and Economic Development presented the report to the Sub-committee, which detailed the results of the planning appeals during the six-month period April to September 2004. There had been two planning appeals allowed by the Planning Inspector within the Sub-committee's jurisdiction: Molman's Farm, which had been an officer delegated decision; and Barker's Farm, which the Sub-committee had refused contrary to officer recommendation. The Planning Inspector had dismissed nine

planning appeals relevant to the Sub-committee, with one enforcement appeal allowed and two enforcement appeals dismissed.

The Sub-committee noted the comments of the Head of Planning and Economic Development in regard to the questions raised on the occasion of the previous Planning Appeals report, and accepted that there was a greater difference of planning opinion in urban areas in comparison to areas within the Metropolitan Green Belt. Although the performance of Area Plans Sub-Committee 'A' had improved in the reported period, it was reported that the Head of Planning and Economic Development had agreed to investigate any further anomalies in performance. The Sub-committee was of the opinion that members needed to take careful note of the recommendations offered by the Planning Officers when debating individual cases, and that the report was a useful, periodic examination of performance.

RESOLVED:

That the outcomes of the Planning Appeals during the period April to September 2004 be noted.

40. DEVELOPMENT CONTROL – APPLICATIONS FOR DETERMINATION

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That planning applications numbered 1 - 2 be determined as set out in Annex 1 to these minutes.

41. DEVELOPMENT CONTROL – APPLICATIONS DETERMINED BY THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

PLANS SUB COMMITTEE 'C'

1. **APPLICATION NO:** EPF/801/04 **PARISH** Fyfield

SITE ADDRESS:

Land to south of St Nicholas Church, Cannons Lane, Fyfield

DESCRIPTION OF PROPOSAL:

Change of use of land to green burial site with associated access, car parking and landscape works.

WITHDRAWN

2. **APPLICATION NO:** EPF/1316/04 **PARISH** Moreton, Bobbingworth & The Lavers

SITE ADDRESS:

Envilles Farm, Little Laver

DESCRIPTION OF PROPOSAL:

Change of use and conversion of farm buildings to 3 No. dwellings.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to the first use of any of the three dwellings hereby approved the cattle sheds shown to be removed shall be removed, and all materials removed from the site.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D, E and F shall be undertaken without the prior written permission of the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any equivalent provision revoking or re-enacting that order) the covered parking areas and covered amenity spaces identified on the approved plans shall be retained for the parking of residents and visitors cars and for domestic storage/amenity space and shall at no time be converted into habitable floorspace.
5. Prior to commencement of development, full details of the proposed new fenestration including rooflights shall be submitted to and agreed in writing by the Local Planning Authority.
6. Submission of a landscape scheme.
7. Submission of Landscape Maintenance Plan.
8. Prior to first occupation of the building hereby approved the proposed window openings in the ground and first floor bedroom windows openings in the flank

elevation (elevation G) shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

9. Contaminated land study and remediation.
10. Submit programme of archaeological work

AREA PLANS SUB-COMMITTEE 'C'**15 December 2004****Schedule of Applications for consideration**

Item Number	Application No.	Site	Page
1	EPF/1745/04	Hoggs Farm, Carters Green, Matching	10
2	LB/EPF/1746/04	Hoggs Farm, Carters Green, Matching	17
3	EPF/1249/04	Greens Farm, Magdalen Laver	19
4	EPF/1744/04	Land Adj 60 Rodney Road, Ongar	23



APPLICATION No: EPF/1745/04

Report Item No: 1

SITE ADDRESS:
HOGGS FARM, CARTERS GREEN, MATCHING

PARISH: Matching

APPLICANT: Mr B Bartlett

DESCRIPTION OF PROPOSAL:

Conversion of former farm buildings to single residential use with carport parking.

RECOMMENDED DECISION: Refuse

1. The site is within the Metropolitan Green Belt. The proposal represents inappropriate development and is therefore at odds with government advice and Policies C2 and RE2 of the adopted replacement structure plan and policies GB2 and GB8 of the adopted Local Plan. Since the Local Authority is not convinced that the buildings are not suitable for any alternative more appropriate use or that it is so desirable that they be brought back into beneficial use that residential should be considered.
2. The proposal incorporating the provision of a new car port building would detract from the openness of the green belt contrary to policies GB2 and GB8 of the adopted Local Plan and C2 of the adopted replacement structure plan.
3. The proposed development results in the further subdivision of the curtilage of the listed building known as Hoggs Farm leaving insufficient curtilage for the scale and historic nature of the dwelling. This is harmful to the setting of the listed building contrary to policy HC12 and HC13 of the adopted Local Plan.
4. The works proposed to the curtilage buildings are considered harmful to their character and integrity contrary to policy HC13 and HC10 of the adopted Local Plan.
5. The proposal would lead to a form of unsustainable development since the provision of a new dwelling in this rural location without access to community facilities and sustainable means of transport would be contrary to Policies CS4 and H2 of the adopted Replacement Structure Plan.

