

Committee Agenda



Epping Forest District Council

Area Planning Sub-Committee East Monday, 18th May, 2020

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which is a re-issue of the postponed meeting agenda of 1 April 2020, and will be held as a:

Virtual meeting
on **Monday, 18th May, 2020**
at **7.00 pm.**

Georgina Blakemore
Chief Executive

**Democratic Services
Officer:**

V Messenger
Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors P Keska (Chairman), B Rolfe (Vice-Chairman), N Bedford, P Bolton, H Brady, L Burrows, I Hadley, S Jones, C McCredie, M McEwen, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

WEBCASTING/FILMING NOTICE (VIRTUAL MEETINGS)

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by participating in this virtual meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ensure that their video setting throughout the virtual meeting is turned off and set to audio only.

In the event that technical difficulties interrupt the virtual meeting that cannot be overcome, the Chairman may need to adjourn the meeting.

If you have any queries regarding this, please contact the Corporate Communications Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This virtual meeting is to be webcast. Members are reminded of the need to unmute before speaking.

2. The Chairman will read the following announcement:

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

Please could I also remind Members of the Public who have registered to speak that they will be admitted to the meeting at the appropriate time.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 9 - 12)

To confirm the minutes of the last meeting of the Sub-Committee held on 4 March 2020.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

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.

7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

8. SITE VISITS

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda, prior to consideration of the application.

9. PLANNING APPLICATION - EPF/1931/19 - NORTH WILMORE BARN, WORKERS ROAD, HIGH LAVER, ONGAR (Pages 13 - 24)

To consider the attached report.

10. PLANNING APPLICATION EPF/2059/19 NORTH WILMORE BARN, WORKERS ROAD, HIGH LAVER, ONGAR (Pages 25 - 32)

To consider the attached report.

11. PLANNING APPLICATION - EPF/2511/19 LAND TO REAR OF 257 TO 259, HIGH STREET, EPPING (Pages 33 - 40)

To consider the attached report.

12. PLANNING APPLICATION - EPF/2806/19 REVIVAL COURT, 26 HIGH STREET, EPPING (Pages 41 - 52)

To consider the attached report.

13. PLANNING APPLICATION - EPF/0018/20 MALTINGS FARM, CHURCH ROAD, MORETON, ONGAR (Pages 53 - 60)

To consider the attached report.

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):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and

- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

Advice to Public and Speakers at virtual meetings of the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend virtually if you are a speaker, or to view on the Council's website. Only in special circumstances are the public excluded.

When is the meeting?

Details of the 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 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**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Services. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

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 Committee members.

Speakers will be contacted just before they will be asked to speak by telephone by an officer of the Council. If you are not present by the time your item is considered, the Committee will determine the application in your absence. Speakers should be following the meeting on the Council's webcaster to enable them to know when their item will be considered.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee virtually. This will likely be by phone at the appropriate time in the meeting when a Democratic Services Officer will contact you. Therefore, a transcript of your representation must be supplied in advance of the meeting to enable the Democratic Services Officer to read this out on your behalf should there be a technical problem. Please email your written statement to democraticservices@eppingforestdc.gov.uk

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 from Democratic Services or our website <https://www.eppingforestdc.gov.uk>. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

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

An Area Plans Sub-Committee is 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

Further information can be obtained from Democratic Services.

Area Planning Subcommittee East 2019-20
Members of the Committee and Wards Represented:



**Chairman
Cllr Keska**
Chipping Ongar,
Greensted and
Marden Ash

**Vice-
Chairman
Cllr Rolfe**
Lambourne

**Cllr Bedford
Shelley**

Cllr Bolton
North Weald
Bassett

Cllr Brady
Passingford



Cllr Burrows
Epping
Lindsey and
Thornwood
Common

Cllr Hadley
Moreton and
Fyfield

Cllr Jones
Theydon Bois

**Cllr
McCredie**
Epping
Hemnal

Cllr McIvor
North Weald
Bassett



Cllr McEwen
High Ongar
Willingale and
the Rodings

Cllr Morgan
Hastingwood,
Matching and
Sheering
Village

Cllr Philip
Theydon Bois

Cllr Stalker
Lower Sheering

Cllr Vaz
Chipping Ongar,
Greensted and
Marden Ash



**Cllr C
Whitbread**
Epping
Lindsey and
Thornwood

**Cllr H
Whitbread**
Epping Lindsey
and Thornwood
Common

**Cllr J H
Whitehouse**
Epping Hemnal

**Cllr J M
Whitehouse**
Epping
Hemnal

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 4 March 2020
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 7.52 pm
High Street, Epping

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), N Bedford, P Bolton, H Brady, L Burrows, S Jones, C McCredie, J Philip, B Vaz, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: I Hadley, J McIvor, R Morgan, P Stalker and C Whitbread

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Hendry (Democratic Services Officer) and J Leither (Democratic Services Officer)

75. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

76. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

77. MINUTES

RESOLVED:

That the minutes of the meeting held on 05 February 2020 be taken as read and signed by the Chairman as a correct record.

78. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillors L Burrows declared a non-pecuniary interest in the following item of the agenda by virtue knowing an objector. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1235/19 – 7 Beulah Road, Epping

79. ANY OTHER BUSINESS

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

80. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

81. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

82. PLANNING APPLICATION - EPF/1235/19 7 BEULAH ROAD, EPPING**Report Item No:**

APPLICATION No:	EPF/1235/19
SITE ADDRESS:	7 Beulah Road Epping Essex CM16 6RH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey and single storey side and rear extensions involving an increase in the height of the main roof, roof alterations, a rear dormer window and replacement and additional windows to the existing dwellinghouse to provide an annexe and additional living accommodation and an additional vehicle access.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624018

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 and retained strictly in accordance with the approved drawings numbers: 01A; 02A; 03A; 04C; 05B; 06B; 07B
- 3 No construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 6 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 7 Beulah Road.
- 7 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 Classes A-C of Part 1, of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

83. PLANNING APPLICATION - EPF/2377/19 44 FOREST DRIVE, THEYDON BOIS, EPPING

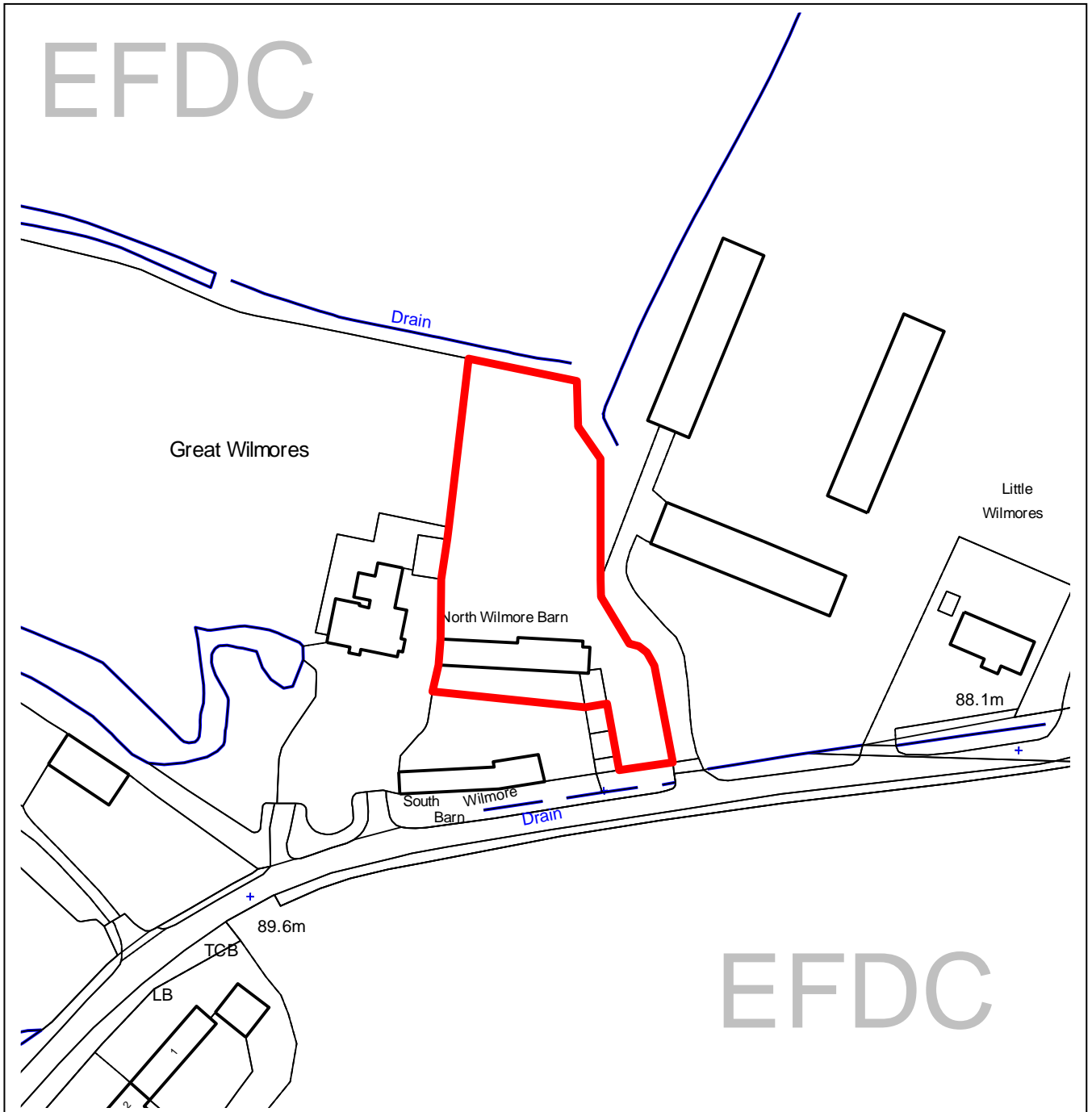
With the withdrawal of the objection of Theydon Bois Parish Council, this application was referred back to officers to make a delegated decision.

