

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE WEST **Wednesday, 14th August, 2019**

You are invited to attend the next meeting of **Area Planning Sub-Committee West**, which will be held at:

Council Chamber - Civic Offices
on **Wednesday, 14th August, 2019**
at **7.30 pm** .

Georgina Blakemore
Chief Executive

Democratic Services
Officer

Adrian Hendry Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors D Dorrell (Chairman), J Lea (Vice-Chairman), N Avey, R Bassett, S Heather, H Kane, S Kane, Y Knight, J Leppert, A Mitchell, D Plummer, M Sartin, S Stavrou and D Stocker

WEBCASTING/FILMING NOTICE

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. The meeting may also be otherwise filmed by third parties with the Chairman's permission.

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 entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area or otherwise indicate to the Chairman before the start of the meeting.

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

1. WEBCASTING INTRODUCTION

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

2. The Chairman will read the following announcement:

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

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

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

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

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

4. MINUTES (Pages 9 - 16)

To confirm the minutes of the last meeting of the Sub-Committee held on 17 July 2019.

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/1408/19 - THREWAYS NURSERY SEDGE GREEN, ROYDON (Pages 17 - 24)

To consider the attached report.

10. PLANNING APPLICATION EPF/1408/19 - 6 CARTERS LANE, EPPING GREEN, ESSEX, CM16 6QJ (Pages 25 - 32)

To consider the attached report.

11. 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.

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Advice to Public and Speakers at 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. Only in special circumstances are the public excluded.

When and where is the meeting?

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

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

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 from within the Council Chamber at the Civic Offices. If you simply wish to attend a meeting of any of these Committees to observe the proceedings, you will be seated in the public gallery of the Council Chamber.

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 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 or through our leaflet 'Your Choice, Your Voice'.

Area Planning Subcommittee West 2019-20

Members of the Committee and Wards Represented:



**Chairman
Cllr Dorrell**
Waltham
Abbey
Paternoster

**Vice-Chairman
Cllr Lea**
Waltham Abbey
North East

Cllr Avey
Broadley
Common,
Epping Upland
and Nazeing

Cllr Bassett
Lower Nazeing

Cllr Heather
Waltham
Abbey
Honey Lane



Cllr H Kane
Waltham Abbey
South West

Cllr S Kane
Waltham Abbey
Honey Lane

**Cllr Y
Knight**
Lower
Nazeing

Cllr Leppert
Waltham
Abbey
Paternoster

Cllr Mitchell
Waltham
Abbey North
East



Cllr Plummer
Waltham
Abbey South
West

Cllr Sartin
Roydon

Cllr Stavrou
Waltham
Abbey High
Beach

Cllr Stocker
Waltham
Abbey Honey
Lane

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EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 17 July 2019
West

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.30 pm

Members Present: J Lea (Vice-Chairman), S Heather, H Kane, S Kane, Y Knight, J Leppert, M Sartin, S Stavrou and D Stocker

Other Councillors:

Apologies: D Dorrell, N Avey, R Bassett, A Mitchell and D Plummer

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), J Leither (Democratic Services Officer) and G Woodhall (Senior Democratic Services Officer)

68. WELCOME AND INTRODUCTION

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

69. 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.

70. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 15 May 2019 be taken as read and signed by the Chairman as a correct record.

71. DECLARATIONS OF INTEREST

72. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Chairman, Councillor J Lea, the Vice-Chairman acting as the Chairman, sought nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor S Stavrou be elected Vice-Chairman for the duration of the meeting.

73. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

74. 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

75. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No:1

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/0140/19 |
| SITE ADDRESS: | 38 Honey Lane Waltham Abbey Essex EN9 3BS |
| PARISH: | Waltham Abbey |
| WARD: | Waltham Abbey Honey Lane |
| DESCRIPTION OF PROPOSAL: | Demolition of existing dwelling and detached residential annexe. Removal of existing vehicular access and construction of a new residential apartment block containing 14 dwellings (revision to EPF/0530/18). |
| DECISION: | Refused |

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=619553

REASONS FOR REFUSAL

- 1 The proposed development would cause an unacceptable adverse impact on the character and appearance of Honey Lane as the design of two blocks results in an excessively bulky and over dominant form, resulting in a cramped development on this plot, which is stark and out of character with the existing street scene, contrary to the NPPF and the Local Plan (as amended) policies CP3, DBE1, and DBE2 of the Adopted Local Plan and Alterations and policy DM9 of the Epping Forest District Local Plan (Submissions Version) 2017

- 2 The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. In the absence of such evidence, and of a completed Section 106 planning obligation to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of air pollution, the proposed development is contrary to policies CP1 and CP6 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM2 and DM22 of the Epping Forest District Local Plan Submission Version 2017, the NPPF, and the requirements of the Habitats Regulations 2017.