This application is reported to committee at the request of Councillor Morgan.

Description of Proposal:

The application is for the alteration and conversion of existing agricultural buildings to single residential use, and erection of a detached carport building to serve both the existing farmhouse and the new dwelling. The works include removal of an existing small outbuilding and erection of an extension to link the two main buildings to create a three-bed

dwelling.

Description of Site:

The site is an irregular shaped area of land within the current garden area of Hoggs Farm. This is a Grade II listed farmhouse, which now has no agricultural land. The site is accessed via the existing access to the farmhouse and the intention is that there will be shared access. The site forms part of the small collection of residential properties that comprise Carters Green. A barn immediately to the south of the access (originally within the ownership of Hoggs Farm) is currently being converted to residential use with the benefit of planning permission and Listed Building consent from 2002.

The buildings which it is proposed to convert are two single storey, timber framed barns, clad with timber weatherboarding and standing at right angles to each other.

They are set well back from the road frontage and are not visually prominent.

Relevant History:

EPF/1011/02 and LB/EPF/1012/02 planning and Listed Building Consent for conversion of barn to dwelling - Approved. This relates to the barn to the south of the entrance to Hoggs Farm House.

EPF/212/04 - Two storey side extension to Hoggs Farm House - Approved 8/6/04.

Policies Applied:

Local Plan Policies;
GB2, GB8 Green Belt
HC10, HC13 Listed buildings.
LL7, LL10, LL11 Landscaping.
DBE9 Effect on neighbours
T17 Traffic.

Structure Plan Policies;
RE2 Re-use of rural buildings
C2 Development within MGB
H2 Sequential approach to housing development
CS4 Sustainable new development
HC3 Protecting listed buildings and their settings.
HC4 Conversion of listed buildings.

Issues and Considerations:

The main issues here are considered to be whether the proposal is acceptable in terms of the impact upon the Green Belt, the effect on the setting of the listed building, any impact on neighbouring properties, highway safety implications and the sustainability of the site for residential purposes.

Green Belt

Policy GB8 allows for the conversion of buildings where they

are permanent, substantial, capable of conversion without major reconstruction and in keeping with their general surroundings. A condition survey submitted with the application indicates that the barns are capable of conversion, subject to underpinning, part rebuilding of brick plinths, rebuilding of parts of the timber frame, repair or replacement of locally decayed timber, possible enhancements of roof timbers, new concrete slabs and damp proof course. The report is not a full structural survey and does not detail all works necessary for structural stability and conversion to residential. Although clearly substantial work would be required to convert the buildings they are square and level and there is no evidence of extensive ongoing structural movement. On balance, it is considered that the works envisaged, although quite extensive do not amount to major reconstruction.

Policy GB8 continues that if the first requirement is met, then the new use should be one that is associated with open uses acceptable in the Green Belt, or involve recreation or tourism, or business or commercial uses which would not involve open storage or significant vehicle parking. In this case the applicant's agent argues that the buildings are not suitable for modern agricultural uses, and in any case the land has been sold away and they are situated close to two residential properties (Hoggs Farm and Hoggs Farm Barn). The access is narrow and unsuitable for uses that would increase traffic. Although clearly not an ideal location for intensive storage or business use, there is no indication that the prospect of, for instance, low-key business use has been explored. One residential property in an isolated location like this can generate up to 10 vehicle movements a day 7 days a week, a business use employing 2 or 3 people may not generate significantly more traffic, and could help meet local employment needs. The possibility does not seem to have been explored.

Policy GB8 states that residential use will only be accepted where the building is unsuitable for the other uses set out above, and where the Council considers it desirable to bring the buildings back into beneficial use.

In this instance the buildings are not prominent buildings, they are single storey unremarkable buildings within the (now residential) curtilage of a listed building. The buildings could be legitimately used as storage in connection with the existing dwelling, they have clearly remained unused for any agricultural use for a significant period of time and it is not considered that it is particularly desirable that they be given an alternative use. At present they are essentially domestic outbuildings and this appears to be the most appropriate use for them, alternatively consideration could be given to the possibility of conversion to ancillary accommodation.

