

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 22nd February, 2006

Place: Council Chamber, Civic Offices, High Street, Epping
Room: Council Chamber
Time: 7.30 pm
Democratic Services Officer Adrian Hendry, Research and Democratic Services
Tel: 01992 564246 email: ahendry@eppingforestdc.gov.uk

Members:

Councillors Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, Mrs P Brooks, R Chidley, J Demetriou, R D'Souza, Mrs R Gadsby, R Haines, Mrs J Lea, L McKnight, P McMillan, Mrs M Sartin and D Spinks

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 7 - 8)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

2. MINUTES (Pages 9 - 18)

To confirm the minutes of the last meeting of the Sub-Committee held on 25 January 2006 as a correct record (attached).

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. EPF/640/04 - ABBEY MILLS, HIGHBRIDGE STREET, WALTHAM ABBEY (Pages 19 - 32)**Subject:**

Planning application EPF/640/04 – demolition of existing building and erection of 1 three storey block containing fifteen flats and 192sq metres of B1 floorspace and 1 two storey block containing six flats with associated access, parking and amenity space. At Abbey Mills, Highbridge Street, Waltham Abbey.

Recommendation/Decision Required:

That members consider amending the requirements of the legal agreement imposed when the application was originally considered in August 2005. Namely in respect of drainage issues and how vehicles exit from the site.

Report:

Members will recall that this application was considered back in August 2005 at which time it was agreed to grant planning consent subject to conditions and subject to the applicants first entering into a legal agreement under Section 106 of the Town and Country Planning Act.

The legal agreement considered necessary by Members contained two aspects, which it is now considered should not be a requirement of granting consent.

The first of these was originally suggested by the case officer following advice from Thames Water that they did not know whether the capacity of the sewerage system in the locality was sufficient to meet the demand that the new development would place on it, and it required the applicants to:

Investigate the ability of the existing sewerage system to dispose of the foul and surface water for this development and in the event that these investigations show that there is insufficient capacity available to secure the provision of adequate foul and

surface water drainage in consultation with the sewerage undertaker for the whole of the development prior to the commencement of the development, such drainage shall be secured where appropriate by means of a public sewer requisition pursuant to Section 98 to 101 of the Water Industry Act 1991

Since the decision, the applicants have provided additional information to Thames Water and they (Thames Water) have carried out their own further investigation and have confirmed that they are now satisfied that the existing sewerage infrastructure is adequate for the proposed development.

There is therefore no longer a need for this to form part of the legal agreement.

The second element was required by Members at the Committee meeting as a result of disquiet about the safety of vehicles turning right out of the site, and required the applicants to:

'Carry out a safety audit and traffic impact assessment on the impact of traffic turning right out of the site. Should it be demonstrated to be necessary, submit, for approval to the Local Planning Authority proposals for restricting vehicles from turning right out of the site onto Highbridge Street and provide for the implementation of the approved scheme at no cost to the Highway Authority prior to the first occupation of the flats.'

Since the decision to include this as part of the legal agreement, the applicants have been in liaison with Essex County Council Highways. County highways have taken into account the position of the access close to the roundabout and the pedestrian crossing, but have to also take into account the distance that people would have to travel before being able to turn round, if forced to only exit left, and the fact that the existing use would have generated considerable numbers of traffic movements including larger vehicles. The matter has been fully considered and County Highways have stated, categorically, that they do not consider Traffic Impact Assessment to be necessary and indeed that they would not support any proposals to restrict right turning from the site, as it would be unnecessary, unworkable and unenforceable. They confirm, as stated in the original report to committee that the existing arrangements shown on the application drawing are perfectly acceptable.

It is considered therefore that there is no justification for insisting on a safety audit and traffic impact assessment.

CONCLUSION:

In the light of this additional information it is considered that it would be unreasonable to require these two elements to be enshrined in the suggested Legal Agreement as they require the applicants to carry out considerable work, with subsequent time and cost implications, to no consequence.