CHAIRMAN

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Epping Forest District Council



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Application Number:	EPF/1931/19
Site Name:	North Wilmore Barn Workers Road High Laver Ongar Essex CM5 0DZ
Scale of Plot:	1:1250

APPLICATION No:	EPF/1931/19
SITE ADDRESS:	North Wilmore Barn Workers Road High Laver Ongar Essex CM5 0DZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr Alan Knitter
DESCRIPTION OF PROPOSAL:	Proposed extension of existing building with a new basement, entrance lobby and mid-storey extensions to the South and North elevations, together with a new separate pool house.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627073

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 and retained strictly in accordance with the approved drawings numbers:

P.05.01 B, P.05.02 A, P.10.01 A, P.10.02A, P.10.20 A, P.12.01C, P.12.02E, P.12.11, P.12.20 A, C.13.01A, C.13.02A, P.14.03 B, P.14.20 B, P.14.21 B
- 3 The development hereby permitted shall be carried out in accordance with the recommendations made by the Contribution to a Planning Application reference MBP-7940-v1.1 document dated November 2019 submitted as part of this application.
- 4 Prior to preliminary ground works taking place, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to

throughout the construction period. The Statement shall adhere to the stipulations made by the Michael Barclay Partnership document reference MBP-7940-v1.1 Nov 2019.

- 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.
- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

North Wilmore Barn' a linear 'L' shaped design converted barn located to the north of Workers Road within the settlement of High Laver, which originally formed part of Great Wilmores Farm before falling redundant and being converted to a dwelling in the mid 2000s with another barn (now known as South Wilmores Barn, (a Grade II Listed Building) located to the west sited within the boundaries of the Metropolitan Green Belt.

Great Wilmores Farmhouse to the west is a grade II listed building so Great Wilmores Barn is considered to be a curtilage listed building by virtue of its age and historic use and ownership in connection to the listed building.

Other than a small 4.0*1.0m link extension the property has not been previously extended. Planning permission has recently been approved Ref: EPF/3117/17 for a single storey side, 2 storey rear extension and a rear detached outbuilding

Description of Proposal:

Permission is sought for the extension of existing building with a new basement, entrance lobby and mid-storey extensions to the South and North elevations, together with a new separate pool house.

Parallel Listed Building Consent application submitted under reference EPF/2059/19.

Relevant History:

Reference	Description	Decision
EPF/1391/18 and EPF/1404/18	the same as that approved earlier (EPF/3117/17 and EPF/3123/17) other than the addition of two single storey 'wings' on the sides of the previously approved two-storey midstorey and the relocation of the	Refused: Harmful to significance of curtilage listed barn

	swimming pool.	
EPF/3117/17 and EPF/3123/17	erection of extensions and outbuilding to the curtilage Listed Building	Granted subject to conditions
EPF/2521/17	Outdoor swimming pool	Granted subject to condition
EPF/1960/17	Front, rear and side extension to the building, the erection of an outbuilding and a basement	Refused impact on Green Belt
EPF/0528/08	Link extension to north barn	Granted subject to conditions
EPF/2360/07	Erection of walls and gates	Granted subject to conditions
EPF/0873/05	Conversion of existing barn to 2 live/work units	Granted subject to conditions

DEVELOPMENT PLAN

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP3	New Development
RP5a	Environment Impacts
HC10	Works to Listed Buildings
HC12	Development affecting the setting of a listed building.
DBE1	Design of New Building
DBE2	Impact on Neighbouring Properties
DBE3	Design in Urban Areas
DBE4	Design in the Green belt
DBE9	Loss of Amenity
DBE10	Residential Extensions
GB2A	Development within the Green Belt
ST4 -	Road Safety
ST6 -	Vehicle Parking
U3B	Sustainable Drainage Systems

NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- (a) approving development proposals that accord with an up-to-date development plan without delay; or
- (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION (2017) (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP 6 - Green Belt and District Open Land	Significant
T 1 - Sustainable Transport Choices	Significant
DM 1 - Habitat Protection and Improving Biodiversity	Significant
DM 4 - Green Belt	Significant
DM 5 - Green and Blue Infrastructure	Significant
DM 7 - Heritage Assets	Significant
DM 9 - High Quality Design	Significant
DM 12 Subterranean, Basement Development and Lightwells	Some

DM 15 - Managing and Reducing Flood Risk	Significant
DM16 - Sustainable Drainage Systems	Significant
DM17 - Protecting and Enhancing Watercourses and Flood Defences	Significant
DM18 - On Site Management of Waste Water and Water Supply	Significant
DM19 - Sustainable Water Use	Significant
DM21 - Local Environmental Impacts, Pollution and Land Contamination	Significant

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 3
 Site notice posted: Yes

LITTLE WILMORES– OBJECT: This is an ambitious and over large, disproportionate development, particularly the basement. Our farmland adjoins North Wilmore property on the North and East boundaries and the excavation involved for the basement causes concern with regard drainage.

A pool house is proposed, but there is no mention of the construction of a pool, The North midstorey extension is proposed to have an extensive glass wall, which we feel will cause a loss of our privacy.

PARISH COUNCIL OBJECT: The NPPF states that extensions should not result in a ‘disproportionate’ addition. There is no definition with the NPPF of disproportionate although there is reference in the case officer report on EPF/1960/17 to 55% being appropriate. However volume is taken to mean cubic content and is usually measured externally and includes roof space as well as basement areas. The measurements given in the plans submitted are square metres rather than cubic metres and therefore do not include roof space or the void above the living area. If the measurements were in cubic metres it would be in excess the 55% mentioned previously and therefore constitutes overdevelopment within the Green Belt.

The application is in breach of EFDC Policy DM12 (f) as details have not been provided on the impact on drainage, flooding and groundwater conditions

There are no foul drainage plans

There are no surface water drainage plans

Main Issues and Considerations:

Background

Planning permission and Listed Building Consent has been granted under references EPF/3117/17 and EPF/3123/17 for the above ground extensions. These permissions are currently extant and as such no objection are raised in their regard. It is for this reason that this report will only look at the additional impact of the proposed basement.

Principle

Policy DM12 of the LPSV requires that basements will only be permitted where they

A

(i) Will not adversely affect the structural stability of the host buildings and other

- infrastructure including the adjoining highway.
- (ii) Does not increase flood risk to the property and adjacent property from any source
 - (iii) Avoids harm to the appearance or setting of the property or established character of the surrounding area; and
 - (iv) Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity
- B The siting, location, scale and design of basements must have minimal impact on and be subordinate to, the host building and property. Basement development should:
- (i) Not comprise of more than one storey;
 - (ii) Not exceed 50% of each area of garden within the curtilage of the property.
- C And during construction phase;
- (i) Will not cause harm to pedestrian, cycle vehicular and road safety, adversely affect bus or the transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby;
 - (ii) Will minimise construction impacts such as noise vibration and dust for the duration of the works; and
 - (iii) Ensure compliance with the Construction Management Statement submitted (see DM 21)
- D The Council will not permit subterranean developments or basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape from flooding.
- E Discusses lightwells- Since no lightwells are proposed, this criteria is not relevant to this application.
- F In determining proposals for basements and other underground development the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate a basement construction management statement.
- G Within Green Belt basement developments may be considered acceptable provided they do have a greater impact on the openness of the Green Belt, either themselves or cumulatively with other development.

A basement appraisal was carried out by Michael Barclay Partnership a firm of consulting engineers at the request of the Council. They found the existing building was in good condition,

They advised that

- The proposed development of North Wilmore Barn can be achieved using standard construction techniques and materials.
- The site specific site investigation has established the near-surface soil profile and the construction and load paths calculated to ensure that the new building will be adequately supported by the existing geology.
- The subterranean basement will not affect the integrity of the surrounding building stock, will not disturb underlying hydrogeology or overload the near-surface geology.
- The site is on level ground in any case but, notwithstanding this, the construction techniques and sequences proposed minimises the risk of instability, ground slip and movement.
- There are no critical utilities or infrastructure beneath the site that cannot be relocated easily to accommodate the construction and, as there is no change in use or level of occupancy proposed there will be no significant increase in foul

- discharge to the public sewer.
- Although the proposed construction is below perched groundwater, it will not be beneath the prevailing groundwater level. The basement can be constructed using relatively light techniques, in controlled and pre-determined sequences and without the need for a large open excavation before construction can start and consequent extensive temporary works. Where mechanical means are necessary to construct permanent works these can be of a type that generates low vibrations to which the surrounding buildings have a form and construction that is robust and resistant to.
- The excavation for, and construction of the basement will need to be completed without involving or disturbing the existing ground and upper floors and finishes throughout the existing building. Insitu construction by staged sequences will commence from the middle of the elevations and will be cast in 1m-sections of reinforced concrete. Some local groundwater management will be required to manage water inflows into excavations.
- The subterranean works have been positioned to avoid any impact to nearby retained trees.
- By adopting an underpinning technique and following a hit-&-miss sequence, it will be possible to construct the basement without extensive temporary works.
- If site circumstances required the alternative, contiguous piled construction, the new walls can be formed before excavation and, with an appropriate design of the piles, propping of the piles may be avoided during excavation though propping of the piles directly alongside the existing foundations is in any case recommended.
- Any temporary works will be designed by the Contractor to current British Standards.
- The surrounding roads are wide enough and without tight bends or corners that will hinder or prevent site traffic and will not cause site traffic to hinder or delay local and residential traffic.

Furthermore, as discussed below the proposal covers less than 50% of the garden and is not considered harmful to the openness of the Green Belt. Having said this the Local Plans Inspector Advice after the hearings contained within a letter to the Council dated 2nd August 2019 raised concerns that part B(ii) may be ineffective and contrary to national policy which avoids defining proportionality. She therefore has recommended that the Council amend Part B(ii) of DM 12 to address these concerns. It is for this reason that this requirement on has limited weight.

Overall however, conclusions made by the Michael Barclay partnership demonstrate that the proposal complies with the requirements of policy DM 12 of LPSV. It is for these reasons considered that subject to condition requiring compliance with the recommendations made in this report, the proposal complies with the requirements of policy DM 12 of the LPSV.

Impact on the Green Belt

The application site falls within land designated as Metropolitan Green Belt. Government guidance dictates that new development within the Green Belt is inappropriate unless it falls within the list of exceptions set out in paragraphs 145 and 146 of the National Planning Policy Framework (NPPF), and provided it does not harm the character and openness of the Green Belt or create urban sprawl.

The National Planning Policy Framework explains that the extension or alteration of a building is not inappropriate in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building. Policy GB2A within the Adopted Local Plan and Alterations is broadly in accordance with this objective in that it sets out forms of development that are appropriate in the Green Belt, including limited extensions. There is no definition of what a 'disproportionate' is. However appeal decisions have indicated that

factors that should be taken into consideration are volume, footprint and impact on the appearance of the application property.

Plans indicate that the basement will provide 100 sqm of additional space and therefore along with existing approved extensions the proposal will increase the size of the original property by 96%. If this amount was of extensions proposed above ground level it would be inappropriate development.