Finally the proposal involves the construction of a car port building to serve both the conversion and the existing farmhouse. The proposed building measures approximately 10m x 5.5m with a ridge height of about 4m. It is simply designed with a pitched roof and would not be out of keeping with the setting but it is a significant new building with a footprint similar to that of one of the buildings that it is intended to convert. This illustrates one of the main concerns about allowing conversion of buildings to residential use, there is inevitably a need or a desire for new built structures. It is considered that the construction of this carport building would

be inappropriate development harmful to the green belt.

Listed Building Considerations:

The buildings are not listed in their own right but are curtilage listed buildings and listed building consent is required for work to them. A separate Listed Building application has been submitted and is next on the agenda. The Senior Historic Buildings Adviser from Essex County Council has raised considerable concern about the proposal and considers that the progressive subdivision of the site harms the setting of the listed building. The subdivision leaves insufficient curtilage around the Farm House for the scale and historic status of that house. The design of the conversion itself results in a very domestic character to the building, which is inappropriate, and the interior is very subdivided and new openings involve cutting through braces that are of major structural importance. The scheme is therefore considered harmful to the setting of the listed building and the interest of the dwelling's curtilage listed buildings. The recommendation of the Historic Buildings Adviser is therefore to refuse.

Impact on Neighbours

Considerable objection to the proposal has been raised by occupants of 4 other dwellings within the hamlet of Carters Green. However, part of their concern appears to relate to the problems of noise and disruption that could occur during the works involved in the conversion, which they have suffered during the conversion of Hoggs Farm Barn. These are not considered to be valid grounds for the refusal of a planning application. It is not considered that the use itself would result in any harm to the residential amenity of adjacent residents including those at Hoggs Farm, although the addition of a further dwelling unit close by would possibly increase the level of noise and disturbance.

Highway Issues

The proposed use is unlikely to generate significant traffic movements and the Highways Authority has no objections to this proposal, as it is not contrary to the transport policies contained within the ECC Structure Plan and EFDC Local Plan. Adequate parking is proposed within the site to ensure that there is no need for on street parking, which would be hazardous in this location.

Sustainability

Carters Green is a small hamlet with no facilities and it is clear that any inhabitant of the barns if converted would be heavily reliant on the car for access to work, shops and other facilities. The proposed development would therefore, be likely to lead to an increased number of car journeys from the hamlet contrary to Government objectives of reducing car dependency, and also to policies CS2 and CS4 of the structure plan.

Conclusion

It is considered that the proposed change of use to residential is not justified in this case as the buildings could potentially be used for other less harmful purposes that have

not been fully investigated or could be used as domestic storage in connection with the existing dwelling.

It is not considered that there is a need to find alternative uses for these relatively low-key curtilage buildings, and it is not accepted that residential use is the only option available. The proposed development includes erection of a small extension and a carport building, it is not considered that there is justification for the construction of the carport which is inappropriate development in the Green Belt.

The scheme will further fragment the curtilage of the listed farmhouse which has already been impacted upon by the conversion of the barn immediately to the west of the house. Furthermore it is considered that this conversion scheme is not sympathetic to the application barns. Finally it is felt that the site is poorly located for residential development.

Singly, each of the above concerns could perhaps be overcome, or would not be sufficient to warrant refusal of the application, but altogether they illustrate that the scheme is inappropriate and harmful and should be resisted.

The application is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Object. To develop a third residence on this limited site would incur overdevelopment of the site. The existing building, a shed, has no architectural merit justifying its retention in this new role. The development is within the curtilage of a listed building from which it would detract.

