

Committee Agenda



**Epping Forest
District Council**

AREA PLANS SUBCOMMITTEE B Wednesday, 8th March, 2006

Place: Civic Offices, Epping

Room: Council Chamber

Time: 7.30 pm

Democratic Services Officer Gary Woodhall, Democratic Services Assistant
tel: 01992 564470 email:gwoodhall@eppingforestdc.gov.uk

Members:

Councillors M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.

1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

2. MINUTES (Pages 7 - 14)

To confirm the minutes of the last meeting of the Sub-Committee.

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

(Head of Research and Democratic Services) To declare interests in any item on this agenda.

5. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

6. DEVELOPMENT CONTROL (Pages 15 - 36)

(Head of Planning and Economic Development) To consider planning applications as set out in the attached schedule

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

7. DELEGATED DECISIONS

(Head of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

8. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

Agenda Item No	Subject
Nil	Nil

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the 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 does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

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Advice to Public and Speakers at Council Planning Subcommittees

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 Subcommittee. A map showing the venue will be attached to the agenda.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes and if you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

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

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

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

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 8 February 2006

Place: Civic Offices, Epping **Time:** 7.30 - 10.05 pm

Members Present: M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: (none)

Apologies: (none)

Officers Present: T Carne (Public Relations and Marketing Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer), B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Officer)

53. 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.

54. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 January 2006 be taken as read and signed by the Chairman as a correct record.

55. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Metcalfe declared a personal interest in the following items of the agenda, by virtue of the applicant being a client. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1525/05 – Coopersale Hall School, Flux's Lane, Epping; and
- EPF/1526/05 – Coopersale Hall School, Flux's Lane, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being members of Epping Town council. The Councillors

had determined that their interest was personal and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1525/05 – Coopersale Hall School, Flux's Lane, Epping;
- EPF/1526/05 – Coopersale Hall School, Flux's Lane, Epping; and
- EPF/1857/05 – Barn at Creeds Farm, Bury Lane, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor A Green declared a personal interest in the following item of the agenda, by virtue of the applicant being known to the Councillor. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1857/05 – Barn at Creeds Farm, Bury Lane, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillors M Colling and Mrs K Rush declared a personal interest in the following item of the agenda, by virtue of the applicant being known to the Councillors. The Councillor had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1857/05 – Barn at Creeds Farm, Bury Lane, Epping.

56. ANY OTHER BUSINESS

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

57. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

58. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1525/05
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Side and rear extensions to provide additional classrooms and erection of new classroom block to replace existing block and enlargement of existing car park.
DECISION:	REFUSE

REASONS:

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Approved Essex Structure Plan. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character. In the view of the Local Planning Authority the application does not comply with these policies. In the view of the Local Planning Authority there are insufficient special circumstances to warrant setting aside the Green Belt policies of restraint.

- 2 The proposed development would result in an intensification of use within the Green Belt; adversely affect the character and openness of the Green Belt, contrary to policies GB2 and GB9 of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	LB/EPF/1526/05
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Town Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Grade II Listed building application for extensions to provide additional classrooms and erection of new classrooms block to replace existing car park improvement.

DECISION:	GRANT
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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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Details of the design of all windows in the extensions and detached building hereby approved shall be submitted to the Local Planning Authority for approval prior to the commencement of the development. The development shall be completed in accordance with the approved details and thereafter all windows in the extensions and detached building shall accord with the approved details.

Report Item No: 3

APPLICATION No:	EPF/1857/05
SITE ADDRESS:	Barn at Creeds Farm Bury Lane Epping Essex CM16 5HE
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use to B1 (business) use with associated parking and landscaping. (Revised application)
DECISION:	REFUSE

REASONS:

- 1 The building, the subject of the application is considered out of keeping with its surroundings by way of form bulk and general design, and additionally the proposed use will result in significant on site parking which will be harmful to the openness and to the character and amenity of the Green Belt. The proposal is therefore inappropriate development in the Green Belt and contrary to Policy C12 of the Essex and Southend on Sea Replacement Structure Plan and policies GB2 and GB8 of the adopted Local Plan.
- 2 The parking of vehicles at the site in connection with the proposed use will have an adverse impact on the character and visual amenity of the adjacent Conservation Area and the setting of the adjacent listed building contrary to policy HC2 of the Essex and Southend on Sea Replacement Structure Plan and Policies HC6 and HC12 of the adopted Local Plan.

- 3 The movement of vehicles within the site and loading and unloading in connection with the proposed use are likely to create unacceptable levels of disturbance to the nearest residential properties contrary to policy RP5 of the adopted Local Plan.

Report Item No: 4

APPLICATION No:	EPF/1869/05
SITE ADDRESS:	Land adj, Ivy Cottage Coppice Row Theydon Bois
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of detached house.
DECISION:	GRANT

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 shall be carried out in accordance with the amended plans received on 7 December 2005 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall facing Berberris shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 7 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be

converted into a room or used for any other purpose.

- 8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway and turning area, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 11 Vehicle sight lines of 90m x 2m x 90m shall be provided and shall be permanently maintained at the vehicle access to the site.
- 12 There shall be no obstruction to visibility above ground level within the area of 1.5m x 1.5m pedestrian visibility splays required adjacent to the access, set relative to the back edge of the footway.
- 13 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Report Item No: 5

APPLICATION No:	EPF/2030/05
SITE ADDRESS:	Wansfell College 30 Piercing Hill Theydon Bois

	Epping Essex CM16 7SW
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Change of use, alteration and extension of former college building to contain 20no. residential flats with demolition of No.30A (Woodview) to provide on-site parking.
DECISION:	REFUSE

REASONS:

- 1 The proposed development for 20 flats in a road of single-family dwellings would be out of character and incongruous in its setting, with an intensity of use detrimental to the character of the street and to the character of the Green Belt. The proposals are thereby contrary to policies GB7 and DBE1 of the adopted Local Plan and policy B1 of the Replacement Structure Plan.
- 2 The proposals will result in excessive, additional levels of overlooking to the detriment of the amenities of the occupiers of adjacent properties, contrary to policy DBE9 of the adopted Local Plan.
- 3 The levels and pattern of vehicle movements serving 20 units to and from the parking area would result in increased disturbance to the occupiers of adjacent properties contrary to policy DBE9 of the adopted Local Plan.
- 4 The proposed development would be likely to result in parking at the kerbside on a road of narrow width and an excessive increase in vehicular movements on this road leading to increased turning movements at junctions with sightlines below normal requirements. Such hazardous consequences would be contrary to policy T17 of the adopted Local Plan.