However, the above ground volume remains 55% as previously approved. The proposed basement would be situated entirely underground with no part of it visible at any point externally; there will be no external windows, entrances or exits to the basement as it will be accessed internally from the house; the house will not be artificially raised above natural ground level to accommodate the extension and the basement does not include habitable rooms therefore the proposal will have no impact on the openness of the site. It is for this reason considered to be not inappropriate development in accordance with chapter 13 of the NPPF, GB2A of the Local Plan, DM4 and DM 12(G) of the LPSV.

Impact on the Special Architectural and Historical Significance of the host Listed Building

Paragraph 132 of the NPPF requires that “When considering the impact of a proposal on the significance of the designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater weight should be given to its conservation. Significance can be harmed or lost through (inter alia) development within its setting. As heritage assets are irreplaceable any harm to a Grade II listed building should be exceptional”.

Paragraph 134 requires “where a development would 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 Conservation Officer reviewed the application and made the following comments:-

North Wilmore Barn once formed part of Great Wilmores Farm before falling redundant and being converted to a dwelling in the mid 2000s along with another barn (now known as South Wilmore Barn). Great Wilmores Farmhouse to the west is a grade II listed building so Great Wilmores Barn is considered to be a curtilage listed building by virtue of its age and historic use and ownership in connection to the listed building.

In 2018 consent was granted, ref. EPF/3117/17 & EPF/3123/17(LB) for the erection of three extensions to the barn (rear single storey lean-to, side single storey lean-to, two storey midstrey), an outdoor swimming pool, and a single storey outbuilding.

In 2019, a pre-application sought advice, ref. EF\2019\ENQ\00456, on the addition of a new basement to the granted scheme, which was deemed to be acceptable.

The current application follows the pre-application advice given and as the above ground extensions remain unchanged from the granted scheme, comments from Maria Kitts (Conservation Officer at the time) on the previous application (EPF/3123/17) remain valid. They are reproduced below:

“The extensions are substantial, however, they are all traditional in form and in keeping with the character of the barn. Lean-to extensions and midstreys are both common features on traditional barns. Furthermore, there will be no loss of historic fabric as existing openings are used to access the new extensions. None of the extensions are considered to detract from the overall character of the building. The modern treatment of the fenestration (including a fully glazed mistrey end, long slim windows to the midstrey flank, and large rooflights to the rear lean-to) and the use of contemporary

seamed metal cladding to the side lean to is considered to be acceptable as it denotes the extensions as modern interventions. The same is true of the metal-clad outbuilding.

The outbuilding sits back to back with an existing neighbouring outbuilding and so forms part of a cluster of buildings on what was once a single farm complex. The scale and design are considered to be acceptable as its form is traditional and the contemporary cladding and fenestration ties it in with the extensions to the barn.

The proposed swimming pool and paved area are somewhat incongruous with the character of the barn as a former agricultural building. However, if well detailed and sympathetic materials used then its visual impact will be lessened and it will not detract from the appearance of the building.”

It is therefore recommended that listed building consent and planning permission are GRANTED subject to the following conditions:

- *Details of the types and colours of all external materials shall be submitted to and approved by the Local Planning Authority in writing prior to their first installation on site. Additional drawings that show details of proposed new windows, doors, and rooflights, 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 their first installation on site.*
- *No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.*
- *Further photographic details and drawings of the types and colours of the hard surfacing surrounding the pool, the external pool lining, and the pool furniture shall be submitted to and approved by the LPA in writing prior to their first installation on site.*

This is supported by policies HC10 and HC12 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 190, 192, 193 and 194 of the NPPF (2019).

Impact on the living conditions of neighbouring residential properties

The current proposal will not cause excessive additional harm to the living conditions of neighbouring properties over and above that already approved under extant permission under reference EPF/3117/17 and EPF/3123/17. The proposal therefore complies with the requirements of policy DBE9 of the Local Plan and DM 9(H) of the Submission Version Local Plan.

Land Drainage

The Land Drainage team consider that the proposal subject conditions requiring details of foul and surface water drainage is acceptable. The proposal therefore accords with the requirements of policy U3B of the Local Plan and DM 16 of the LPSV.

Conclusion

The above ground extensions have extant permission as a result of approvals made under references EPF/3117/17 and EPF/3123/17. The only matter for consideration therefore is the basement. Since it is wholly below ground, it would not have an impact on the openness of the application site located within land designated as Green Belt. Subject to further conditions officers are satisfied that the proposal will not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area or natural environment. It is for these reasons that the proposal complies with relevant planning policy and it is recommended that planning permission be granted.

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:

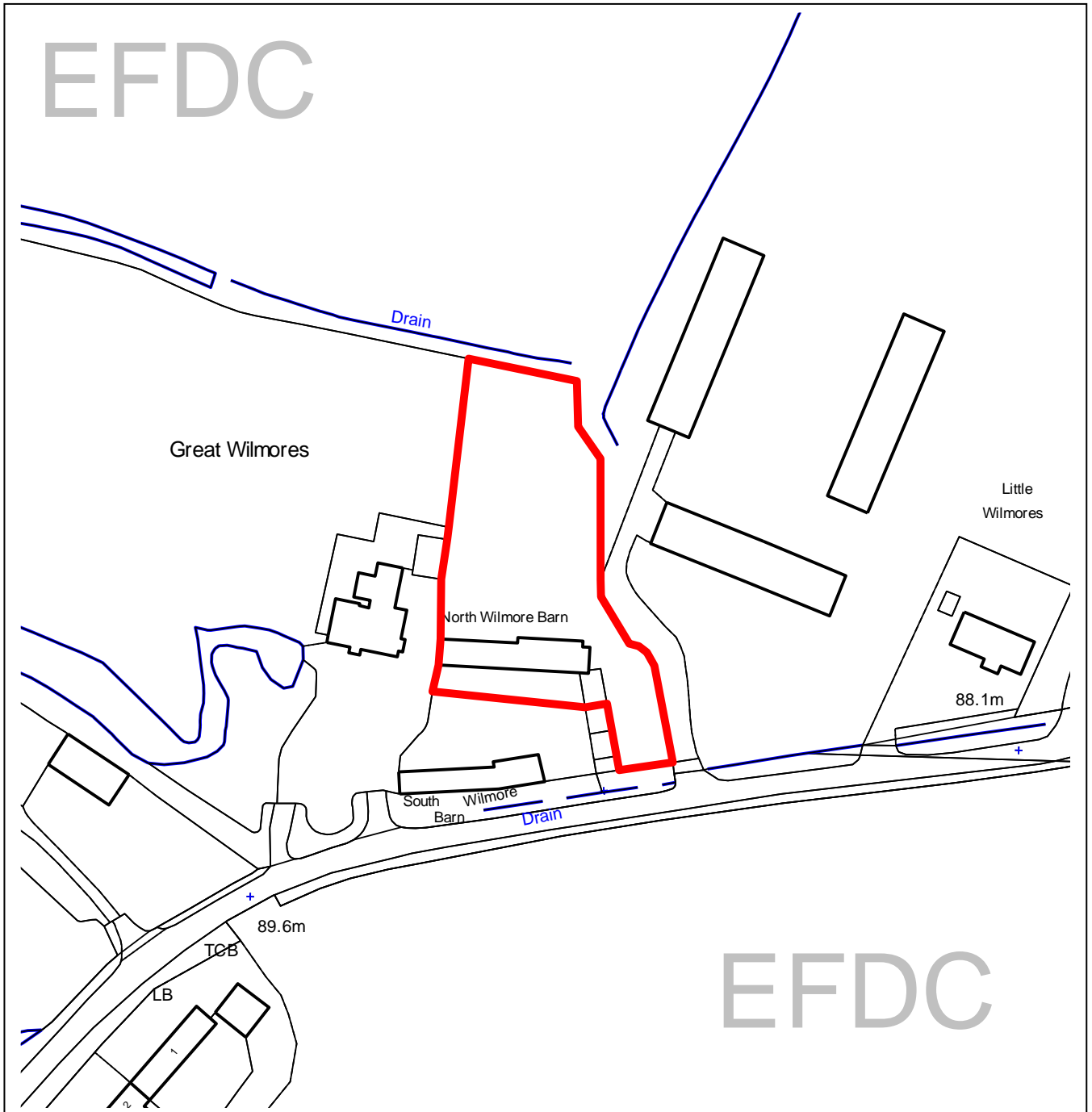
Planning Application Case Officer: Sukhi Dhadwar

Direct Line Telephone Number: 01992 564597 or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Application Number:	EPF/2059/19
Site Name:	North Wilmore Barn Workers Road High Laver Ongar Essex CM5 0DZ
Scale of Plot:	1:1250

APPLICATION No:	EPF/2059/19
SITE ADDRESS:	North Wilmore Barn Workers Road High Laver Ongar Essex CM5 0DZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr Alan Knitter
DESCRIPTION OF PROPOSAL:	Application for Grade II Listed Building consent for proposed extension to the existing building with a new basement, entrance lobby and mid-storey extensions to the South and North elevations, together with a new separate pool house.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627578

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 and retained strictly in accordance with the approved drawings numbers:

P.05.01 B, P.05.02 A, P.10.01 A, P.10.02A, P.10.20 A, P.12.01C, P.12.02E, P.12.11, P.12.20 A, C.13.01A, C.13.02A, P.14.03 B, P.14.20 B, P.14.21 B
- 3 Details 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, 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 Further photographic details and drawings of the types and colours of the hard surfacing surrounding the pool, the external pool lining, and the pool furniture shall be submitted to and approved by the LPA in writing prior to their first installation on site.
- 6 No [meter boxes, vent pipes, flues, ducts, or grills - add/delete as appropriate] shall be fixed to the fabric of the building without the prior, written approval of the Local Planning Authority.
- 7 The development hereby permitted shall be carried out in accordance with the recommendations made by the Contribution to a Planning Application reference MBP-7940-v1.1 document dated November 2019 submitted as part of this application.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

North Wilmore Barn' a linear 'L' shaped design converted barn located to the north of Workers Road within the settlement of High Laver, which originally formed part of Great Wilmores Farm before falling redundant and being converted to a dwelling in the mid 2000s with another barn (now known as South Wilmores Barn, (a Grade II Listed Building) located to the west sited within the boundaries of the Metropolitan Green Belt.

Great Wilmores Farmhouse to the west is a grade II listed building so Great Wilmores Barn is considered to be a curtilage listed building by virtue of its age and historic use and ownership in connection to the listed building.

Other than a small 4.0*1.0m link extension the property has not been previously extended. Listed Building Consent has been approved Ref: EPF/3123/17 for a single storey side, 2 storey rear extension and a rear detached outbuilding.