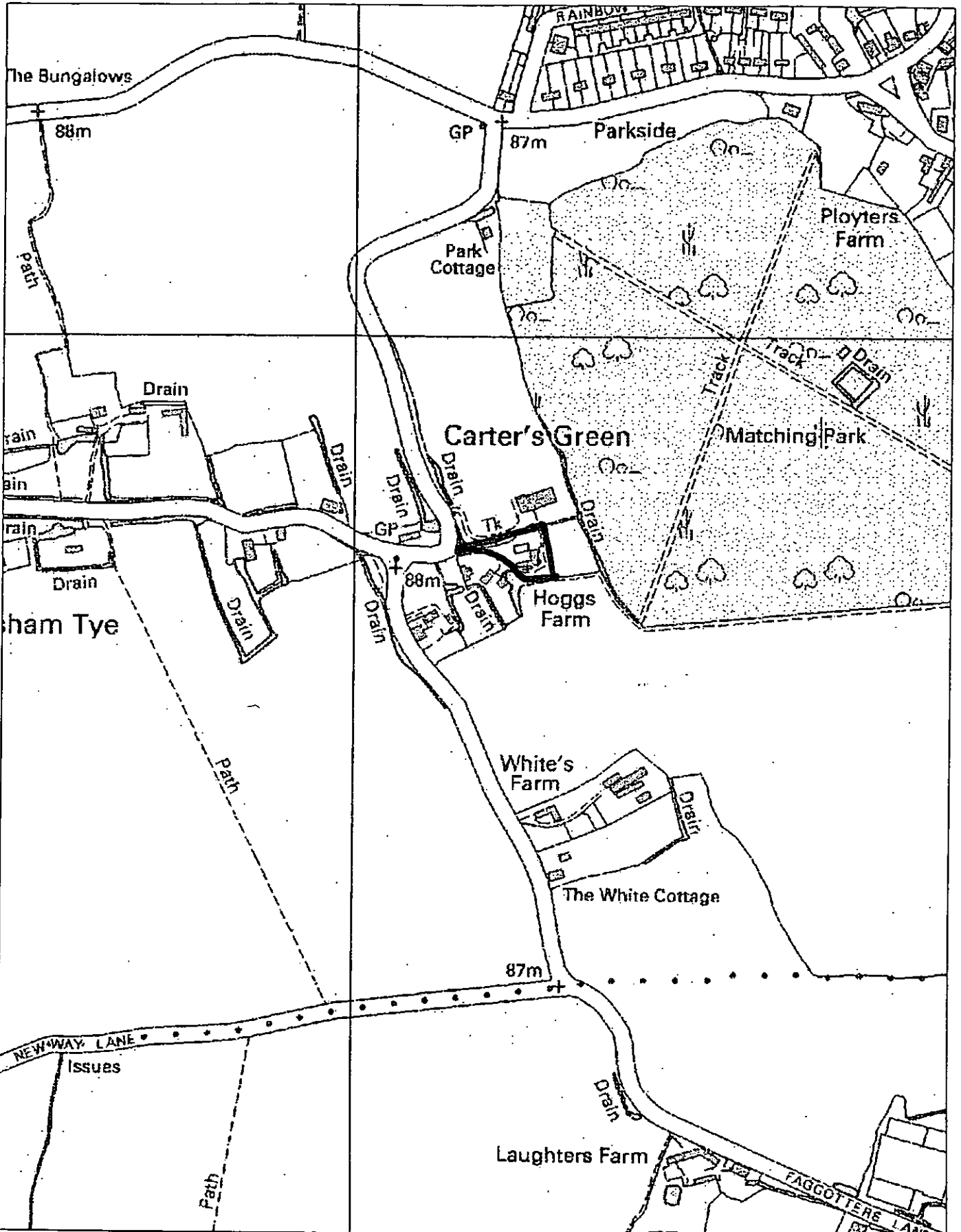
THE OLD HOUSE, CARTERS GREEN - Strongly object to further development of Carters Green. Development of the adjoining barn throughout the last 30 weeks has caused noise and disruption and created serious safety issues with vans parked on the narrow roads, and harm to verges and Carters Green "island" itself. Yet another development and the resultant disruption is too much to bear.

WILLOW COTTAGE, CARTERS GREEN - Strongly object. Already the reconstruction of the barn at Hoggs Farm has caused havoc on the road and green sward and parking of lorries and vans have made it dangerous. Hopefully you won't allow this area to become a mini Church Langley.

BROADLANDS, CARTERS GREEN - Oppose very strongly. Until recently only nine houses in Carters Green. The conversion of the Barn at Hoggs farm together with that now proposed would mean three houses in the area where there was just one. Additional traffic and noise. Adverse effect on the character of Carters Green and its residents. There is no benefit at all from an additional dwelling in this small area. The barn could be used as part of the existing house for recreation that the occupants could enjoy. Approval would set a precedent for anyone with a barn or outbuilding, I can name about 25 within half a mile. Surely this is against Green Belt policy.