Report Item No: 6

APPLICATION No:	EPF/2031/05
SITE ADDRESS:	Former caretakers house (Wansfell College) 30A Piercing Hill Theydon Bois
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Outline application for the erection of replacement dwelling on plot 30a Piecing Hill.
DECISION:	REFUSE

REASONS:

- 1 The proposed development extending into a previously undeveloped part of the site within the Green Belt would be detrimental to the openness of the Green Belt and thus would not enhance the Green Belt contrary to policy GB15 of the adopted Local Plan.

Report Item No: 7

APPLICATION No:	EPF/2106/05
SITE ADDRESS:	2 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side extension and part two and part single storey rear extensions.
DECISION:	GRANT

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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

AREA PLANS SUB-COMMITTEE 'B'

8 March 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/2188/05	The Stables, Marcris House, Coopersale Lane, Theydon Bois	Grant	17
2.	EPF/0156/06	2 Western Avenue, Epping	Grant	23
3.	EPF/1754/05	Ruallan, High Road, North Weald	Grant	27
4.	EPF/2112/05	North Weald Golf Club, Rayley Lane, North Weald	Grant	31

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Report Item No: 1

APPLICATION No:	EPF/2188/05
SITE ADDRESS:	The Stables Marcris House Coopersale Lane Theydon Bois Epping Essex CM16 7NS
PARISH:	Theydon Bois
APPLICANT:	Mr & Mrs W Wright
DESCRIPTION OF PROPOSAL:	Conversion and extension of stables into residential accommodation.
RECOMMENDED DECISION:	GRANT

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 6 Prior to the commencement of the development details of the proposed surface materials for the proposed driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
- 9 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

Description of Proposal:

It is proposed to extend a former stable building and convert it to form a dwelling.

The proposed extension would be some 8m by 8m and would be located on the northeastern side of the existing stables. It would be finished with a hipped roof in plain clay tiles and with a lantern feature on a flat section. Its walls would be constructed of black weatherboarding with a brick plinth. A proportion of the existing openings would be retained but others would be introduced to facilitate the conversion of the building into a dwelling house.

The proposed dwelling would comprise a kitchen, two reception rooms and a bedroom at ground floor and two bedrooms at first floor.

Description of Site:

The application site lies within the Green Belt to the east of Theydon Bois. It is occupied by a single storey stable building, which appears to be in a reasonable state of repair, finished in grey brickwork and a plain tile roof. There appears to be the remains of a hay store on the northeastern side of the building. Its grounds are somewhat overgrown and vehicular access is available via a grass track that leads onto Coopersale Lane. Visibility onto Coopersale Lane at this point is somewhat restricted.

To the northwest there is a dwelling known as Spring House and to the southwest there is a two storey building called The Macris nursing home. This building has main windows facing the site and it is separated from it by a 1.8m high fence. To the southeast and northeast there is open countryside. Views into the site from these directions are relatively open.

Relevant History:

EPF/248/98 for the change of use of redundant building to a dwellinghouse was approved, with conditions, in April 1998.

EPF/1515/00 for the change of use of outbuilding with extensions and alterations for residential occupation was refused in January 2001 on the grounds that the extent of additions and alterations proposed would be tantamount to the erection of a new dwelling in the Green Belt. This application proposed two separate extensions, each 5m by 5m.

EPF/1907/03 for the change of use from agricultural building to a single storey dwelling and the erection of a rear extension was approved with conditions in November 2003. This application involved a significantly smaller extension than that currently proposed.

Policies Applied:

GB2 -	Development in the Green Belt
GB8 -	Change of Use of Buildings in the Green Belt
GB14 -	Residential Extensions in the Green Belt
DBE9 -	Impact of New Development
LL10 -	Site Landscaping
T17 -	Highways Implications

Issues and Considerations:

The main issues in this application are the appropriateness of the development in the Green Belt, its effect on the amenities of neighbouring residential properties, its effect on existing landscape features and its highway safety implications.

Green Belt

The proposed building appears to be of permanent and substantial construction and capable of conversion without major or complete reconstruction, and this is confirmed by a structural appraisal submitted by the applicants. Indeed, the Council in the 2003 application accepted this. Moreover, the form, bulk and design of this stable building is very much in keeping with its countryside surroundings and its residential use and the visual effects of its associated traffic

generation have both been accepted in previous applications. Therefore, it is considered that the development would comply with policy GB8.

Having accepted the principle of this residential conversion, it is also necessary to establish whether the proposed addition, which will in effect be a residential extension, is also appropriate in the Green Belt. The proposed extension at some 64 sq m would be significantly larger than that permitted in the 2003 application and with a greater floorspace than that refused in 2001 (50 sq m). However, it is claimed that the extension would be built on the site of an original hay barn and evidence from both a site inspection and the Ordnance Survey supports this. Moreover, the proposed extension would have a lower ridge line than the existing building and would therefore be visually subservient to it. Therefore, it is considered that the proposed extension would not harm the open character and appearance of the Green Belt and that it would not be a disproportionate addition, over and above the original building.