The committee had very serious concerns that the size and scale of the development was excessive on a cramped plot and that the design and appearance of the scheme was out of keeping with Honey Lane and that this could not, due to its location and built form, be considered to be a transition site between Honey Lane and Roundhills.

Way forward – to design a more appropriate scheme that integrates with Honey Lane and reduces the scale of development to avoid a cramped scheme.

Report Item No:2

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/0622/19 |
| SITE ADDRESS: | Land at Epping Long Green Epping Upland Epping Essex CM16 6PU |
| PARISH: | Epping Upland |
| WARD: | Broadley Common, Epping Upland and Nazeing |
| DESCRIPTION OF PROPOSAL: | Residential development of x 4 no. units with associated car parking and landscaping. |
| DECISION: | Grant Permission (Subject to Legal Agreement) |

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=621493

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

Flood Risk Assessment by Wardell Armstrong April 2017, Phase 1 Land Contamination Preliminary Risk Assessment by Wilbourn and Co Ltd and Griff Dixon Associates Ltd ref 16-125.01 January 2017, Ecological Report Extended Phase 1 Habitat Assessment, Bat Scoping Survey and Great Crested Newt HIS Survey February 2017 170122-ED-01 by Tim Moya Associates, Design and Access Statement

180037 - PTA - ZZ - 00 - DR- A- (06) 001 P1,
180037 - PTA - ZZ - 00 - DR- A- (06) 003 P,
180037 - PTA - ZZ - 00 - DR- A- (06) 004 P,
180037 - PTA - ZZ - 00 - DR- A- (06) 005 P,
180037 - PTA - ZZ - 00 - DR- A- (07) 001 P2,
180037 - PTA - ZZ - 00 - DR - A:(07) 002 P1,
180037 - PTA - ZZ - 01-DR-A-(07) 003 P1,
180037 -PTA - ZZ - 01-DR-A- (07) 007 P2,
180037 - PTA - ZZ - ZZ - DR-A (08) 001 P2,
180037 - PTA - ZZ - ZZ - DR-A (08) 001A P1,
180037 - PTA - ZZ - ZZ - DR-A (08) 002 P1,
180037 - PTA - ZZ - ZZ - DR-A (08) 003 P1,
180037 - PTA - ZZ - ZZ - DR-A (08) 004 P1,
180037 - PTA - ZZ - ZZ - DR-A (08) 005 P1,
06418-D01 revision C 9-10-18,

List of External finishes by Stace Construction and Property Consultants These

include Ibstock Arden Weathered Red brickwork, Black 150mm Pre-treated Softwood Featheredge timber weatherboarding, Marley Eternit Acme Double Camber - Smooth Brindle roof tiles, Marshalls - Drivesett Tegula Priora - Traditional paving, Marshalls - Saxon Paving - Natural paving.

- 3 Prior to any above ground works, full details of 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 soft landscaping to the north western (i.e. rear) boundary and the south western (i.e. left-hand side) boundary of the site shall consist of a planting strip of a minimum width of 3 metres with garden fences on the inside edge. The landscaping along these boundaries shall consist of trees / hedges of native species. The details of soft landscaping 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 any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing. The hard landscaping details shall include details, as appropriate, 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.
- 4 The development shall be carried out in accordance with the Drainage Strategy (House Drainage Plan, ref 06418-D01, Revision C 09-10-18) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 5 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, 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.
- 6 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

- 7 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.
- 8 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, B, D and E of Part 2 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 This permission shall not be implemented unless and until the recommendations set out within the Ecological Report Extended Phase 1 Habitat Assessment, Bat Scoping Survey and Great Crested Newt HIS Survey February 2017 170122-ED-01 by Tim Moya Associates submitted with the application have been fully undertaken and these mitigation measures shall be maintained for the duration of the use unless otherwise agreed in writing with the Local Planning Authority.
- 10 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.
- 11 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling shall be installed and retained thereafter for use by the occupants of the site.
- 12 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.
- 13 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.