Description of Proposal:

Permission is sought for the extension of existing building with a new basement, entrance lobby and mid-storey extensions to the South and North elevations, together with a new separate pool house.

Parallel householder planning application submitted under reference EPF/1931/19.

Relevant History:

Reference	Description	Decision
EPF/1391/18 and EPF/1404/18	the same as that approved earlier (EPF/3117/17 and EPF/3123/17) other than the addition of two single storey 'wings' on the sides of the previously approved two-storey midstre and the relocation of the swimming pool.	Refused: Harmful to significance of curtilage listed barn
EPF/3117/17 and EPF/3123/17	erection of extensions and outbuilding to the curtilage Listed Building	Granted subject to conditions
EPF/2521/17	Outdoor swimming pool	Granted subject

		to condition
EPF/1960/17	Front, rear and side extension to the building, the erection of an outbuilding and a basement	Refused impact on Green Belt
EPF/0528/08	Link extension to north barn	Granted subject to conditions
EPF/2360/07	Erection of walls and gates	Granted subject to conditions
EPF/0873/05	Conversion of existing barn to 2 live/work units	Granted subject to conditions

DEVELOPMENT PLAN

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

HC10 – Works to Listed Buildings

HC12 – Development affecting the setting of a listed building

NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION (2017) (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
DM 7 - Heritage Assets	Significant

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 3

Site notice posted: Yes

LITTLE WILMORES– OBJECT: This is an ambitious and over large, disproportionate development, particularly the basement. Our farmland adjoins North Wilmore property on the North and East boundaries and the excavation involved for the basement causes concern with regard drainage.

A pool house is proposed, but there is no mention of the construction of a pool, The North midstorey extension is proposed to have an extensive glass wall, which we feel will cause a loss of our privacy.

PARISH COUNCIL OBJECT: The NPPF states that extensions should not result in a 'disproportionate' addition. There is no definition with the NPPF of disproportionate although there is reference in the case officer report on EPF/1960/17 to 55% being appropriate. However volume is taken to mean cubic content and is usually measured externally and includes roof space as well as basement areas. The measurements given in the plans submitted are square metres rather than cubic metres and therefore do not include roof space or the void above the living area. If the measurements were in cubic metres it would be in excess the 55% mentioned previously and therefore constitutes overdevelopment within the Green Belt.

The application is in breach of EFDC Policy DM12 (f) as details have not been provided on the impact on drainage, flooding and groundwater conditions

There are no foul drainage plans

There are no surface water drainage plans

Main Issues and Considerations:

Background

Planning permission and Listed Building Consent has been granted under references EPF/3117/17 and EPF/3123/17 for the above ground extensions. These permissions are

currently extant and as such no objection are raised in their regard. It is for this reason that this report will only look at the additional impact of the proposed basement.

Impact on the Special Architectural and Historical Significance of the host Listed Building

Paragraph 132 of the NPPF requires that “When considering the impact of a proposal on the significance of the designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater weight should be given to its conservation. Significance can be harmed or lost through (inter alia) development within its setting. As heritage assets are irreplaceable any harm to a Grade II listed building should be exceptional”.

Paragraph 134 requires “where a development would 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”.

A basement appraisal was carried out by Michael Barclay Partnership a firm of consulting engineers at the request of the Council. They found the existing building was in good condition, Their findings concluded that:-

- The site specific site investigation has established the near-surface soil profile and the construction and load paths calculated to ensure that the new building will be adequately supported by the existing geology.
- The subterranean basement will not affect the integrity of the surrounding building stock, will not disturb underlying hydrogeology or overload the near-surface geology.
- The site is on level ground in any case but, notwithstanding this, the construction techniques and sequences proposed minimises the risk of instability, ground slip and movement.
- There are no critical utilities or infrastructure beneath the site that cannot be relocated easily to accommodate the construction and, as there is no change in use or level of occupancy proposed there will be no significant increase in foul discharge to the public sewer.
- Although the proposed construction is below perched groundwater, it will not be beneath the prevailing groundwater level. The basement can be constructed using relatively light techniques, in controlled and pre-determined sequences and without the need for a large open excavation before construction can start and consequent extensive temporary works. Where mechanical means are necessary to construct permanent works these can be of a type that generates low vibrations to which the surrounding buildings have a form and construction that is robust and resistant to.
- The excavation for, and construction of the basement will need to be completed without involving or disturbing the existing ground and upper floors and finishes throughout the existing building. In situ construction by staged sequences will commence from the middle of the elevations and will be cast in 1m-sections of reinforced concrete. Some local groundwater management will be required to manage water inflows into excavations.
- The subterranean works have been positioned to avoid any impact to nearby retained trees.
- By adopting an underpinning technique and following a hit-&-miss sequence, it will be possible to construct the basement without extensive temporary works.
- If site circumstances required the alternative, contiguous piled construction, the new walls can be formed before excavation and, with an appropriate design of the piles, propping of the piles may be avoided during excavation though propping of the piles directly alongside the existing foundations is in any case recommended.
- Any temporary works will be designed by the Contractor to current British Standards.
- The surrounding roads are wide enough and without tight bends or corners that will hinder or prevent site traffic and will not cause site traffic to hinder or delay local and residential traffic.

These conclusions demonstrate that it is possible to build the basement without harming the fabric of the application curtilage listed buildings or the heritage designated homes surrounding the site. A condition is suggested that requires that the proposal be built in accordance with the recommendations and advice laid out in this document.

The Conservation Officer reviewed the application and made the following comments:-

North Wilmore Barn once formed part of Great Wilmores Farm before falling redundant and being converted to a dwelling in the mid 2000s along with another barn (now known as South Wilmore Barn). Great Wilmores Farmhouse to the west is a grade II listed building so Great Wilmores Barn is considered to be a curtilage listed building by virtue of its age and historic use and ownership in connection to the listed building.

In 2018 consent was granted, ref. EPF/3117/17 & EPF/3123/17(LB) for the erection of three extensions to the barn (rear single storey lean-to, side single storey lean-to, two storey midstrey), an outdoor swimming pool, and a single storey outbuilding. In 2019, a pre-application sought advice, ref. EF2019\ENQ\00456, on the addition of a new basement to the granted scheme, which was deemed to be acceptable.

The current application follows the pre-application advice given and as the above ground extensions remain unchanged from the granted scheme, comments from Maria Kitts (Conservation Officer at the time) on the previous application (EPF/3123/17) remain valid. They are reproduced below:

“The extensions are substantial; however, they are all traditional in form and in keeping with the character of the barn. Lean-to extensions and midstreys are both common features on traditional barns. Furthermore, there will be no loss of historic fabric as existing openings are used to access the new extensions. None of the extensions are considered to detract from the overall character of the building. The modern treatment of the fenestration (including a fully glazed mistrey end, long slim windows to the midstrey flank, and large rooflights to the rear lean-to) and the use of contemporary seamed metal cladding to the side lean to is considered to be acceptable as it denotes the extensions as modern interventions. The same is true of the metal-clad outbuilding.

The outbuilding sits back to back with an existing neighbouring outbuilding and so forms part of a cluster of buildings on what was once a single farm complex. The scale and design are considered to be acceptable as its form is traditional and the contemporary cladding and fenestration ties it in with the extensions to the barn.

The proposed swimming pool and paved area are somewhat incongruous with the character of the barn as a former agricultural building. However, if well detailed and sympathetic materials used then its visual impact will be lessened and it will not detract from the appearance of the building.”

It is therefore recommended that listed building consent and planning permission are GRANTED subject to the following conditions:

- *Details of the types and colours of all external materials shall be submitted to and approved by the Local Planning Authority in writing prior to their first installation on site.*
- *Additional drawings that show details of proposed new windows, doors, and rooflights, 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 their first installation on site.*

- *No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.*
- *Further photographic details and drawings of the types and colours of the hard surfacing surrounding the pool, the external pool lining, and the pool furniture shall be submitted to and approved by the LPA in writing prior to their first installation on site.*

This is supported by policies HC10 and HC12 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 190, 192, 193 and 194 of the NPPF (2019).

Conclusion

The above ground extensions have extant permission as a result of approvals made under references EPF/3117/17 and EPF/3123/17. The only matter for consideration therefore is the basement. Subject to further conditions officers are satisfied that the proposal will not harm the structural stability of the application curtilage listed building or its special historic or architectural interest. It will also not harm the structural stability of neighbouring heritage designated properties. It is for these reasons that the proposal complies with relevant planning policy and it is recommended that Listed Building Consent be granted

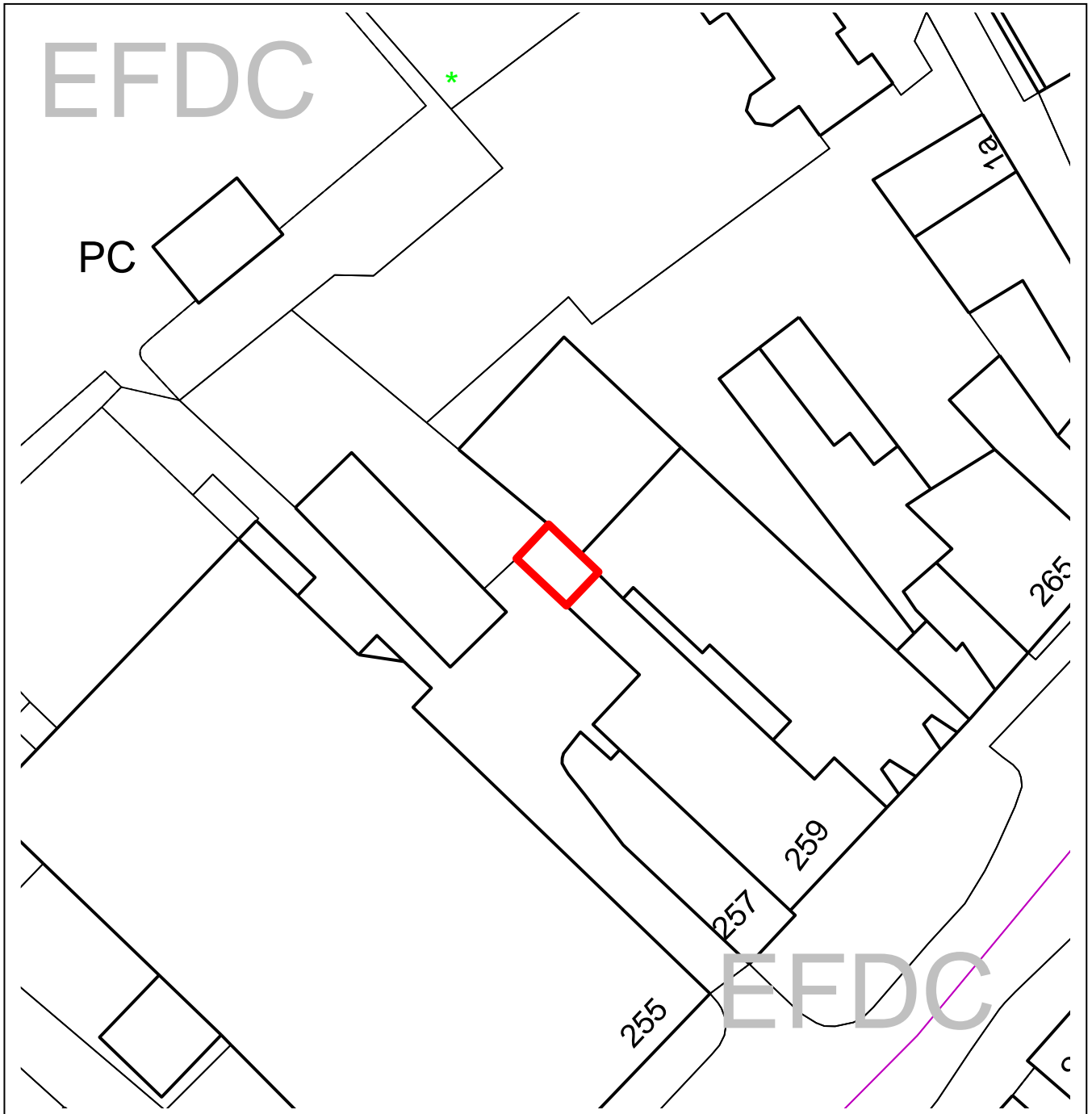
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***