Much of the original openings in the building are re-used and the new ones proposed are generally in keeping with its agricultural appearance. Given this and the considerations in the preceding paragraph, it is considered that the extension/alterations would not harm the character and appearance of the building in its wider setting. Moreover, the extension facilitates a second reception room. Therefore, it is considered that, on balance, the proposed development would comply with policy GB14.

As a result of compliance with policies GB8 and GB14 it is considered that the development is appropriate in the Green Belt in the context of policy GB2.

Neighbouring Residential Properties

The proposed extension would be largely hidden from The Macris and it would be sited some 9m from the boundary with Spring House. As a result, it is considered that it would not exclude a material amount of light or outlook from those properties. Most of the new fenestration proposed in the building is at ground floor level, which, given existing boundary walls and fences, would not cause any overlooking issues with respect to the neighbouring buildings. However, the first floor window proposed in the southeast elevation of the conversion would face windows in the nearby wall of The Macris, at a distance of just 5m. However, there is a similar feature in the development approved in 2003. On this basis, it is considered that the proposal would not unduly harm the amenities of neighbouring residential properties and that it complies with policy DBE9.

Existing Landscape Features

The proposed development would not harm or threaten any trees of amenity value at the site, in accordance with policy LL10.

Highway Safety Implications

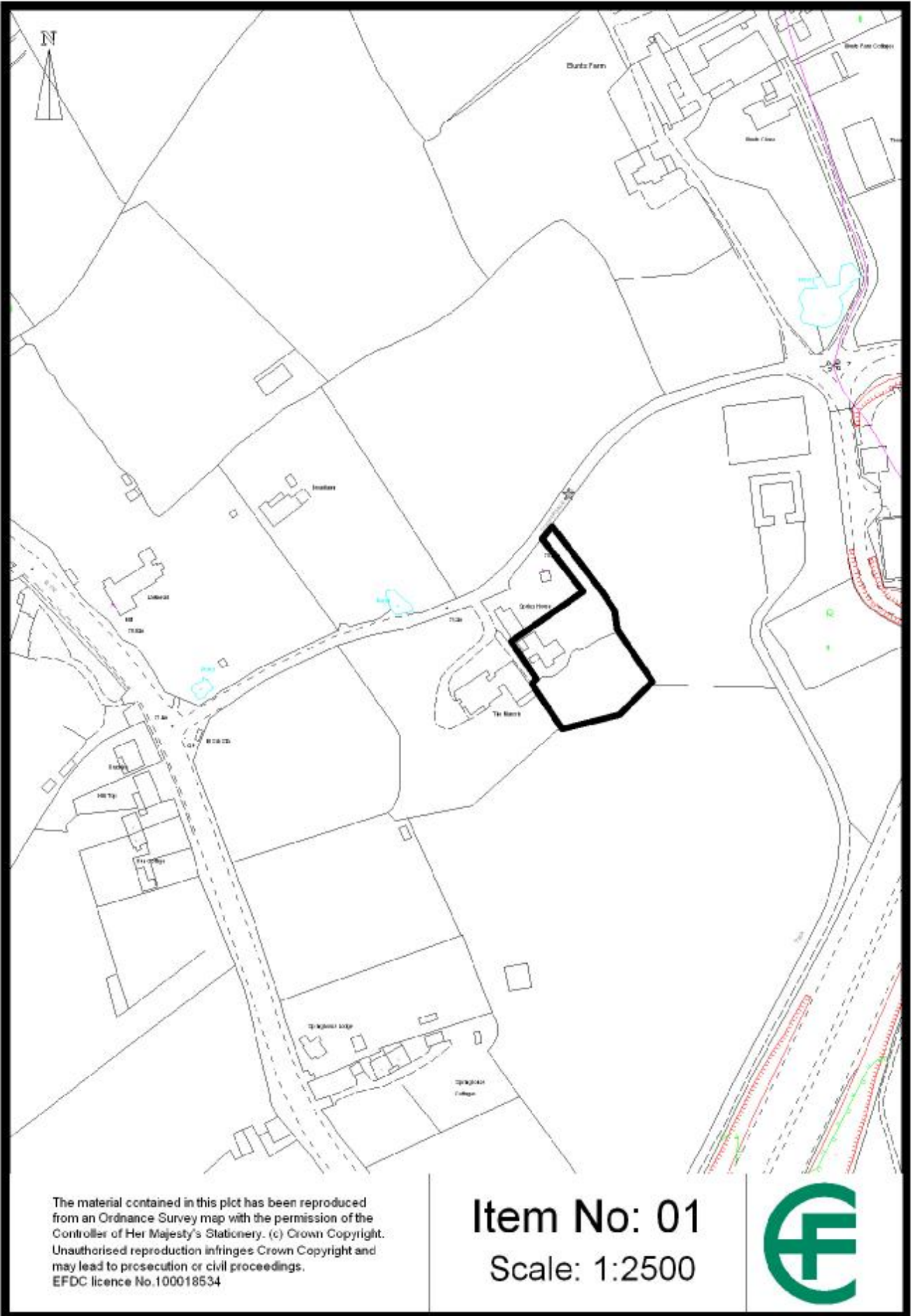
The development is unlikely to generate any significantly greater levels of vehicular traffic than that already permitted. Therefore, notwithstanding the substandard existing access point onto Coopersale Lane, it is considered that it would not prejudice highway safety, or the provisions of policy T17.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Objection. This application would be an inappropriate development in the Green Belt and an infringement of Green Belt policy. It is also a substantial increase in the volume of the site.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – This site has been the subject of three previous applications. The first was refused on Green Belt grounds and was dismissed on appeal. The second was approved but replaced by a third application and was for a larger two bedroomed house. This was refused. The application site is separate from Marcris House Nursing Home. Plans indicate an original hay barn. This ghostly presence is used as an excuse for increasing the footprint of the building by approximately 50%. Existing buildings do not include a barn and the proposed house cannot be constructed without substantial rebuilding. The previous approval established the principle of residential conversion however this was for a modest building. An extension of the building's footprint by 50% does not meet the requirements of GB8 but seeks to enlarge the building, as did the previously refused application. It is also claimed that there is already an access to the protected Coopersale Lane but this is grassed area that could not even be called a track and would be unsuitable for continued use by vehicles in its present form. If a paved driveway were made from Coopersale Lane to the proposed site it would be a further intrusion on Green Belt land and would seem to be in conflict with GB8 in that use and traffic generation would have an impact on the character of the countryside. Society believes that this application would be too much of an intrusion into the Green Belt, is in conflict with elements of the local plan and should be refused.