And ...subject to the completion of:-

- 1) **consultation with Natural England, and**
- 2) **a S106 legal agreement to be signed and completed to secure (a) an appropriate financial contribution for the monitoring of air quality,**
 - **An Electric charging point for electric vehicles**
 - **Resources relevant to the use of passenger transport and cycling/walking (e.g. Travel Plans, provision of travel packs and introductory tickets for use on public transport, cycle parking,)**
 - **The new houses to have the ability to connect to high speed broadband.**

Report Item No:3

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/0686/19 |
| SITE ADDRESS: | Clevedon Epping Road Epping Green Epping Essex CM16 6PR |
| PARISH: | Epping Upland |
| WARD: | Broadley Common, Epping Upland and Nazeing |
| DESCRIPTION OF PROPOSAL: | Proposed construction of a rear dormer window with juliet balcony involving a hip-to-gable roof extension for the conversion of the loft into living accommodation; single storey ground floor infill extension and conversion of garage into a habitable room involving a front bay. |
| 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=621774

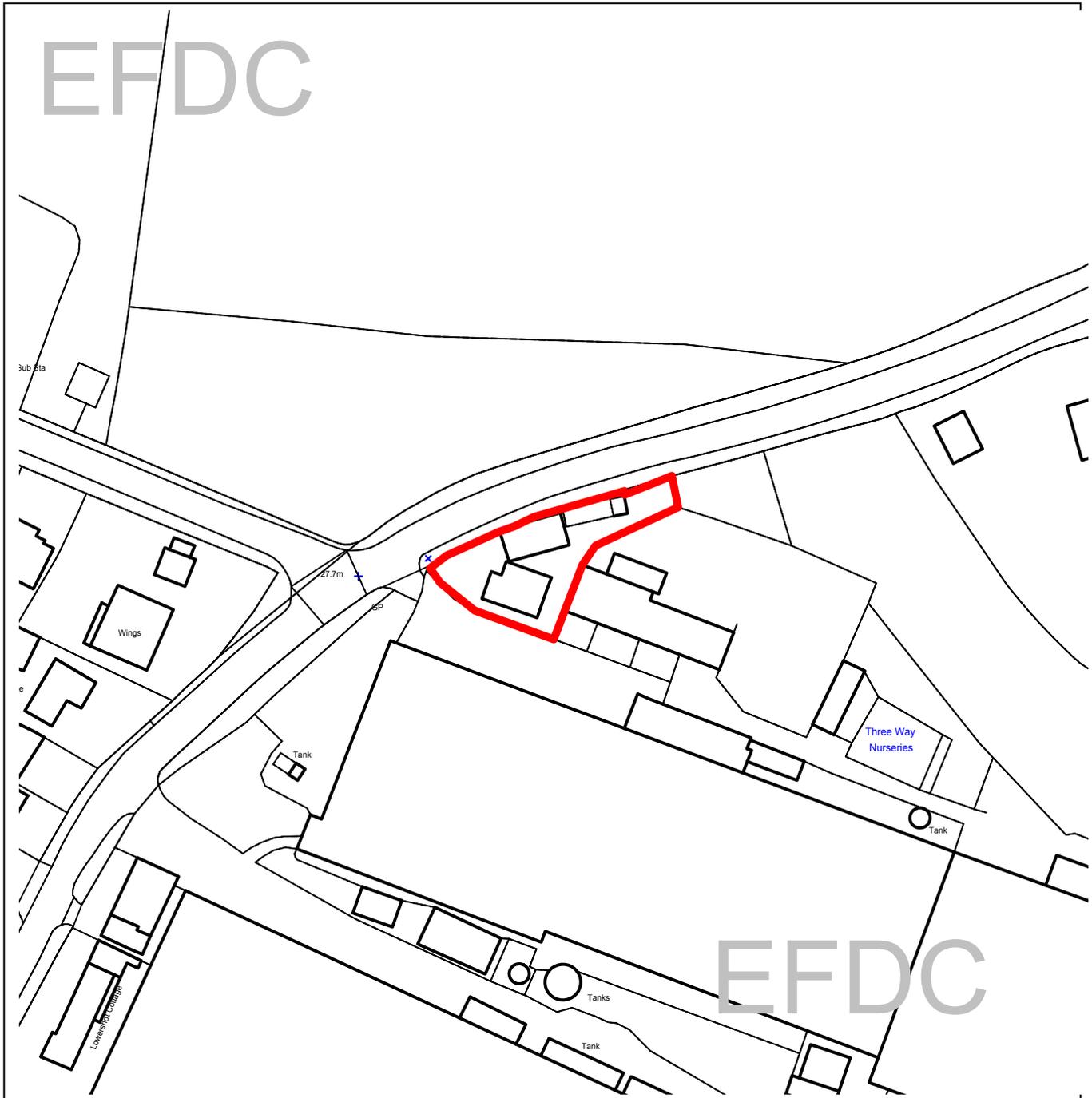
CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PA04; PA05 A; Block Plan As Existing; Block Plan As Proposed; Location Plan
- 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.