MOAT END HOUSE, CARTERS GREEN - Strongly object. One barn has already been converted another would be overdevelopment. Use of the existing drive for the two houses gives the impression of a mini private estate, and does not fit in with our very small lanes and open aspect. The garages and sheds proposed for conversion have no architectural or historical importance

and if allowed would further erode the tranquility of this already injured hamlet. These buildings compliment the present farmhouse and have in the past been put to good use by two previous owners. The buildings were used for garaging 2 cars and 3 motorcycles, a tractor, lawn mowing equipment a trailer, dog kennels stables and a small playroom, until 2 or 3 years ago.



Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

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APPLICATION No: LB/EPF/1746/04

Report Item No: 2

SITE ADDRESS:
HOGGS FARM, CARTERS GREEN, MATCHING

PARISH: Matching

APPLICANT: Mr B Bartlett

DESCRIPTION OF PROPOSAL:

Grade II curtilage listed building application for conversion of former farm buildings to single residential use with carport parking.

RECOMMENDED DECISION: Refuse

1. The proposed works including the provision of standardised openings in the elevations and the cutting of braces which are of major structural importance are harmful to both the character and integrity of the curtilage buildings contrary to policies HC10 and HC13 of the adopted Local Plan.
2. The proposed use including the subdivision of the curtilage of the listed building is harmful to the setting of the farmhouse contrary to policy HC12 of the adopted Local Plan.

Description of Proposal:

Listed building application for alterations to enable conversion of barn buildings to dwelling. The works include the erection of a small linking extension, the installation of new fenestration and internal subdivision to provide three bedrooms a dining room, lounge, kitchen, bathroom and utility room.

Policies Applied:

Policies HC10, HC12 and HC13 of the adopted Local Plan and HC3 of the adopted replacement structure plan relating to the protection of listed buildings and their setting.

Issues and Considerations:

In detemining applications for listed building consent the main concern is whether the proposals protect the character and historic interest of the buildings. The existing barns are not listed in their own right, but are protected as curtilage buildings. They are important to the setting of the farmhouse, in that they are ancillary agricultural buildings that one would historically expect to find close to a farmhouse.

The proposed works, however, will change the character of these low key buildings, by the insertion of more windows and doors and by the use itself, so that they take on a more domestic character. The Historic Buildings Adviser from Essex County Council has raised objection to the proposal, stating that:

"the design is one where the numerous standardised openings and proposed elevations are very domestic in character, the interior is very subdivided and the new openings involve cutting through braces which are of major structural importance in this construction."

For the above reasons it is considered that the works are harmful to the listed building and to the setting of the listed farmhouse and the application is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

See representations listed under previous item.

APPLICATION No: EPF/1249/04

Report Item No: 3

SITE ADDRESS:
GREENS FARM, MAGDALEN LAVER

PARISH: Moreton, Bobbingworth & The Lavers

APPLICANT: Mrs R Foulds

DESCRIPTION OF PROPOSAL:
Conversion of agricultural buildings to residential.

RECOMMENDED DECISION: Refuse

1. The works proposed, including the raising of the ridge and eaves height of the main barn, erection of an internal steel frame on new foundations to support the first floor and provide stability, erection of a new midstrey extension and large areas of rebuilding of the garage/lobby building, amount to major reconstruction works. It has not been shown that the building is unsuitable for any more acceptable uses and in any case the council does not consider it so desirable that the building be brought back into beneficial use that residential use should be considered. As such the proposed development is inappropriate in the Green Belt and by definition harmful. The proposal is therefore contrary to policies GB2 and Gb8 of the adopted Local Plan and Policy C2 of the Replacement Structure Plan.
2. The site is located well away from any work, shopping or leisure and health facilities and from public transport services, and it is therefore considered that the development is unsustainable and contrary to policies CS2 and CS4 of the replacement Structure Plan.

This application is reported to committee at the request of Councillor Kelly.

Description of Proposal:

The application is for the conversion of an existing agricultural building to one residential unit with garaging for the new and existing dwellings. The works proposed include demolition of some unsightly additions to the barn, raising of the main ridge of the barn by over 2m, erection of a new extension and remodelling of an existing extension to create a three bed dwelling.

Description of Site:

The site is located adjacent to an existing farmhouse accessed through Green Farm which is within separate ownership. Immediately to the north of the barn are a range of large utilitarian agricultural buildings. The barn that it is intended to convert is a substantial timber building with a shallow pitched corrugated metal roof. There is a large dilapidated extension to the building to the rear and two single storey extensions, one of which is well built and maintained and already used as a domestic annexe, the other is

of poor construction with a barrel roof of corrugated steel sheeting. There is open agricultural land to the east.

Relevant History:

None.