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Application Number:	EPF/2511/19
Site Name:	Land To Rear Of 257 To 259 High Street Epping CM16 4BP
Scale of Plot:	1:500

APPLICATION No:	EPF/2511/19
SITE ADDRESS:	Land To Rear Of 257 To 259 High Street Epping CM16 4BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mrs Anjana Trehan
DESCRIPTION OF PROPOSAL:	A new replacement building, and a change of use from storage B8 to cafe A3.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629553

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 and retained strictly in accordance with the approved drawing numbers: Site Location Plan, EP/CM164BP/001, PP/CM164BP/002 and BL/CM16 4BP/001 REV C
- 3 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the

recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 6 The roof covering shall be made with red plain clay tiles / pantiles.
- 7 The walls shall be clad with timber, with a featheredge finish.
- 8 Any windows and doors shall be made in timber.
- 9 All new rainwater goods and soil and vent pipes shall be of black painted metal.
- 10 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior, written approval of the Local Planning Authority.
- 11 The development hereby permitted shall not be open to customers outside the hours of 07:30 to 17:00 on Monday to Saturday and 10:00 to 16:00 on Sundays and Bank Holidays.
- 12 No heating of food shall occur that requires the need for extraction or ventilation equipment, the heating of food will be restricted solely to that of a microwave.
- 13 The refuse storage facility shown on approved drawing number BL/CM16 4BP/001 REV C shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is a building to the rear of 259 High Street, Epping. Although the main building is a Grade II Listed Building, the storage building that this proposal relates is not Listed. It is a single storey building, currently all that stands is one end wall, the front and rear elevation and roof are no longer there and the other end was attached to the wall of the adjacent Listed Building, which still stands.

The site is located within a Conservation Area, it is not located within the Metropolitan Green Belt.

Description of Proposal:

A new replacement building and a change of use from storage B8 to Café A3.

Relevant History:

None relevant.

Policies Applied:

Adopted Local Plan:

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE9 – Loss of Amenity

HC6 – Character, Appearance and Setting of Conservation Areas

HC7 – Development within Conservation Areas

HC12 – Development Affecting the Setting of Listed Buildings

TC1 – Town Centre Hierarchy

TC3 – Town Centre Function

TC4 – Non-Retail Frontage

RP5A – Adverse Environmental Impacts

ST6 – Vehicle Parking

NPPF:

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

Epping Forest District Local Plan (Submission Version) 2017

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP1 – Presumption in favour of sustainable development	Significant
SP7 – The Natural Environment, Landscape Character and Green Infrastructure	Significant
T1 – Sustainable transport choices	Significant
DM7 – Heritage Assets	Significant
DM9 – High quality design	Significant
DM10 – Housing Design and Quality	Significant
E2 – Centre Hierarchy/ Retail Policy	Significant

DM11 – Waste Recycling Facilities on New Development	Significant
DM21 – Local Environmental Impacts, Pollution and Land Contamination	Significant

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 14

Site notice posted: 18/10/2019

Neighbour responses received: 0

Parish Council: OBJECTION: Epping Town Council's Planning Committee declared an interest in this application as this site adjoins Epping Town Council's land.

The proposal is an overdevelopment of this site. The previous building that was on this site (which is on the current plans) has been demolished and while unsafe, was in the curtilage of a listed building. Even though it was dilapidated, consent should be obtained for any demolition. Committee agree that this is reported to planning and building control enforcement.

Committee are also concerned about the proposed use of a site for café A3 use. Constantly granting permission for similar establishments puts additional pressure on those existing, which could have a seriously harmful effect on the long-term viability of the town, due to excessive competition.

Committee are also concerned about the increased pedestrian movement on Epping Town Council's busy market store land, which would be detrimental to Highway Safety.

Epping Town Council would ask Epping Forest District Council to consider the site layout in this situation, as the boundary of this site is next to the Town Council's land. Pedestrians would need to walk from the Town Council's land to access the site. The Town Council manages the Monday Market from the neighbouring store with vehicles and operations moving across this land in a major way on a Monday. There would likely be issues with people constantly walking over to the site which could impact on Monday Market operations and be potentially dangerous to pedestrians.

ECC Highways: Comment: There are no highway issues associated with the above PA.

Environmental Health: Following initial objections, amended plans were submitted showing the a designated, secure bin storage area to be located on the applicant's land to the rear of 259 Epping High Street. Environmental Health now have no objection subject to conditions and the following informative:

Should the application be granted, the applicant will require food business registration and food hygiene inspections from the Council's Environmental Health (Public Health) section. For further information, the applicant should contact May Fitzgerald, Environmental Health Officer, on 01992 564376.

Reason: Every food business operator shall cooperate with and notify the appropriate competent authority of each establishment under its control that carries out any of the stages of production, processing and distribution of food using the designated form. Regulation (EC) No 852/2004 Article 6 Paragraphs 1 and 2

Contaminated Land: All readily available council electronic records have been screened and can see that the site has no acknowledged potentially contaminated land.

The proposed use of this site has not been identified as being particularly vulnerable if land contamination is present. However, due to the development being a conversion on what is already hardstanding, it is unlikely there will be a contaminant pathway. Therefore, it should not be necessary for these risks to be regulated under the Planning Regime by way of standard conditions. It is the responsibility of the developer to ensure the safe development of the site including asbestos checks and the addition of a single condition requiring the developer to stop development, contact the Local Planning Authority and carry out any necessary agreed investigation and remediation works if significant contamination is encountered.

Main Issues and Considerations:

The main issues to consider are the design and the impact on neighbouring amenity.

Design and Impact on Conservation Area and setting of Listed Building

The proposal site stands within the Epping Conservation Area and is attached at the rear of no. 259 High Street, listed at Grade II. This structure could therefore be considered as curtilage listed due to its location; however its fabric being made of inconsistent materials it is not felt by the Conservation Officer to be considered curtilage listed.

The impact of the present derelict/demolished structure causes clear harm to both the character and appearance of the conservation area and the setting of the listed building. Therefore the Conservation Officer supports the reconstruction of a building at this location. The proposed scheme appears to be acceptable in scale and forms. Due to its location both within the conservation area and its proximity with the listed building the use of traditional/vernacular materials will be essential. The use of unsympathetic materials such as Upvc windows and doors and cement cladding would be strongly resisted.

In line with the above, the proposed development is supported as it could be seen as an opportunity to enhance the character and appearance of this part of the conservation area and the setting of the listed building, subject to the suggested conditions.

This is supported by policy HC6, HC7, HC10, HC12, CP2 and DBE1 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 190, 192, 193 and 194 of the NPPF (2019).

Impact on Neighbouring Amenity

The proposal will have no impact on light, outlook and privacy of neighbouring properties due to its height, width and depth. The raising of the ridge height by 0.4m higher than the previous building would not cause excessive harm to neighbouring amenity in terms of causing a significant loss of light, outlook and privacy afforded to the inhabitants residing in the flats above the site. Moreover, the minimal height increase would ensure the proposal would not appear overtly dominant or visually obtrusive, when viewed from the various angles along the street scene. It is not readily visible from neighbouring habitable room windows and is largely surrounded by commercial premises such as an M&S food store, a Greggs bakery, a community garden and a public car park. Given this, the proposal would not impact on living conditions of both neighbouring properties by reason of overbearingness, loss of light (daylight and sunlight) and loss of privacy. The proposal therefore does comply with policies DBE9 of the adopted local plan, and DM9 of the LPSV 2017.

Noise and Odours

A condition will be added restricting the business to heating of food in a microwave to minimise impact by way of excessive odour nuisance caused to neighbours. There will be no

more of an impact by way of noise disturbance caused than that created by the adjacent communal garden.

Hours of use

The applicant has suggested in their application for the hours of use which would be 07.30 to 17:00 Monday to Friday, 07:30 to 17:00 Saturdays and 10:00 to 16:00 Sundays and bank holidays. In the interests of proper planning and ease of planning enforcement, an hours of use condition will be imposed to enforce the hours of use.

Parking and Highway safety

The proposal site is in a busy town centre location with a public car park nearby. It would be mainly accessed by people walking to the premises as there is no parking on the proposal site for the public immediately outside of premises but it will not result in adverse parking impact due to the close proximity of the public car park. The application site is also close to underground train and bus services. Essex County Council Highways have no objection to the proposal.

Waste and Refuse

The applicant has confirmed an area for storing bins inside the premises of 259 High Street, this has been agreed by Environmental Health and would not be visible from the High Street.

Response to Objections

The proposed building has the same footprint as the previous building, therefore this is not an overdevelopment of the site. Pedestrians have right of way over the Town Councils land and would cause no more of an impact than that caused by pedestrians accessing the communal garden or the public carpark to the rear of M&S. The plan submitted as existing shows the pre-existing situation and is a good indication when comparing the pre-existing situation to that proposed.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be **granted**.