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Epping Forest District Council



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| | |
|---------------------|--|
| Application Number: | EPF/1408/19 |
| Site Name: | Threeways Nursery Sedge Green Roydon CM19 5JR |
| Scale of Plot: | 1:1250 |

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|---------------------------------|---|
| APPLICATION No: | EPF/1173/19 |
| SITE ADDRESS: | Threeways Nursery Sedge Green Roydon Essex CM19 5JR |
| PARISH: | Roydon |
| WARD: | Roydon |
| APPLICANT: | Mr Joe Schillaci |
| DESCRIPTION OF PROPOSAL: | Demolition of a one car garage unit and erection of a new car garage extension adjacent to the remaining building, including new external paving and an additional fire escape route. |
| 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=623795

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: SP1909_GAEX-Location Plan (Location Plan), SP1909_GAEX-Location Plan (Site Plan), SP1909_GAEX-Site Plan, SP1914_GEEX-01, SP1914_GEEX-02, SP1909_GAEX-01, SP1909_GAEX-02, SP1909_GA-01 (General Arrangement Proposed Plan Ground Floor), SP1909_GA-01 (General Arrangement Proposed Plan Roof Level), SP1914_GE-01 (Plan showing existing North and South elevations) and SP1914_GE-01 (Plan showing Proposed North and South elevations)
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 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 development hereby permitted shall not be open to customers outside the hours of 09:00 to 18:30 on Monday to Friday, 09:00 to 13:00 on Saturday and closed on Sundays and Bank Holidays.

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:

The application site relates to the car garage occupying Western part of the site. The site is located on the eastern side of Sedge Green close to the junction with Dobbs Weir Road.

The site is located within the Metropolitan Green Belt, it is not located within a conservation area and it is not a Listed Building.

Description of Proposal:

Demolition of a one car garage unit & erection of a new car garage extension adjacent to the remaining building, including new external paving & an additional fire escape.

Relevant History:

The site has a long and extensive history however none of the previously planning applications are considered directly relevant to this current proposal.

Policies Applied:

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:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

GB2A – Development in the Green Belt

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.

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

Paragraphs 124 – 132, 133 – 147, 213

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. The appointed Inspector has indicated an intention to provide advice to the Council by 12 July 2019; this advice will be given without prejudice to the Inspector’s 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 |
| DM4 – Green Belt | Significant |
| DM9 – High quality design | Significant |

Consultation Carried Out and Summary of Representations Received

Date of site visit: 04/07/2019

Number of neighbours consulted: 13

Site notice posted: No, not required
Responses received:

1 Objection - Adams View, Sedge Green “We live directly next door. We have encountered numerous ongoing problem, ie dumping of some 200 tyres that we had to dispose of safely. Constant burning at the weekends of combustible material, which recently exploded and landed into our garden where we keep our animals and grandchildren play. The illegal parking to their cars on our garden and the main road causing accidents. The constant blocking of ditches that causes flooding to our garden and house. We strongly object to this planning NO NO NO .”

Officer comment:

The concerns raised in the above objection are not planning matters and are issues present with the current situation, the proposed works would not have any further impact regarding these concerns raised.

Parish Council - Objection, comments were “The new building would provide additional workspace, very close to the roadside, which would intensify the use of the site. There is already considerable problems with vehicle parking which often results in cars being parked on the opposite corner of what is a very busy junction which has been the scene of a fatality. Further intensification would just exacerbate this problem.”

Officer comment: There will be no net increase in parking, the footprint of the proposed building will be less and therefore there will be no intensification of the business compared to the existing situation. Sufficient off street parking has been provided on the site and so there will be no impact on off street parking compared to the current situation.