Policies Applied:

Local Plan Policies:

GB2, GB8 relating to green belt considerations.
DBE1, DBE2, DBE4, DBE8 relating to design.
LL2, LL10 and LL11 relating to landscape
T14 and T17 relating to parking and access.

Structure Plan Policies:

CS1, CS2, CS4 Sustainable development.
C2 Green Belt.
H2 housing development.
RE2 re use of rural buildings.

Issues and Considerations:

The main issues here are considered to be, whether the proposal is acceptable in terms of the impact on the Green Belt and the sustainability of the site for residential purposes.

Green Belt

Policy GB8 allows for the conversion of buildings where they are permanent, substantial, capable of conversion without major reconstruction and in keeping with their general surroundings.

A feasibility report submitted with the application refers to the building in three parts:

Building 1, the barrel roofed element, which it is intended to use for garaging for the existing and proposed dwelling;
Building 2, the single storey element that has been partially converted to residential use; and
Building 3, the largest element.

The report indicates that Building 1 is not in very good condition and large areas will require substantial rebuilding. Building 2 is in very good condition and will require little work. The report goes on to suggest that for a first floor to be erected in building 3 it is recommended that a steel frame be constructed within the barn and supported on its own pad foundations. The timber external walls can also be bolted to this steel frame to give them stability.

Additional to this is the fact that the proposals include substantially changing the profile of building 3 by creating a steeper pitched roof, 2m higher than existing, and adding a new, two storey rear extension to it. Given all this, it is considered that the works proposed will amount to major reconstruction (with the exception of building 2). As such the proposal fails the first element of GB8. This is hardly conversion of an existing building but tantamount to building a new house.

Alternative uses for the buildings, that would not require such extensive work, have been briefly considered and rejected by

the applicant's agent, although it is accepted that this is not a location where an increase in traffic would be appropriate, options such as low key storage or B1 use may be appropriate. Additionally the buildings could continue to be utilised in connection with the existing domestic use of the farmhouse. The buildings are not particularly remarkable, or prominent and it is not considered that they are buildings that the Council would consider so desirable that they be brought back into beneficial use that residential use should be considered.

There are aesthetic benefits to be gained by the proposal as they include the removal of a semi-derelict building to the rear and the tidying up of the buildings, but this is not considered sufficient to outweigh the harm to the Green Belt from inappropriate development.

The design of the proposal incorporating large areas of glass does inevitably change the character of the building from agricultural to residential.

The change of use will also enlarge the area of recognised residential curtilage and is likely to result in pressure for additional outbuildings and storage in connection with both the existing and the proposed dwelling, which would be difficult to resist.

Sustainability

The policies of the Structure Plan, which are more up to date than those of the Local Plan, stress the need for new development to be sustainable. This location is clearly poorly located in terms of access to services and to public transport facilities. Any one living at the property will be largely dependant on the car for access to work, shops and leisure facilities. The proposed development is therefore likely to result in an increased number of car journeys, contrary to the government objectives of reducing car dependency. Although this must be weighed against the sustainability of re-using an existing building, utilising some old materials but also some new, it is still considered that the scheme is contrary to policies CS2 and CS4 of the Structure Plan.