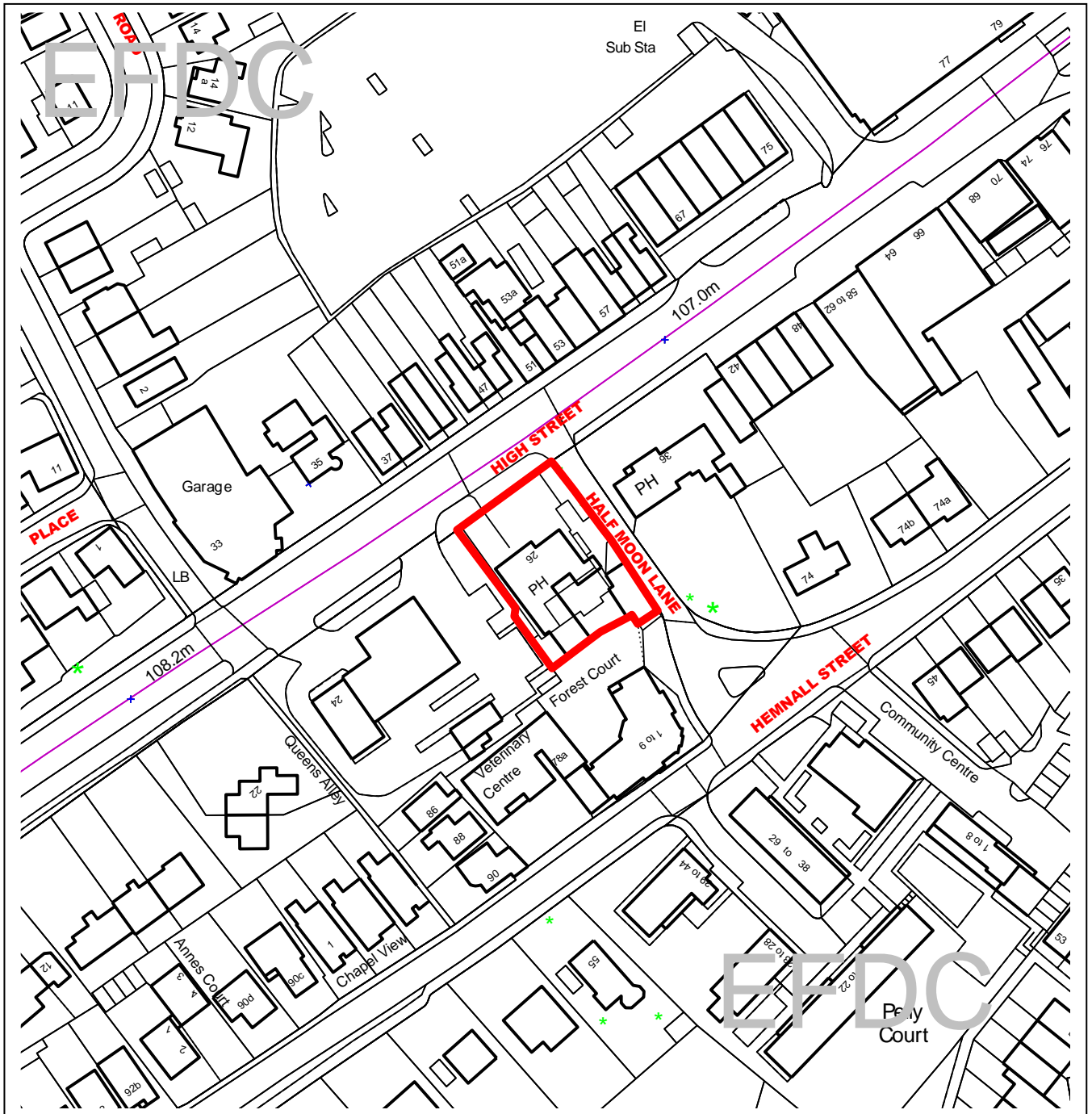
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Zara Seelig
Direct Line Telephone Number: 01992 564379***

***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***



Epping Forest District Council



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Application Number:	EPF/2806/19
Site Name:	Revival Court 26 High Street EppingCM16 4AE
Scale of Plot:	1:1250

APPLICATION No:	EPF/2806/19
SITE ADDRESS:	Revival Court 26 High Street Epping CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Alec Smith
DESCRIPTION OF PROPOSAL:	Proposed replacement of existing shop front, external downlighters, pavement & entrance alterations for A3 restaurant use of ground floor.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630613

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 and retained strictly in accordance with the approved drawings numbers: 2019/07/02 Rev C; 2019/07/01; 2019/07/03; 2019/07/04; 2019/07/05; 2019/07 Rev B; 2019 08 Rev B; 2019/07/09 Rev B; 2019/07/10A; 2019/07/12 Rev A; Agents Letter dated 4th March 2020.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The use hereby permitted shall not be open to customers / members outside the hours of 0700 to 2330 on Monday to Saturday and 0800 to 2300 on Sundays and Bank Holidays.
- 5 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.

- 6 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 7 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate - Delegation of Council function, Schedule 1, Appendix A.(f).)

Description of Site:

This application site consists of a 3 -storey detached property located to the south-western end of the commercial High Street, within the defined Town Centre of Epping but outside of the Primary Retail Frontage.

The building has approval for an A1/A3 (2012) use to the ground floor with residential at first and second floor which has been part implemented with residential on the upper floors being occupied with the ground floor presently vacant. The external fabric of the building is yellow stock brick on the ground floor and black weatherboarding at first and second level.

The site was originally a contemporary drinking bar/late-night club building with a front forecourt area and enclosed rear yard with vehicular access. The site is bounded by a mixed usage of buildings with residential to the rear of the site, a petrol filling station to the immediate west and the Duke of Wellington Pub to the east on the other side of Half Moon Lane.

The property is not located within Epping Town Centre Conservation Area and not Statutory Listed.

Description of Proposal:

Planning permission was approved in 2011 Ref: EPF/2126/11 for the demolition of the existing bar and replacement with a mixed-use development comprising of A1 Retail/A3 Restaurant use on the ground floor and two floors of residential over, comprising of 12 residential units and 16 car spaces.

This application seeks consent for alterations to the approved scheme involving the –
Replacement of the existing shop front display windows to the ground floor front elevation with smaller windows and a disabled front door.

8 down-lighters to the front and east ground floor flank elevations designed to give a tight angle dimmable downward light with no light to be cast upwards measuring 76mm W x 105mm H x 125mm D sited 3m above ground level.

Relevant History:

EPF/2807/19 - Application for Approval of Details Reserved by conditions 12" details of the proposed class A1 and A3 uses to be submitted" 15 "Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smells" for EPF/2603/15. (Proposed demolition of an existing bar & construction of x 12no. residential units plus A1 - A3 use of ground floor). - Approved -10/03/20

EPF/0701/19 - Application for Approval of Details Reserved by condition of EPF/2126/11 - Condition 20 'details of proposed business' (Demolition of existing bar & replacement with a mixed use development, comprising retail/food & drink use (Classes A1 and A3) at ground level & x 12 no. residential units at first & second floors together with 16 car parking spaces, access & landscaping) to enable increased parking to 19 spaces with introduction of a stacked parking system and use of roof voids(s) to enable duplex flats; amendments to design and external appearance. - Approved - 21/05/2019

EPF/2665/15 - Application for Approval of Details Reserved by condition 5 'foul and surface water disposal', 13 'surface water discharge' and 15 'surface water discharge' on planning permission EPF/2126/11 (Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping) - Approved 07/06/2016

EPF/1756/15 - Application for Approval of Details Reserved by condition 3 'Archaeological work' and 8 'Tree protection' on planning application EPF/2126/11 (Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping). - Approved -18/09/2015

EPF/2366/15 - Application for Approval of Details Reserved by condition 6 ' wheel washing', 9 'flood risk assessment', 10 'vehicular access' and 17 'waste storage' on planning application EPF/2126/11 (Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping).- Approved 06/-6/2016

EPF/2458/16 - Details of materials in compliance with condition 3 of EPF/2603/15.- Approved 14/10/2016

EPF/1411/18 - Change of Use of ground floor A1/A3 to B1 offices - Approved -31/10/2018

EPF/2686/17 - Non-material amendment to planning application EPF/2603/15 - Most changes primarily to the internal layouts and loft terrace orientations and notable external changes would be the window types to become tilt and turn windows/doors in the rear, west elevation - Approved

EPF/1779/16 - Non material amendment to EPF/2603/15 (Minor Material Amendment variation of condition 2 'plan numbers' on planning application EPF/2126/11 (Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping). To enable increased parking to 19 spaces with introduction of a stacked parking system and; use of roof voids (s) to enable duplex flats; amendments to design and external appearance) - Approved

EPF/2603/15 - Minor Material Amendment variation of condition 2 'plan numbers' on planning application EPF/2126/11 (Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping). To enable increased parking to 19 spaces with introduction of a stacked parking system and; use of roof voids (s) to enable duplex flats; amendments to design and external appearance - Approved

EPF/2126/11 - Demolition of existing bar and replacement with a mixed - use development comprising retail/food and drink use (Classes A1 and A3) - Approved 11th January 2012 - Implemented

EPF/1013/11 - Use of outside forecourt area for display of garden furniture - Refused 2011

EPF/1311/04 - Single storey side bar extension - Approved

EPF/1310/04 - Side Conservatory - Approved - 2004

EPF/0178/08 - Retention of elevation changes - Allowed on Appeal

EPF/0167/77 - Alterations and extension including change of use of attached cottage and extension to car park - Approved 1977

Consultations and Summary of Representations:

EPHING TOWN COUNCIL - NO OBJECTION

33 adjoining neighbours were notified on the 24/01/2020 and 7 objections have been received that raise the following concerns: -

Epping Society –

Proposed changes to the ground floor full height windows do not sit well in the same street scene. The existing fenestration is a feature on all floors of the High Street elevation

6 Revival Court –

The Air ventilation on condition has not been complied with by the applicant and they have not provided any sort of information as to what system they intend to install and how it will operate. This is concerning as air quality pollution, smells and fumes are serious implications of this application

The applicant has not demonstrated how the lights would not affect the loss of amenity and light pollution to residential units other than simply saying it and waste storage.

12 Theydon Place, Epping -

Object to a restaurant In Revival Court due to a lack of parking for customers and there is inadequate parking in the area. Noise and disturbance.