National Grid: No Objection

Main Issues and Considerations:

Green Belt

The proposed building will not be a disproportionate addition compared to the existing buildings as there is a net decrease, the existing total external area is 225m² (including building demolished due to fire damage) and the total proposed area is 150m². As there is a net decrease, this will be an improvement on the openness of the Green Belt.

Design

The proposed building has a utilitarian appearance akin to the existing building. Moreover, it will also have a similar height to the existing buildings and as such it will not have a detrimental impact on the character and appearance of the locality.

The proposal includes new external paving, the Design and Access statement refers to ‘tarmac’, this will be clarified before the committee meeting date and can be discussed with the officer taking the meeting. A condition will also be added ensuring the materials used are permeable or sustainably drained.

Neighbouring Amenity

The closest neighbouring property, ‘Adams View’, is approx. 90m from the site. Due to the size, siting and scale of the proposal, it will not have an adverse impact on the living conditions of this neighbouring property compared to the existing buildings. The application also includes an

additional pedestrian fire escape which would have no impact on neighbouring amenity as set out above.

Therefore, the proposal would comply with policies CP2, DBE1, DBE9 and GB2A of the adopted local plan, and SP4, DM7 and DM9 of the LPSV2017.

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:

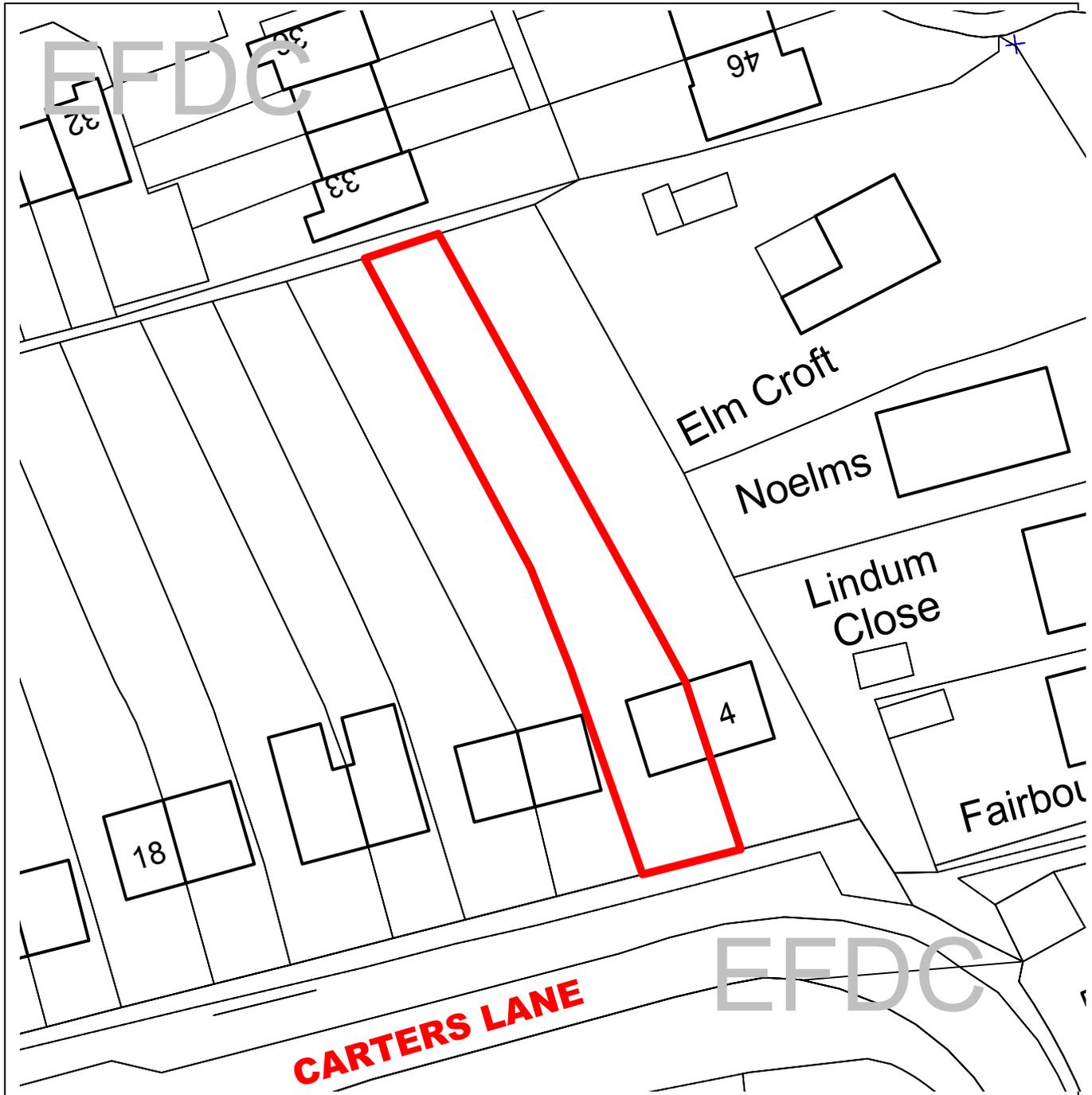
***Planning Application Case Officer: Zara Seelig
Direct Line Telephone Number: 01992 564379***