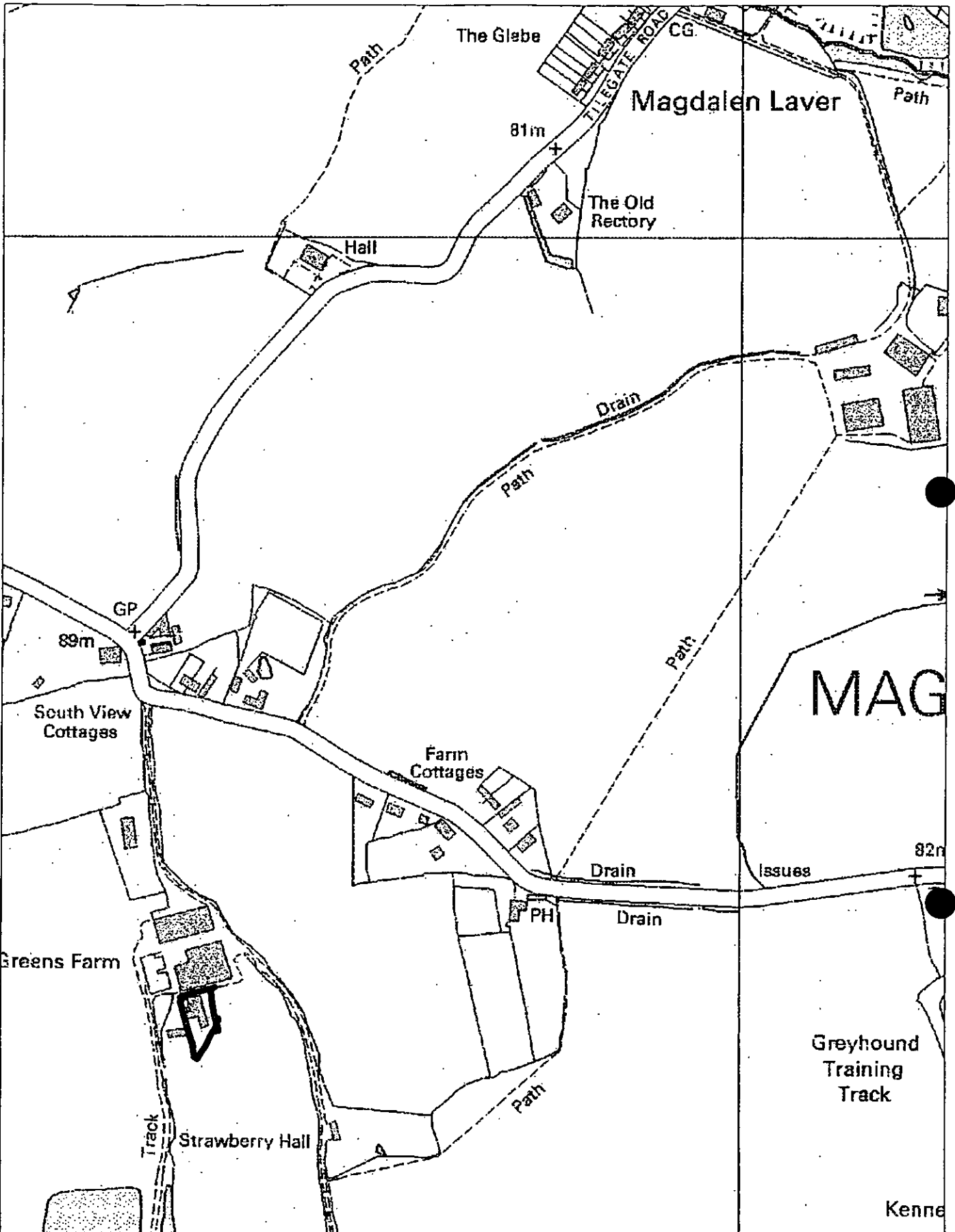
Conclusion

It is considered that the proposals amount to major reconstruction and are therefore inappropriate development in the Green Belt, by definition harmful. It is not considered that there are very special circumstances sufficient to outweigh this harm. The proposal is also not considered to be in accordance with the sustainability policies of the Structure Plan.

The application is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

None.



Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

3

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 Centre Y: 207540.310
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Date : 3 Dec 2004

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APPLICATION No: EPF/1744/04

Report Item No: 4

SITE ADDRESS:

LAND AJD. 60 RODNEY ROAD, ONGAR

PARISH: Ongar

APPLICANT: Mr & Mrs S P Smith

DESCRIPTION OF PROPOSAL:

Erection of new dwelling.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. No further side windows without approval
4. Erection of screen walls/fences.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A - C shall be undertaken without the prior written permission of the Local Planning Authority.
6. Notwithstanding the details shown on the approved plans the position of the new vehicle access, car parking area, details of pedestrian sight lines and surface material shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be submitted before first commencement of the site and carried out on site before first occupation of the new house.

Before work first commences on site, details of measures to prevent surface water draining onto the highway shall be submitted to and agreed in writing to the Local Planning Authority. The measures as agreed shall be carried out thereafter on site before first occupation of the building.
8. No gates shall be erected on the site without agreement by the Local Planning Authority.

Description of Proposal:

The proposed house would be sited to the side of the existing house, No. 60, with a footprint some 5.8m wide and 9.5m deep, located towards the front of the site. It would be two storeys high with a side facing gabled roof. It would be finished in cream painted render and a plain tile roof.

Two car parking spaces would be provided in the front garden,

along with two spaces for the existing house at No. 60.

Description of Site:

The application site lies within the built up area of Ongar, in a residential neighbourhood. It is occupied by a two storey semi-detached house with a single storey rear extension and a large side garden. The rear boundary of the site abuts the green belt, where there is a narrow strip of open land between the site and Ongar town centre.

Relevant History:

None.