CAMPAIGN TO PROTECT RURAL ESSEX – We object to this application because the proposed building footprint is approximately 50% more than the present building footprint. The prior application (EPF/249/98) was approved because it met the existing footprint measurement.



Report Item No: 2

APPLICATION No:	EPF/0156/06
SITE ADDRESS:	2 Western Avenue Epping Essex CM16 4JR
PARISH:	Epping
APPLICANT:	Mr R M Whetstone
DESCRIPTION OF PROPOSAL:	Erection of 3 bedroom detached house (Revised application).
RECOMMENDED DECISION:	GRANT

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The first floor window in the en-suite bathroom of the house facing No. 14 Harriescourt shall be glazed in obscured glass in a fixed frame to the reasonable satisfaction of the Local Planning Authority and shall be so maintained.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the rear walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

Erection of a 3 bedroom detached house (revised application)

Description of Proposal:

This is an application for a 3 bed detached house. It has been revised following refusal of an earlier scheme in December 2005 (EPF/1509/05). The house has an 'L' shaped floor plan, with brickwork and a rendered projecting front gabled roof, casement windows and a single parking space to the front of the house. The new house would project about 3m beyond the rear of No 2 Western Avenue, and although 16m away from No 5 Centre Drive, the only upper floor window

facing that property would be an en-suite bathroom window. The rear garden of the new house is 157 sq m in area, leaving a garden of 120 sq m for No 2 adjoining, and the two garages immediately to the east are now retained rather than demolished as in the refused application.

The general design is similar to that of the earlier refused scheme, although that was for two semi-detached houses.

Description of Site:

The site has a 7m frontage to Western Avenue (widening behind the retained garages), and is at present an unused part of the rear garden of No 2 Western Avenue. Immediately south of the site is a substantial grassed open space, separated by dense hedge planting, and further shrubs screen Nos. 5 and 7 Centre Drive along their rear garden boundaries. The whole area slopes strongly to the south, and also from west to east (i.e. from Centre Drive towards Western Avenue).

Relevant History:

EPF/1509/05 – 3 bed dwelling house – Refused 7.12.05

Policies Applied:

Structure Plan Policies:

CS4 Sustainable new development.

BE1 Urban Intensification.

H3 Location of residential development

T7 Road hierarchy

T8 Traffic safety

Local Plan Policies:

DBE1 Design of new buildings

DBE2 impact of new buildings on neighbouring property

DBE8 Amenity space for residential development

DBE9 Impact of development on amenity

LL10 Retention of landscape features

T17 Highway safety

Issues and Considerations:

The issues raised by this application relate to the revisions made since refusal of the earlier application for two houses in December 2005. That scheme showed two semi-detached houses, partly on the site of the two existing garages, generally in line with No 2 and other houses on this side of Western Avenue. The first reasons for refusal related to the relationship with Nos 5 and 7 Centre Drive. Although the revised scheme now shows one new house sited 3m nearer to Nos 5 and 7 Centre Drive than previously, there are now no rear-facing first floor windows, apart from one serving an en-suite bathroom, which will be glazed in obscure glass in a fixed frame. The minimum separation of 16m is not considered to generate a significant loss of light or outlook, given also the smaller bulk of a single house. The land falls away from Centre Drive to Western Avenue (as well as southwards along both roads), and this would assist further in maintaining acceptable daylight and sunlight to adjoining houses. In the absence of any overlooking issues, the siting of the single new house is considered to be acceptable.

The second reason for refusal of the earlier application, relating to loss of the two garages and consequent exacerbation of on-street parking problems is now overcome as the garages will not be affected, and the new house has a parking space in the front garden.

Conclusions

The scheme is a clear improvement on that refused in December 2005, which accords with Council planning policies. Conditions should be imposed to ensure that the en-suite bathroom window facing towards Nos. 5 and 7 Centre Drive is glazed in obscured glass, and that no additional windows are formed after completion.

SUMMARY OF REPRESENTATIONS:

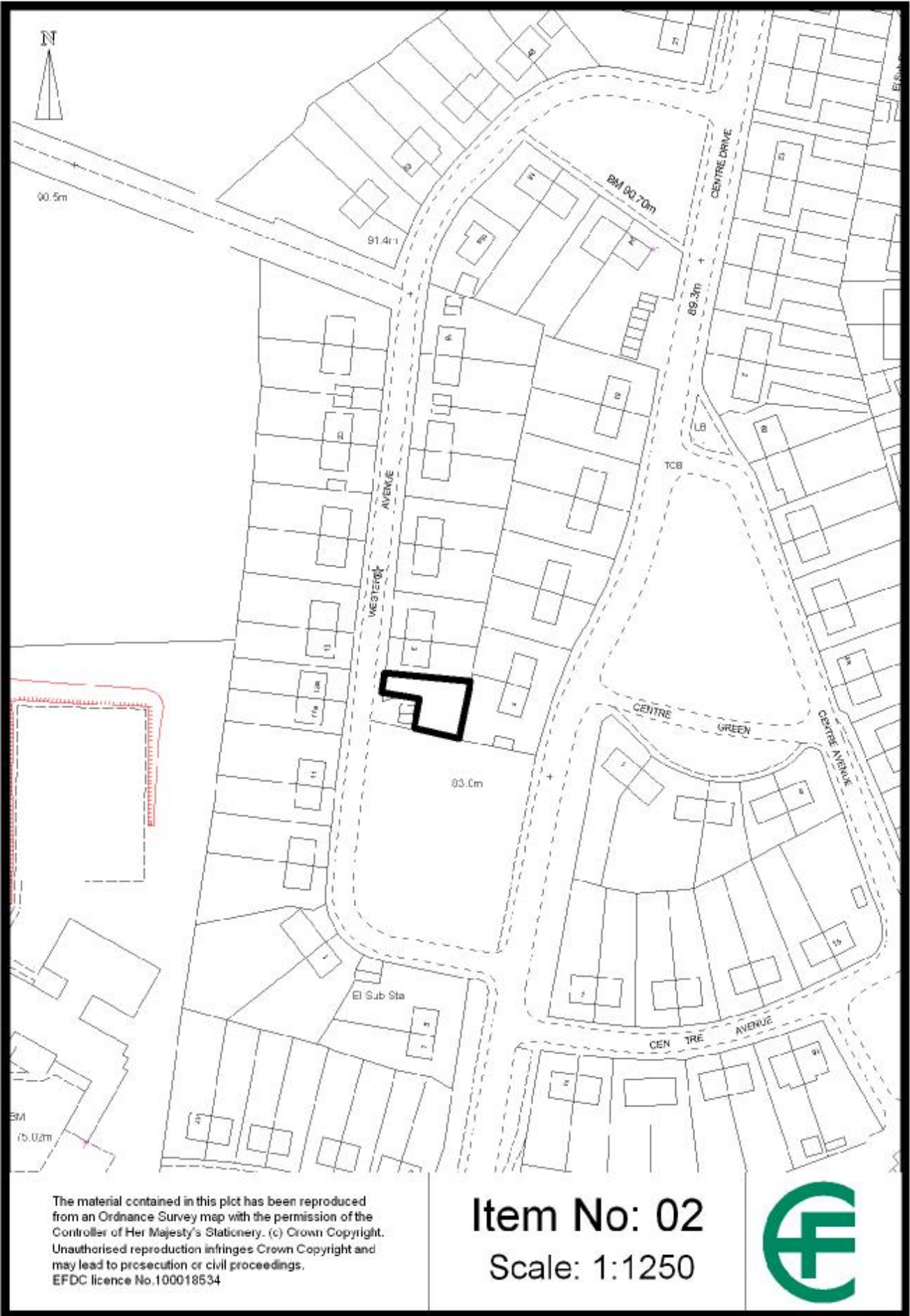
EPPING TOWN COUNCIL – Awaited

5 CENTRE DRIVE – Objection: new application worse than that previously refused for back-to-back distance from house (3.5m closer); new house would loom large, closer than Essex Design Guide recommended distance; loss of daylight and sunlight from west, with increased shade in back garden; development will increase parking in Western Avenue, as 3 bed house will inevitably generate need for more than the one space proposed.

7 WESTERN AVENUE – Objection: disruption while house being built – parking already heavy twice daily due to school traffic and the Green (open space) might be used for builders' parking or materials storage; development just for economic reasons.

13 WESTERN AVENUE – Objection: loss of parking caused due to new house – parking already heavy in road.

21 WESTERN AVENUE – Objection: loss of parking caused due to new house – no room to park already in Western Avenue.



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Item No: 02
Scale: 1:1250



Report Item No: 3

APPLICATION No:	EPF/1754/05
SITE ADDRESS:	Ruallan High Road North Weald Bassett Epping Essex
PARISH:	North Weald
APPLICANT:	Peer Group
DESCRIPTION OF PROPOSAL:	Removal of agricultural occupancy condition.
RECOMMENDED DECISION:	GRANT

NO CONDITIONS

Description of Proposal:

The application is for the removal of an agricultural occupancy condition that relates to the dwelling the wording of which is: "The occupant of the dwelling known as Ruallen shall be limited to a person solely or mainly working or last employed in the locality in agriculture or forestry or a widow or widower of such person and to any resident dependents".

Description of Site:

The house is one of a pair of semi-detached dwellings on the Ongar Park Hall Estate on the fringe of North Weald Village. There is open land to the rear and to the east. The site lies about 90m from North Weald High Road.

Relevant History:

The pair of agricultural dwellings was approved in 1963 to provide accommodation for workers on the Ongar Park Hall estate.

EPF/55/99 Use without compliance with agricultural occupancy condition. Refused. Subsequent appeal was dismissed and the more general agricultural occupancy condition quoted above was applied, November 1999.

Epf/480/02 Continued use of dwelling without compliance with agricultural occupancy condition. Refused June 2002

Policies Applied:

Green Belt policy generally and particularly GB17 of the adopted Local Plan.

Issues and Considerations:

The key consideration here is whether the retention of this dwelling for occupation by an agricultural worker is necessary. Policy GB17 of the adopted Local Plan deals specifically with the erection of new agricultural dwellings and at Paragraph 5.96 consideration is given to the removal of agricultural conditions, wherein it states the Council will have regard to the following 6-point criteria.

1. Current demand for houses for framers of farm workers in the locality.
2. Whether there are any vacant agricultural dwellings in the neighbourhood.
3. Whether there have been recent applications by agricultural workers for council houses.
4. Details of efforts to dispose of the dwelling subject to the condition, whether advertised, how frequently and for how long.
5. What the asking price or rent was and whether this reflected a reduction in value arising from the condition and
6. Whether there have been other recent applications nearby for agricultural dwellings.

This criteria was applied in considering the last two applications and the appeal in 1999. At that time the applicants failed to provide any detailed information to support removal and the Inspector found that the Councils supporting evidence showed that there was a continuing demand for agricultural dwellings in the locality.