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

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| | |
|---------------------|---|
| Application Number: | EPF/1408/19 |
| Site Name: | 6 Carters Lane Epping Green Essex CM16 6QJ |
| Scale of Plot: | 1:500 |

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| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1408/19 |
| SITE ADDRESS: | 6 Carters Lane Epping Green Essex CM16 6QJ |
| PARISH: | Epping Upland |
| WARD: | Broadley Common, Epping Upland and Nazeing |
| APPLICANT: | Mr Tony Harding |
| DESCRIPTION OF PROPOSAL: | Proposed single storey rear extension with a flat roof and skylights. Proposed single storey front extension with a pitched roof with a new access door and window to the front elevation. Proposed loft conversion and single storey side extension with a pitched roof. |
| 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=624693

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: DPL.99., DPL.01., DPL.02., DPL.03., DPL.04., DPL.05., DPL.06., DPL.07., DPL.08., DPL.09., DPL.10., DPL.11., DPL.12., DPL.13., DPL.14., DPL.15. and DPL.16.
- 3 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.
- 4 The window opening in the West gable flank elevation facing no.8 Carters Green shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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.
- 6 Materials to be used for the external finishes of the proposed development shall match those submitted in drawing number DPL.09., 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 two-storey semi-detached property with front and rear gardens, located on the North side of Carters Lane.

The proposal site is not located within the Metropolitan Green Belt. It is not located within a Conservation Area and it is not a Listed Building.

Description of Proposal:

Proposed single storey rear extension with a flat roof and skylights. Proposed single storey front extension with a pitched roof with a new access door and window to the front elevation. Proposed loft conversion and single storey side extension with a pitched roof.

Relevant History:

EPF/2159/13 – Proposed single storey rear extension with flat roof design and skylights; proposed single storey front extension with pitched roof design with new access door and window to front elevation - Refused Permission

EPF/2715/13 - Single storey front and rear extensions (Revised application to EPF/2159/13) – Grant Permission (with conditions)

EPF/1593/15 - Proposed hip to gable roof extension, with rear dormer window, single storey side extension and single storey rear extension – Grant Permission (with conditions)

4 Carters Lane – EPF/0921/17 Ground floor front, side and rear extension and a hip to gable loft conversion (Revised application to EPF/0168/17) – Approved 23/06/2017

8 Carters Lane – EPF/0067/16 - Ground floor front, side and rear extension. Hip to gable loft conversion with dormer – Approved 18/03/16

10 Carters Lane – EPF/2430/14 - Ground floor, front, side and rear extension and a hip to gable loft conversion – Approved 04/12/14

Policies Applied:

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:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10- Residential Extensions

ST4 – Road Safety

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. The appointed Inspector has indicated an intention to provide advice to the Council by 12 July 2019; this advice will be given without prejudice to the Inspector's 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 |
|---|-----------------|
| SP7 – The Natural Environment, Landscape Character and Green Infrastructure | Significant |
| DM9 – High quality design | Significant |
| DM10 – Housing design and quality | Significant |
| T2 – Safeguarding of Routes and Facilities | Significant |

Consultation Carried Out and Summary of Representations Received

Date of site visit: 25/06/2019

Number of neighbours consulted: 5

Site notice posted: No, not required

Responses received: No response received from neighbours.