26 High Street Epping -

Parking is already a big problem on the yellow lines on Half Moon Lane next to the Duke of Wellington pub, and within Revival Court's parking area. We regularly have people parking in our parking bays (which are numbered for each apartment), and in the wider parking area (i.e. not designed to be parked on) making it difficult to get in and out of our spaces. The proposed parking arrangements in the application are inadequate - there is not enough room for the two spaces they are proposing as the parking bays would block the residents' entry to the building.

The proposed plans are to move the location of the entrance/exit door to directly below the bedrooms of two apartments (including ours) which would cause greater noise disruption

Flat 4 Revival Court -

Application EPF/2806/19 does not give sufficient information to comply with the council requirements. The applicant has not demonstrated how the air vents will not obstruct to the residents of revival court. The current plans would lead to fumes and smells being pumped into residential units. There are inadequate parking facilities in the area. Waste Storage.

7 Revival Court -

Parking is already an issue. -The proposed plans are to move the location of the entrance/exit door to directly below the bedrooms of two apartments (including ours) which would cause greater noise disruption than if kept to the existing doors which face onto the high street.

We also think the council should give consideration as to whether the A1-A3 is still appropriate for this unit. It was initially granted this class usage from an application in 2011 and there have been a number of changes in the nearby area since; more shops, an increase in population and increased number of residents.

12 Revival Court:-

Conditions not been complied with- The applicant has not demonstrated how the lights would not affect the loss of amenity and light pollution to residential units other than simply saying it –Condition 17 not approved. original permission must be complied with - No provision for a smoking area and customers will, without doubt, still smoke and most likely outside the restaurant door in Half moon Lane which is directly under my (Flat 6) Bedroom – meaning I will have to inhale second hand smoke, in addition to the noise pollution this will cause. This conflicts with DM9H 9 (iv) - 2 Customer parking spaces (no spaces for staff) is simply not adequate and this will add to, already existing, severe illegal parking on Half Moon lane (often blocking the driveway of revival court residents) and the limited number of parking space on the highstreets and Hemnall street which already suffers. North Essex Parking partnership have previously said there resources are already being drained and cannot offer further regulation, particularly at weekends and evenings. Conditions from permission that are not complied with in this application: EPF/2126/11

Policies Applied:

Development Plan Context

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

CP1: Achieving Sustainable Development Objectives
CP2: Protecting the Quality of the Rural and Built Environment
DBE1: Design of new buildings
DBE2: Effect on neighbouring properties
DBE3: Design in urban areas
DBE9: Neighbouring Residential amenity
TC1: Town Centre Hierarchy
TC3: Town Centre Function
LL10: Adequacy of provision for landscape retention

National Planning Policy Framework (NPPF) (February 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 85
Paragraph 102 - 111
Paragraph 193 - 195

Epping Forest District Local Plan Submission Version (LPSV) (2017)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
E2: Centre Hierarchy/Retail Policy	Significant
CF12: Retention of Community facilities	Significant
E4A : Protection of Employment Sites	Significant
ST1 : Location of Development	Significant
ST4: Road safety	Significant
ST6: Vehicle Parking	Significant
T1: Sustainable Transport Choices	Significant
TC1: Vitality and viability of shopping centre.	Significant
TC3: Town Centre Function	Significant

Issues and Considerations:

The main issues that arise with this application are:

- Design and impact on street scene
- Impact to neighbouring amenity
- Parking and highway
- Trees and Landscaping
- Any other material planning considerations.

Principle of Development

The National Planning Policy Framework, 2019 sets out a strategy to provide for sustainable development and considers that ensuring the vitality of town centres is a key tenet in securing sustainable development. Town Centres should be recognised as the heart of communities and policies should be pursued which ensure their viability and vitality, thereby ensuring competitiveness and customer choice.

The council's overall strategy towards shopping and service uses as set out in TC3 and TC4 of the Local plan is to maintain and enhance the vitality and viability of existing centres.

A planning application for the redevelopment of the site involving a 3 - storey building was approved in 2012 with residential at first and second floor and a mixed A1/A3 use at ground floor Ref: EPF/2126/11 which has been implemented with the ground floor presently vacant.

There was no condition in the decision notice that stated how much of the ground floor had to be allocated to A1 or A3 use. The site lies within Epping Town Centre but outside of the primary retail frontage and where non retail uses can be supported. As such the proposed ground floor as an A3 restaurant is considered appropriate and would strengthen the vitality and viability of the town centre creating employment opportunities and a community facility complying with policy TC1 of the adopted Local Plan.

Design, layout and impact to street scene

In terms of design and appearance, adopted Local Plan policy DBE1 (Design of New Buildings) seeks buildings to respect their setting in terms of, amongst other things, detailing. The proposed external alterations from the approved plans of 2011 is the replacement of the front shop windows for 4 smaller windows involving yellow stock brickwork which are considered acceptable and would not detract from the character of the High Street in this location.

Impact on the amenity of adjoining residential properties

In terms of noise generation and hours of operation, a relatively high level of economic and shopping activity is expected in a mixed usage area when compared to the likely levels of activity generated in a primarily residential area.

This part of the town centre is of a mixed usage with commercial on the ground floor and residential/commercial at first floor and therefore already quite buoyant in nature. Noise levels would already be at an unnaturally high level at all times of the day and into the night. It is whether the use would add to the noise and disturbance over the existing use of the premises.

Planning permission has already been approved for an A1/A3 use in 2011 with restrictive opening hours until 11.30pm. The NPPF gives advice that the hour's people would normally have their periods of rest and sleep is between 2300 and 0700 hours. It is therefore considered that the proposed hours are adequate to mitigate any impact of disturbance to a reasonable degree.

An appropriate condition would be attached to any approval to ensure that the proposed opening hours are adhered to in the interest of protecting neighbouring amenity. It is considered that the use of the ground floor remains as an A3 use where it is considered that patrons will arrange times to eat and sit down and not stand around outside for long periods of time. In terms of impact on the living conditions of neighbouring occupiers, it is not considered that the A3 use would result in any additional material level of noise and disturbance to the residential occupiers above what has already been approved. The external wall mounted 'Down-lighters'

are designed to give only a tight angle downward light so as not to cast any light upwards and are also dimmable down-lighters and in this respect the application is considered not to result in any amenity implications in the form of a loss of intrusion and has a satisfactory relationship to the adjoining properties and complies with policy DBE9 of the adopted Local Plan and Alterations 1998-2006, policy DM9 of the Submission Version, 2017.

In response to the objections received, mainly from the residents living above the ground floor of the building. The conditions relating to the 2012 Ref: EPF/2126/11 have been discharged with the most recent conditions regarding the air extraction duct, waste details approved just recently under Ref: EPF/2807/19 which is the same plan submitted in this application for which the Environment Health officer has no objection.

Planning permission has already been approved for the restaurant A3 use of the building in 2012 and this application is seeking predominantly only to alter the front windows from glazed doors to smaller windows for which there is no objection.

Parking and Highway Matters

The proposals would provide 16 off-street parking spaces to the side and rear of the site for the residents and 2 car spaces for the restaurant. Policy ST4 and ST6 of the Local Plan requires that new development does not harm highway safety and that development should provide parking in accordance with adopted standards.

National guidance advises that in implementing parking policies, developers should not be required to provide more parking spaces than they wish, other than in exceptional circumstances. The town centre location prevents there being such circumstances and Half Moon Lane and Hemnall Street to the rear are roads with extensive double yellow lining, thus preventing on road parking from taking place. Similarly, parking is restricted from taking place at the front. Whilst the level of parking would be lower than the maximum level sought by the Essex County Council Vehicle Parking Standards, it would not harm highway safety and no objections to the amended plans has been raised by the Essex County Council Highways Engineer.

The parking standards also allow flexibility in town centres well served by public transport (Epping underground station within walking distance as well as bus stops within close proximity) and existing car parking facilities in this case, two public car parks. This is such a location and, in conclusion, the proposed level of parking provision is satisfactory and refusal for such a sustainable location is unlikely to be supported on appeal.

Trees and Landscape

The original permission to develop the site (EPF/2126/11) incorporated conditions that required a disabled parking space to be provided. Given the elongated surface root which creates a significant trip hazard this space is usable for car parking. There is no objection to the amended drawings subject to tree protection (and arboricultural supervision) when removing and laying of new surfacing, and details of new landscaping (to include a 16-18cm girth silver birch to replace the TPO 'd alder tree, and to cover the increased planting area near the London Plane tree.

Conclusion:

The proposed alterations to the ground floor façade of the building and the use of the ground floor is considered acceptable in accordance with the shopping parade designation and as such retains the viability and the character and appearance of the surrounding area. The development is not considered to result in any adverse impact on the neighbouring properties above what has already been approved and there is no requirement for additional car parking. It is considered that the proposal would maintain little variance in current demands and activities in the shopping area. This factor coupled with what has already been approved; the scale of the proposal and the high public transport sustainability of the location with its proximity to a train station and bus lane would ensure that the proposal would not result in any adverse effects on either the traffic or parking provisions within the area. In light of the above, the proposal is considered to comply with relevant National and Local Plan policies and is therefore recommended for approval.