Members are therefore asked to amend the earlier decision and grant planning consent for the development subject to the same conditions as previously agreed, and subject to the applicant first entering into a legal agreement under Section 106 of the town and Country Planning Act (within 12 months) to:

1. Provide for, at no cost to the Highway Authority, (a) the removal of the existing access and layby/parking area to the front of the existing building and the formation of a new bell-mouth access to include 2 kerbed radii each with a dropped kerb/tactile paving crossing point and a 90m x 2.4m x 90m visibility spay; (b) the upgrading of the current Essex County Council standards of the

westbound bus stop located to the west of the proposal site immediately before the A121 Highbridge Street/bypass/Beaulieu Drive traffic signal controlled junction; (c) a bus promotion and marketing campaign, which shall include among other issues, free season ticket and timetable information, as well as publicity by for example poster and leaflet.

2. Provide an education, contribution of £25,809, index linked to April 2005 costs using the PUBSEC Index, towards the cost of 3 additional primary school places needed as a result of the development of 21 flats.

3. But that the 106 agreement should not include the other two elements previously requested.

The previous report to committee and minutes of that meeting are attached as an Appendix for information.

7. DEVELOPMENT CONTROL (Pages 33 - 56)

(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.

8. 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.

9. 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 D **Date:** 25 January 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.45 pm
High Street, Epping

Members Present: Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, Mrs P Brooks, R Chidley, R D'Souza, Mrs R Gadsby, L McKnight and P McMillan

Other Councillors: M Heavens

Apologies: R Haines, Mrs J Lea, Mrs M Sartin and D Spinks

Officers Present: S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

54. 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.

55. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 December 2005 be taken as read and signed by the Chairman as a correct record.

56. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interests in agenda items 6 (2) (EPF/1918/05 - Little Cutlands, St Leonards Road, Nazeing) and 6(3) (EPF/2157/05 – 14 Shooters Drive, Nazeing), by virtue of being a member of Nazeing Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda items 6 (1) (EPF/2008/05 Montana, Parsloe Road, Epping Upland, Epping) by virtue of being a member of Epping Upland Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

57. ANY OTHER BUSINESS

The Chairman reminded the Committee that planning had issued an advance notification that the Tesco's site in Waltham Abbey was to be discussed at the next

meeting and that the Committee members (if appropriate) should consult their wards and supply any comments to Planning Section before the next meeting.

58. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

59. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Item No. 1

APPLICATION No:	EPF/2008/05
SITE ADDRESS:	Montana Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
APPLICANT:	Mr & Mrs C A Selway
DESCRIPTION OF PROPOSAL:	First floor side extension to form annexe for dependent parents.
RECOMMENDED DECISION:	Deferred Information requested on: Amount of living space in existing building Number of people living in existing building Degree of dependency of intended occupants

Item No. 2

APPLICATION No:	EPF/1918/05
SITE ADDRESS:	Little Cutlands St Leonards Road Nazeing Essex EN9 2HJ
PARISH:	Nazeing
APPLICANT:	Stephen Coombs
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/87 - Fell 7 Cypress Trees.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.

Item No. 3

APPLICATION No:	EPF/2157/05
SITE ADDRESS:	14 Shooters Drive Nazeing Essex EN9 2QD
PARISH:	Nazeing
APPLICANT:	Mr & Mrs Bernstone
DESCRIPTION OF PROPOSAL:	Side and rear extensions and loft conversion with front dormers. (Revised application).
RECOMMENDED DECISION:	REFUSED

CONDITIONS:

- 1 The proposed development would overdevelop the frontage, create a cramped appearance and introduce a terracing effect which would harm the amenities of the street scene and therefore would be contrary to policy DBE10 of the adopted Local Plan.

Item No. 4

APPLICATION No:	EPF/1780/05
SITE ADDRESS:	Highview Epping Road Roydon Harlow Essex CM19 5DD
PARISH:	Roydon
APPLICANT:	Mr & Mrs J Ottley
DESCRIPTION OF PROPOSAL:	Construction of garage/store, stables and greenhouse.
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 stable building hereby approved shall be used only for the stabling of animals within the ownership of the occupants of Highview and not for any other purpose including livery.
- 4 The development shall be carried out in accordance with the amended plans received on 18 November 2005 unless otherwise agreed in writing with the Local Planning Authority.