Now however the applicants have submitted a considerable amount of information to support their application.

The property has been marketed through an estate agent with an asking price of around 30% less than the unencumbered market price of the property. It has been advertised locally in the Essex Chronicle in February June and September 2005 and in the Country Properties section of Farmers weekly 6 times over the period December 2004 to June 2005. The property has also appeared on the Acorus estate Agents general property list, which is produced monthly throughout 2005. The property also appears on the Acorus website. During this period of marketing (December 2004 – September 2005) a total of only 11 requests for particulars were received and only 1 request to view the property. The one request to view was from someone who would not fully comply with the condition. The Agents also directly contacted 96 agricultural holdings within a 10KM radius of the property through a postal survey seeking information about the need for agricultural dwellings and mentioning the availability of Ruallen. They received 12 surveys back of which 5 expressed an interest. Details were then sent to these five including a guide price. No further interest was shown and no offers were received.

In addition to this marketing exercise the applicants have provided evidence from DEFRA census data of the agriculture within the local area and its decline between 1990 and 2003. This shows amongst other things that the number of people employed full time in agriculture declined by about 29%, and that the number of livestock in the vicinity (which is the most often quoted reason for needing convenient housing) has fallen even more significantly.

When the Council successfully resisted the removal of the condition at appeal in 1999 we argued that there had been recent applications elsewhere in the North Weald area for new agricultural dwellings, which demonstrated a need for such dwellings in the locality. Additionally there was a worker actually interested at that time in renting the property. Since then however there has only been one application in the North Weald parish for such a dwelling and as that was the change of use of an existing building it was approved. We therefore have no evidence of a current demand for agricultural workers dwellings in the locality.

An adjacent resident has suggested that someone employed as a greens keeper on the adjoining golf course could occupy the dwelling, but such a person would not be in compliance with the occupancy condition.

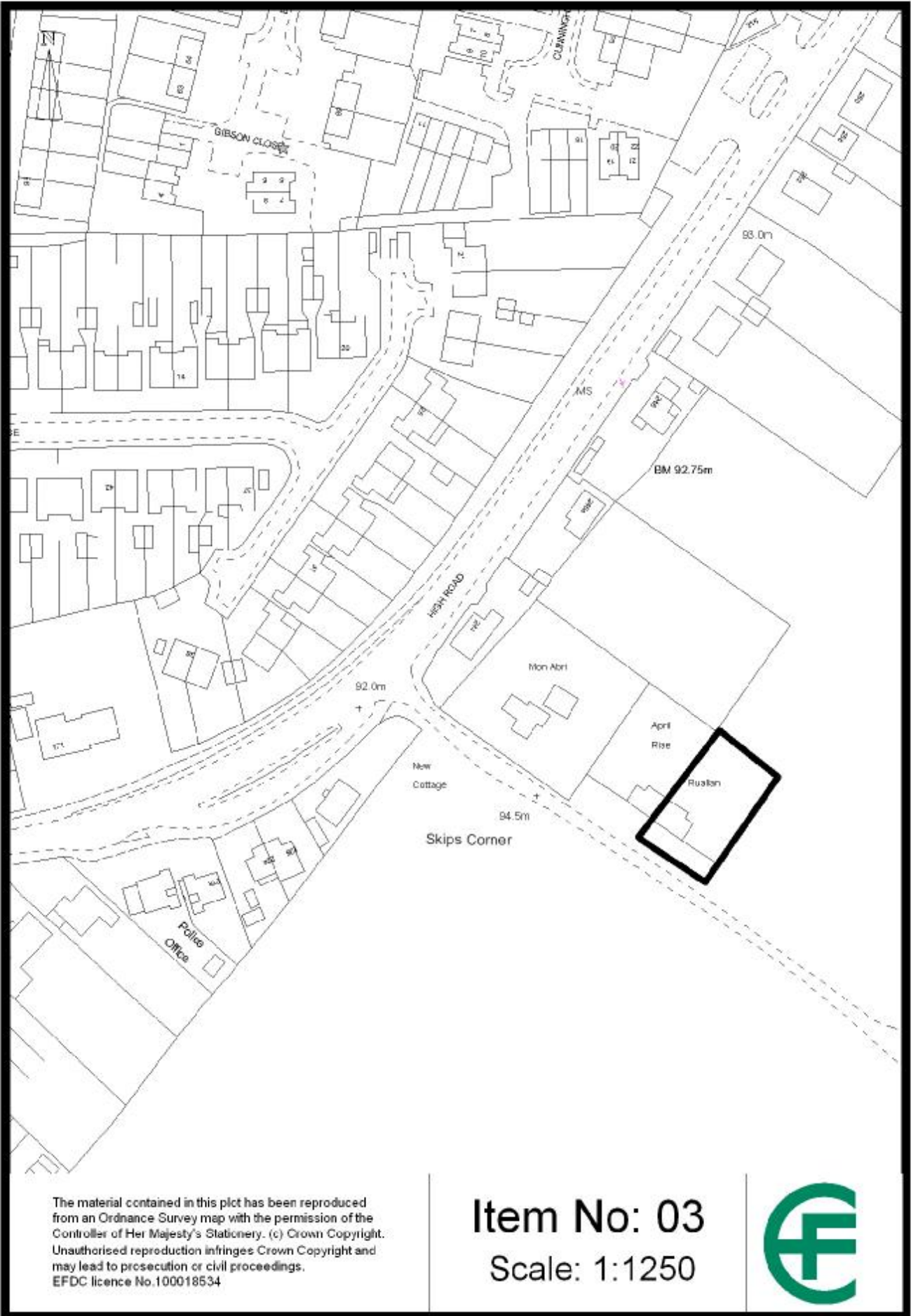
Conclusion.