Parish Council: Objection:

1. Excessive overdevelopment of site; too dominant
2. Concern as to size of extension in relation to the original footprint of the property
3. Inappropriate development in a rural area and setting
4. Effect on street scene – front of extension would be out of keeping with the rest of the properties, would be asymmetrical with paired property and loss of front garden
5. Overpowering in relation to neighbouring properties
6. Loss of light amenity to no. 4; effect of both front and rear extensions

Should it be necessary a member of the Planning Committee would attend the EFDC Area Planning Sub Committee West.

Officer Comment: The works to the roof can be undertaken without the need for planning permission, furthermore, the proposed works to the roof are identical to that approved under EPF/1593/15. The extensions are single storey and the front extension is the same depth as that approved under EPF/1593/15 the only difference being a slight variation of the roof. It is very similar in appearance to that built at adjacent neighbouring properties. The resultant dwelling will not appear overdeveloped, the property no. 8 Carters Lane have built a similar front, side and rear extension and they have built up to the boundary line with no. 6. No.4 and no. 10 have permissions for similar schemes also. There would still be adequate space for parking, there are no on-street parking restrictions and the depth retained matches the approved schemes and what has been built at neighbouring properties. The impact of the works on the character and appearance of the host dwelling and surrounding area has been assessed below and is considered acceptable. The proposal is almost identical to those approved at the adjoining neighbours.

Land Drainage: No objection but commented:

The applicant has no proposal to dispose of surface water. The geology of the area is predominantly clay and infiltration drainage may not be suitable for the site. Further details are

required. **Please add condition SCN16 requiring approval of surface water details by the Local Planning Authority prior to preliminary groundworks commencing**

Main Issues and Considerations:

The main issues with this proposal is the acceptability of its design, its impact on amenity and its impact on parking.

Design

The rear extension will not be visible from public areas of the street scene but is conventionally designed and will therefore not cause any harm to its character or appearance.

The side and front extensions are considered acceptable and would not appear overly prominent in the street scene. Furthermore, front extensions are not uncommon along Carters Lane and as a result it will not appear at odds within the street scene.

The rear dormer window although large will be on the rear elevation of the property and therefore will not cause any harm to the character or appearance of the street scene. The hip to gable roof extension is a common residential feature and will not cause any visual harm. As explained above, the rear dormer window could be constructed under permitted development and the proposal is very similar in its design to those approved at 6, 8 and 10 Carters Lane.

In this respect the proposal would comply with policies CP2 and DBE10 of the adopted local plan, and SP7 and DM10 of the LPSV2017.

Impact on amenity

The proposed C-shape rear, side and front extension will be set on the shared boundary with no.4 to the rear and then almost mirroring the rear/side extension at no. 8 will be built up to the boundary line of this property also. It will project 6m from the existing rear elevation and will have a height of 3m. As a result, the attractive open outlook to the rear that no.4 and no.8 currently enjoy will not be compromised by the extension given its reasonable height and projection. Furthermore, weight must be given to the fact that planning permission has already been granted for a 6m deep single storey rear extension at both adjacent neighbour's no's 4 and 8 and no.8 has implemented their permission.

The side extension will be set against the side elevation of no.8, given that the extension is single storey and similar development has been undertaken by no.8 up to the boundary line, there will be no significant loss of light to the neighbour and it will not appear overbearing.

The front extension will project approximately 3m from the existing front elevation and will be set on the shared boundary with no.4. Its single storey height and reasonable projection will not cause any significant harm to their living conditions. The front extension has already been approved under reference EPF/1593/15 and therefore it does not require further assessment in this report.

The hip to gable roof extension will not cause any harm to neighbours as it is set against the side elevation of no.8 and the rear dormer windows are generally accepted forms of residential development. The majority of rear dormers are permitted development and as a result the Government views them as developments which do not cause excessive harm to the living conditions of neighbours. The application property has full permitted development rights and therefore a rear dormer window and hip to gable loft extension could be built without planning permission. Nevertheless, the rear dormer and hip to gable loft extension has already been

approved under reference EPF/1593/15 and therefore it does not require further assessment in this report.

The proposal therefore complies with policies DBE9 of the adopted local plan, and DM9 of the LPSV2017.

Parking considerations

The front extension will leave approximately 5m from the edge of the public carriageway for the parking of cars, which is sufficient space for off street parking and consequently there will be no harm to the existing parking arrangements. In addition, this depth had been retained at the approved schemes at Nos 4, 8 and 10 Carters Lane.

Therefore, the proposal would comply with policies ST4 and ST6 of the adopted local plan and T2 of the LPSV2017.

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