Policies Applied:

DBE1 - Design of New Buildings
DBE2/DBE9 - Impact of New Development
DBE6 - Residential Car Parking
DBE8 - Private Amenity Space
LL10 - Retention of Site Landscaping
T14 - Car Parking Standards

Issues and Considerations:

The main issues in this application are the effect of the development on the character and appearance of the street scene, its effect on the amenities of neighbouring residential properties, its impact on the nearby green belt, its functional quality and its impact on the existing tree at the site. Also relevant is the level of off-street car parking provision for both the existing house and the proposed development.

The Character and Appearance of the Street Scene

The width of the proposed dwelling would be generally consistent with that of other houses nearby, and its appearance would provide an appropriate transition between the hipped roof houses to the south and the gabled dwellings to the north. Moreover, its overall appearance is domestic in scale, which again reflects the design of surrounding houses. From No. 60, it would be separated the required 1m, measured to the centre of the boundary fence line, which is satisfactory.

The minimum distance between the proposed house and the other side boundary will be 0.7m at the front. However, this separation increases beyond 1m because this is a tapered boundary and the houses are slightly angled to each other. On balance, the proposal complies with DBE1 of the Local Plan and will be visually acceptable in the street scene.

The Amenities of Neighbouring Residential Properties

The proposed house would be sited slightly further beyond both the front and rear walls of No. 58, but at a distance of some 5m away, there will be no harm on their living conditions. The dwelling would be level with No. 60 at the front but would project about 3m beyond its first floor rear elevation. As No. 60 lies to the south of the site, it is considered that it

would not suffer a material loss of light or outlook as a result of the development. Therefore, it is considered that the development would not harm the amenities of neighbouring residential properties and complies with policies DBE2 and DBE9.

Functional Quality

The car parking facilities proposed for both the existing and proposed dwellings are conveniently located. Moreover, front garden car parking is typical of many dwellings in Rodney Road. Furthermore, the proposal provides the new dwelling with an adequate rear garden, of a size consistent with existing dwellings in the area. Therefore, it is considered that the development complies with policies DBE6 and DBE8.

Impact on the Existing Tree at the Site

The rear wall of the proposed house would be sited about 2m from the stem of the existing tree and within its crown spread. It is highly likely that the construction of the new dwelling will result in the loss of this tree. However, it is considered that the tree makes little contribution to the visual amenities of the locality and that its retention is not justified. Therefore, the proposal complies with policy LL10.

Summary

The proposal does not represent an overdevelopment of the site. The plot is wide and deep enough to cater for the proposal, as well as provide car parking and garden area which satisfy the Local Plan. Visually, the proposal would appear in character with the street scene.

It is recommended for approval.

SUMMARY OF REPRESENTATIONS:
PARISH COUNCIL - Object to overdevelopment of the site.



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 Planning Services
 Civic Offices
 High Street
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**Supplementary Agenda
Area Plans Sub-Committee 'C'**



Place: Shelley CP School, Milton
Crescent, Ongar. †

Date: 15 December 2004.

Time: 7.30 p.m.

Democratic Services Officer:
G Woodhall (Direct Line: 01992 56 4470)
Email: gwoodhall@eppingforestdc.gov.uk

ONGAR PARK GOLF COURSE, NORTH WEALD – PL/336

Recommendation:

That members consider the possibility of enforcement action against the Ongar Park Golf Course development at North Weald.

1. Members will be aware that concern about excessive importation of material onto this site in particular lead to the creation of the ad hoc special committee, Ongar Park and Blunts Farm Gold Courses. It was resolved that any further events of concern would be reported to the relevant Planning Sub-Committee. Over the last fortnight there have been complaints from members of the public about an increase in lorry movements to and from the site. Officers have raised concerns with the developers, including the risk to highway safety given that wheel washing facilities are no longer on the site.
2. Following member request, Area Plans Sub-Committee 'B' considered whether to authorise enforcement action to be taken against the development, to remove the excess material that had been brought onto the site without consent. However, following the meeting on 8 December 2004, it was discovered that the area of the development that members wished to take enforcement action against was split between the areas of Sub-Committee 'B' and Sub-Committee 'C'. Hence, the matter has been brought before this Sub-Committee to seek members' views on the proposed action.
3. A full update on the latest situation will be given orally to the Sub Committee.
4. In accordance with Section 100B(4)(b) of the Local Government Act 1972, the Chairman has agreed to permit this item to be considered at the meeting as a matter of urgency, in order to avoid any delay in its determination.