In conclusion, it is considered that sufficient evidence has been presented to demonstrate that there is not a need in the locality for this agricultural dwelling, as such it would not be reasonable to insist on the retention of the condition which would mean that the property would lie empty rather than providing a home. The application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

NORTH WEALD PARISH COUNCIL – Objection. Members were of the view that the proposed change was not appropriate.

APRIL RISE, SKIPPS CORNER - The Ruallan covenant has already been changed to cover a wider range of employees. An employee from Ongar Park Farm has contacted them. Local Golf course green keepers could be viable occupants. The covenant should stay in place. The owner's reason for wanting this is purely financial. The covenant protects people who are in a vulnerable position and should be retained.



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Item No: 03
Scale: 1:1250



Report Item No: 4

APPLICATION No:	EPF/2112/05
SITE ADDRESS:	North Weald Golf Club, Rayley Lane, North Weald
PARISH:	North Weald
APPLICANT:	Home Counties, Golf and Leisure Ltd
DESCRIPTION OF PROPOSAL:	Two storey side extension to existing club house and barn conversion to create bedroom accommodation for visitors and members of North Weald Golf Club. (Revised application)
RECOMMENDED DECISION:	GRANT

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of the development details of secure covered cycle parking and motorcycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be completed and made available before the first use of the hotel facility hereby approved and thereafter retained.
- 4 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 5 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.

Description of Proposal:

This application is for the erection of a two storey link building joining the existing clubhouse to an existing barn and the use of the link building and barn for hotel accommodation in connection with the use of the site as a golf course. The scheme will provide 24 hotel rooms.

The application also includes expansion and reorganisation of the of the golf course car parking area to provide a total of 236 parking spaces (for the golf course, hotel and existing fitness suite).

Description of Site:

The site is an established golf course which straddles the A414, with access from Canes Lane. The existing club house is located to the east of Canes Lane and to the north of Little Weald Hall. The proposed extension will link the existing clubhouse with an existing timber barn. The proposed extension to the existing car park lies to the north of the buildings between the buildings and the A414. The car park and clubhouse site are well screened from the roads by an existing substantial landscape screen.

Relevant History:

The Golf Course was approved back in 1990 and in 1994 planning permission was granted for construction of a clubhouse. This consent has only been partially implemented and the approved scheme was for a larger building, which joined the clubhouse to the existing timber barn and utilised the barn as a members' dining room. In the event only a truncated version of the approved scheme was built.

In 1996 the adjacent agricultural building was granted consent for use as a facilities building in connection with the golf course use and in 1999 permission was granted for use of part of that building as a health and fitness centre.

Policies Applied:

Structure Plan –
CS2 protecting the natural and built environments.
C2 Green Belt.
CS4 sustainable new development.
N1 landscape conservation
LRT3 Formal countryside recreation areas.
LRT10 Tourist accommodation
T3 Promoting accessibility
T6 Walking and Cycling

T12 vehicle Parking.

Local Plan –

GB2 Green Belt

GB8 change of use

GB9 extensions to non-residential buildings

HC12 setting of listed buildings

RST19 Golf Courses

RST20 Golf course buildings

RST31 Tourist accommodation

DBE1, DBE4 design

LL2, LL11 Landscaping

T14 parking

T17 highway issues.

Issues and Considerations:

The main issues in the determination of this application are; Green Belt, visual impact (on the locality and on the siting of the adjacent listed building), sustainability and highway and parking issues.

Green Belt.

The site is within the Metropolitan Green Belt wherein new buildings for hotel accommodation are not appropriate, we therefore need to establish whether there are very special circumstances that would outweigh the harm to the Green Belt that would result from the development.

In this instance, the proposed extension to the clubhouse has a very similar footprint to the area originally approved but never built. This additional area could still be completed under the original planning consent from 1994 as the scheme has been partially implemented. The proposed extension would have little greater impact on the green belt than the original scheme.

Similarly, change of use of the existing barn building would not normally be acceptable as it is in a very poor state of repair and would not be capable of conversion without significant structural works including the building of an internal steel frame. However under the 1994 permission the barn has permission for use as a members' dining room and again this conversion work, including the provision of an internal frame could be carried out without the need for a further consent.

Therefore it is considered that the extant partially implemented planning consent must amount to very special circumstances. The question that must therefore be addressed is whether the proposed extension and use as a 24 bed hotel would have any greater impact on the green belt than the existing permission.

Given the location of the proposed extension, behind the existing barn when viewed from the west and behind the existing leisure building when viewed from the north and east, and with an existing agricultural building to the south, it is considered that the impact on openness is minimised.

Of greater concern perhaps is the large area of parking that is proposed, as normally such an extensive area of parking would not be appropriate in the Green Belt. The size of the increase in parking has been calculated not just to meet the need of the proposed hotel, but also to better meet the existing demand at the site. At present parking regularly overflows onto a grassed area to the front of the site and the applicant wishes to provide a better solution to the overflow problem. The hotel use will not generate a large amount of parking in the context of the whole site. The proposed parking area is well screened by existing vegetation.

It is considered that given the history of the site and the existing uses within the site and their parking needs the proposed development is acceptable in green Belt terms.

Visual Impact.

As stated above the proposed extension falls within a quite tight development of buildings and will certainly not be prominent from any direction. The design of the extension is to match the existing building, and a two storey glazed element with a reduced ridge height will joint the extended clubhouse to the barn building. Significant alterations to the barn are proposed, mainly the insertion of a large number of windows and the addition of a fire escape, however given the proposed use these alterations appear necessary. The end result will not retain the character of a barn but it will be in keeping with the main clubhouse building. The building is some distance from the listed farmhouse Little Weald Hall, and separated from it by a large agricultural building that recently gained change of use to B8. It is not considered that the scheme has an adverse impact on the setting of the listed building. The extended parking area will be largely screened from outside the site. Overall the impact on the visual amenity of the area will be minimal.

Parking and Highway Issues.