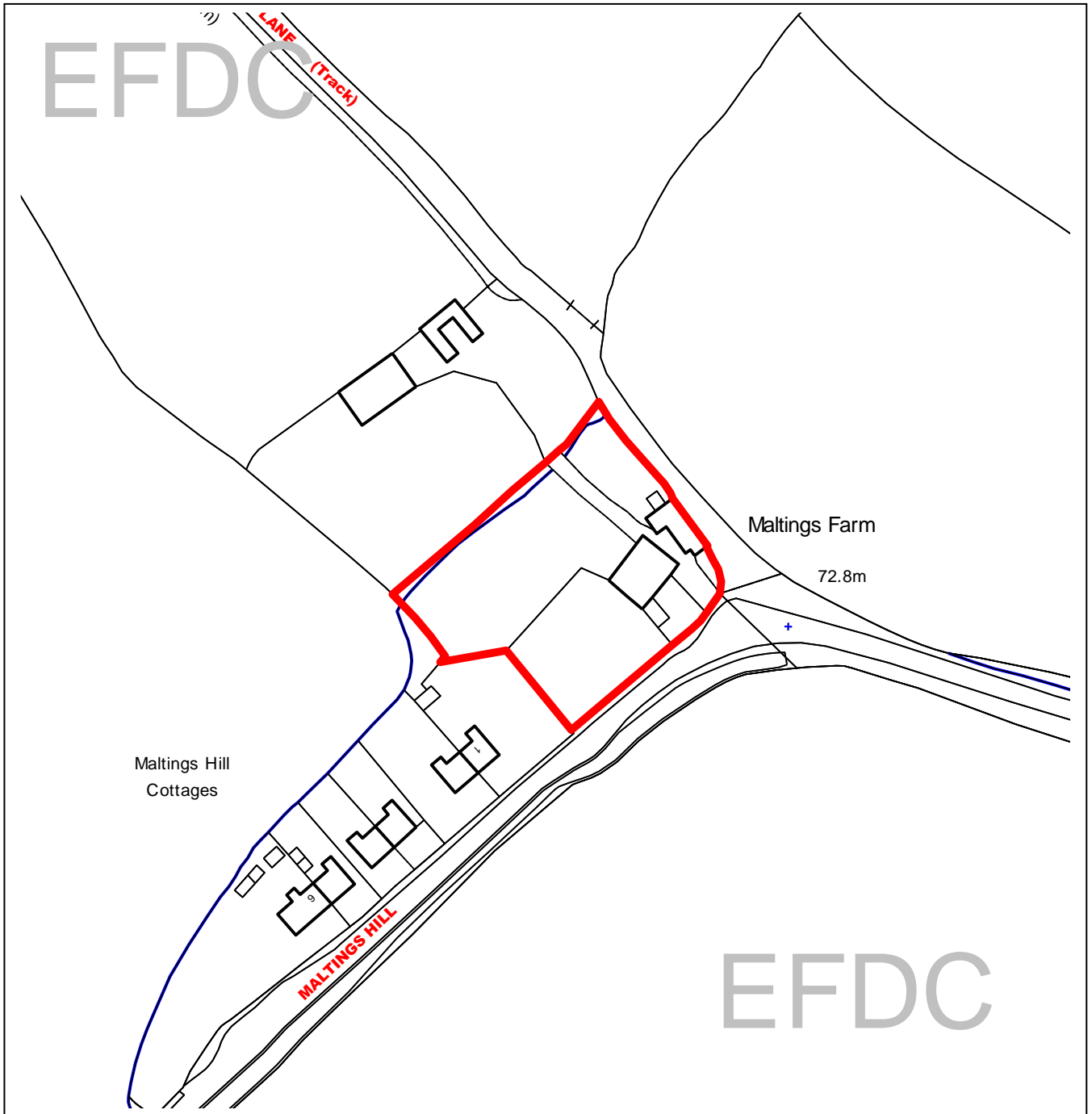
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Caroline Brown
Direct Line Telephone Number: 01992 564182 or if no direct contact can be made
please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council



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Application Number:	EPF/0018/20
Site Name:	Maltings Farm Church Road Moreton Ongar CM5 0JY
Scale of Plot:	1:1250

APPLICATION No:	EPF/0018/20
SITE ADDRESS:	Maltings Farm Church Road Moreton Ongar CM5 0JY
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr Ray Lewy
DESCRIPTION OF PROPOSAL:	Reserved Matters Application ref: EPF/0181/18. (Outline planning application for removal of outbuildings & an existing dwelling. Erection of x3 no. detached dwellings. Formation of a new highway access & ancillary works).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=631915

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 and retained strictly in accordance with the approved drawings numbers: A1/664; 01A, 02A, 03A, 04A, RBL/MF/01, Arboricultural Report, Design and Access Statement
- 3 No construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 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, C, D, E of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

- 6 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.
- 7 No preliminary ground works shall take place until 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.
- 8 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.
- 9 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 10 Hard and soft landscaping shall be implemented as shown on Richard Smallwood Associates Ltd 'existing and proposed site plan' drawing number A1/664/01 dated August 2019. and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations 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.
- 11 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 Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.

- 12 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 13 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 14 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 15 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.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

This application is before this committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, supported by 1 local resident (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)

Description of Site

Maltings Farm is a detached dwelling located within a small group of dwellings in Maltings Hill. The dwelling appears single storey from the front but was extended significantly with two storey wings at the rear at some point in the 1970's. To the right of the property are substantial outbuildings which may have originally had agricultural use, but have clearly been part of the residential curtilage for a considerable period. To the left of the property is a substantial and overgrown garden area where according to the applicants submission there were previously two cottages. To the rear of the houses is a plot of land that was last used as a commercial cattery, with a variety of buildings, some of which are not permanent and substantial.

Description of Proposal

Planning permission is sought for the approval of reserved matters in connection with the granting of an outline planning application for the removal of existing outbuildings and an existing dwelling to be replaced with 3 detached dwellings, including a new highway access

and ancillary works. The outline application was allowed on appeal following the refusal of EPF/0181/18. The reserved matters that are being sought for approval are as follows:

Access
Appearance
Landscaping
Layout
Scale

Relevant Site History:

Various applications on the site however the below references are directly relevant to this application:

EPF/2140/19 - Removal of existing dwelling and outbuildings. Erection of three new detached dwellings. Formation of new highway access and ancillary works. (Withdrawn)

EPF/0181/18 - Outline planning application for removal of outbuildings and existing dwelling. Erection of three detached dwellings. Formation of new highway access and ancillary works (06/04/2018) – Refuse Permission (allowed with conditions on appeal)

Policies Applied:

Adopted Local Plan and Alterations 2006:

CP1 – Protecting the quality of the rural and built environment
CP3 – New Development
CP6 – Sustainable Urban Development patterns
GB2 – Development in the Green Belt
GB7A – Conspicuous Development
GB8A – Change of use or adaptation of buildings
NC4 – Protection of Established Habitats
NC5 – Promotion of nature conservation schemes
RP4 – Contaminated Land
H2A – Previously Developed Land
H9A – Lifetime Homes
U3B - Sustainable Drainage Systems
DBE1 – Design of New Buildings
DBE2 - Effect on Neighbouring Properties
DBE4 – Design in the Green Belt
DBE6 – Car Parking in new development
DBE8 – Private amenity space
DBE9 – Loss of Amenity
LL1 – Rural Landscape
LL7 – Planting protection and care of trees
LL10 – Adequacy of provision of landscape retention
LL11 – Landscaping Schemes
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
I1A – Planning Obligations

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.

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 – Presumption in favour of sustainable development
SP5 – Green Belt and District Open Land
T1 – Sustainable Transport Choices
DM1 - Habitat protection and Improving Biodiversity
DM9 – High Quality Design
DM10 – Housing Design and Quality
DM15 – Managing and Reducing Flood Risk
DM16 – Sustainable Drainage Systems
DM19 – Sustainable Water Use
DM21 – Local Environmental Impacts, Pollution and Land Contamination

Summary of Representations:

No. of neighbours consulted: 11 – 4 objections received

SCOTT'S FARM – Strong Objection: overdevelopment of the site, highway safety issues.

1 MALTINGS HILL – Objection: application in direct conflict with the neighbourhood plan in respect of small homes. Out of character with the area. Contrary to road safety. Loss of privacy to neighbouring amenity. Unsustainable development.

2 LANDVIEW COTTAGES – Objection: Overdevelopment of the site, insufficient vehicular access, out of scale with surrounding area.

HILL FARM – Objection: scale of development contrary to Neighbourhood Plan.

PARISH COUNCIL – Objection: The Parish Council OBJECTS to this application on the following grounds:

- 1) Moreton Bobbingworth and the Lavers Neighbourhood Plan Policy MLBL1.1 “New open market housing developments should predominately comprise one or two bedroom houses”
- 2) Increase to size of footprint of development increased from 135% of original buildings to 165%

Main Issues and Considerations:

It is important to note that as the outline application EPF/0181/18 was allowed on appeal, it is considered that the general principle of development in this location is acceptable. Therefore, this current application shall be assessed on the following criteria:

Access
Appearance
Landscaping
Layout

Scale

Access

There have been objections from neighbours that the proposal would result in an insufficient access detrimental to highway safety. There are two accesses proposed into the site; one that serves the left and central dwellings and another that serves the right dwelling. The left/central access measures at 8.5 metres at its widest and 6 metres at its narrowest. The right access measures 5.6 at its widest and 3.2 at its narrowest. Essex Highways have been consulted as part of the application and have recommended that the proposal is acceptable in relation to highway safety. This aspect of the Reserved Matters is acceptable and conforms with planning policy.

Appearance

The proposed three dwellings are similar in character and appear of a modest design. The gabled roof forms incorporate traditionally formed dormer windows to the front and rear elevations. The external walls would be finished in a light grey coloured render, with natural black slate roof tiles utilised for the roof. The use of such materials would not be out of keeping with the surrounding area and would not be detrimental to the character of the street scene. The appearance of the proposal conforms with planning policy.

Landscaping

The proposal includes a mixture of hard and soft landscaping, with hard landscaping found predominately to the front in the form of permeable paving and soft landscaping to the rear. Soft boundary treatments in the form of hedging and trees behind are located to the front of the site. The Council's Tree and Landscaping team have been consulted on the application and had no concerns surrounding the application. The proposal would be in accordance with local policy.

Layout

The site's layout is linear in design and set back approximately 14 metres from the front boundary of the site. There is a 2 metre separation between the dwellings allowing views through the site. Each plot benefits from generous amenity space at the front and rear. The dwellings are located a sufficient distance away from neighbouring dwellings so as to not cause significant harm to neighbouring properties. It is considered that the layout of the site is acceptable in planning terms.

Scale

Several objections have been raised surrounding the scale of the development. The proposed dwelling houses shall be single storey with rooms in the roof, so a relatively low scale of development. The Moreton, Bobbingworth and The Lavers Neighbourhood Plan suggests that new build houses should predominately contain 1-2 bedrooms, rather than 4 bedrooms as this scheme puts forward in each dwelling.

The outline consent previously granted was submitted with indicative plans similar in scale to this proposal. Whilst the previous plans were only indicative, the Planning Inspector made it clear within their appeal decision that *"a plan accompanying the application indicates the built form reflecting the description of development, although this is a possible rather than definitive layout and design. As the Council had regard to this indicative plan in determining the application, I have dealt with the appeal on the same basis"*.

It is considered that, since the scale of the dwellings within the site is similar to that previously considered acceptable, in this instance the proposal is acceptable as proposed. The new houses met the Nationally Prescribed Space Standards as outlined in Policy DM10 of the Epping Forest District Local Plan (Submission Version) 2017. Permitted Development Rights can be restricted to better manage the scale of any future development on the site. On balance, the proposal is compliant with planning policy.

Conclusion:

The proposal is acceptable in terms of Access, Appearance, Landscaping, Layout and Scale and largely follows the indicative plan submitted and considered as part of the original outline consent. As such it is recommended that planning permission is granted subject to conditions.

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: Alastair Prince
Direct Line Telephone Number: 01992 564462***

***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***