As has been stated it is not considered that the proposed hotel use will generate a significant increase in traffic movements compared to the overall number already generated by the golf and leisure facility at the site. County Highways have raised no objection to the proposal subject to conditions regarding provision of cycle and motorcycle parking.

Sustainability

The core strategy of the Essex Structure Plan, along with current government guidance seeks to locate new development within existing built up areas with good transport links and to ensure maximum accessibility. This facility is clearly most likely to be accessed by car. However as a hotel facility providing accommodation for people wishing to use the golf course it is obviously well located for this purpose and may not resulting a large increase in car movements, as people who would otherwise have driven home after a game of golf may now simply stay the night. As the main use already exists it is not considered that sustainability, in relation to the ancillary hotel use, would be sufficient to warrant refusal of the application.

Other Issues

The proposal generally accords with the structure plan and local plan policies, which seek to allow tourist accommodation where it will not have an adverse impact on the character of an area. The site is on potentially contaminated land so Environmental Health have suggested a contaminated land condition.

A flood risk assessment is required to ensure that there is no increased flood risk as a result of the development.

Although described as an ancillary activity to the golf course, the hotel could be occupied for general overnight accommodation if golf-related demand were low, unless a condition was to be imposed to the contrary. Members may wish to impose such a condition, or else leave the matter to be resolved by demand.

Conclusion

It is considered that due to the previous history of this site and the fact that a larger building and use of the barn have already been approved there are very special circumstances sufficient to outweigh the harm to the green belt that would result from the development.

The proposal will not harm the setting of the adjacent listed building and will not result in unacceptable parking levels or traffic movements. The proposal is therefore considered acceptable and is recommended for approval subject to conditions.

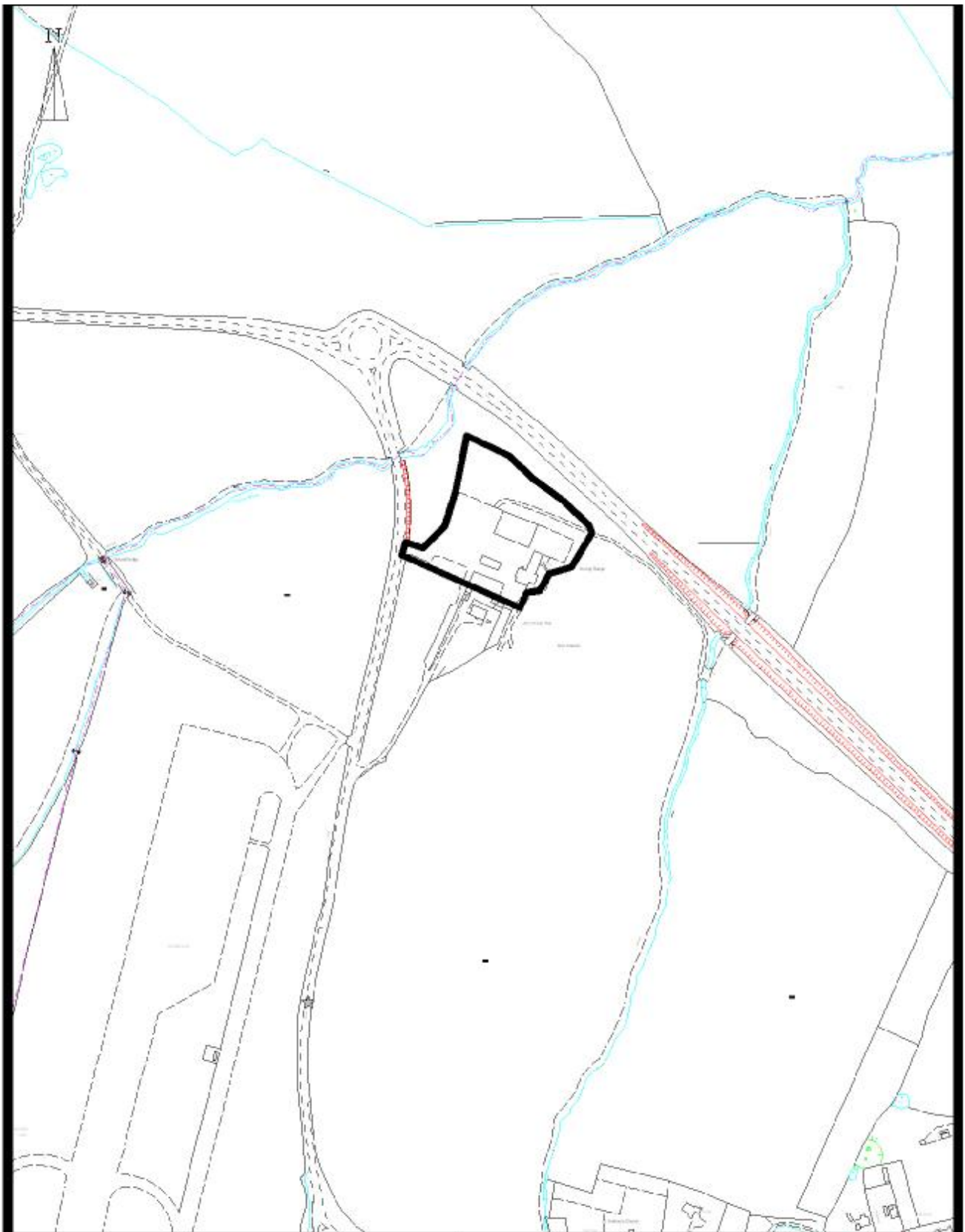
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - No Objection.

Campaign to Protect Rural Essex - Green Belt. We do not consider playing golf justifies overnight accommodation as being special circumstances.

NORTH WEALD BASSETT AND DISTRICT RURAL PRESERVATION SOCIETY. – Object.

Unsuitable and unnecessary development within the Green Belt.



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Item No: 04
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