Item No. 5

APPLICATION No:	EPF/2000/05
SITE ADDRESS:	Sines Parks Lane Breach Barns Galleyhill Road Waltham Abbey Essex EN9 2AJ
PARISH:	Waltham Abbey
APPLICANT:	Mr M Sines
DESCRIPTION OF PROPOSAL:	Change of use from wasteland to car park.
RECOMMENDED DECISION:	WITHDRAWN BY APPLICANT BEFORE MEETING

Item No. 6

APPLICATION No:	EPF/2007/05
SITE ADDRESS:	Land on the West Side of Mason Way (between 65 & 71) Waltham Abbey Essex
PARISH:	Waltham Abbey
APPLICANT:	Ability Housing Association

DESCRIPTION OF PROPOSAL:	Erection of five bungalows suitable for wheelchair use and associated parking (revised application for EPF/1194/00).
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 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.
- 3 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 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, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include provision for supervision and inspection of the tree protection measures. The fencing, or other protection which is

part of the approved statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing.

6 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 an 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.

7 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the Local Planning Authority, and the development shall not commence until the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting area, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision, which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 9 Prior to the commencement of the development details of the proposed surface materials for the access way and parking 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 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.
- 11 Details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.
- 12 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.
- 13 Except with the prior agreement of the Local Planning Authority in writing, no construction work or demolition shall be carried out or plant operated other than between the following hours 07.00 hours to 18.00 hours, Monday to Friday, 08.00 hours to 13.00 hours on Saturday and at no time on Sundays, Bank of Public Holidays.
- 14 Before the development hereby permitted is commenced, details of the following matters shall be submitted to and approved by the Local Planning Authority in writing:
 - i) contractors' access arrangements for vehicles, plant and personnel.
 - ii) contractors' site storage area/compound.
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site.
 - iv) The arrangements for parking of contractors' vehicles and contractors' personnel vehicles.Thereafter the development shall be undertaken in accordance with the approved details.
- 15 No development shall take place until full details of the construction of the vehicular access roadway and pedestrian footway have been submitted to and approved by the Local Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details.
- 16 The development authorised by this permission shall not commence until the Local Planning Authority has approved in writing a full scheme of works for upgrading the adjacent public footpath no. 54 by resurfacing and lighting. No occupation of any part of the site shall take place until those works have been completed in

accordance with the Local Planning Authority's approval otherwise agreed by the Local Planning Authority.

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Extract from Plans D minutes dated 3 August 2005.

APPLICATION NO: EPF/640/04

PARISH

Waltham Abbey

SITE ADDRESS:

Abbey Mills, Highbridge Street, Waltham Abbey

DESCRIPTION OF PROPOSAL

Demolition of existing building and erection of 1 three storey block containing fifteen flats and 192 sq metres of B1 floorspace and 1 two storey block containing six flats with associated access, parking and amenity space.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Submit programme of archaeological work.
3. The development shall be carried out in accordance with the amended plans received on 24 December 2004 unless otherwise agreed in writing with the Local Planning Authority.
4. Materials of construction to be agreed.
5. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the method of implementation have been submitted to the Local Planning Authority and are approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and number/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 in writing.

The statement must include details of all 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.

The landscaping scheme must incorporate an 8m buffer zone of locally native plant species, alongside the River Lee.

6. Contaminated land study and remediation.

7. The finished floor levels of the development hereby approved shall be set a minimum of 19.1 AOD. Details showing how this is to be achieved shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
8. Details of means of fencing the site within 8 metres of the river shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
9. Drainage details to be agreed.
10. Prior to the first occupation of any of the units hereby approved, full details of the access road, parking spaces, disabled parking, cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with those agreed details.
11. No gates shall be erected on the access road without the prior written agreement of the Local Planning Authority.
12. Prior to the first occupation of any of the units hereby approved, a scheme providing for adequate storage of refuse from the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained.
13. Construction of work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 and 18.30 Monday to Friday and 08.00 to 13.00 on Saturday and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
14. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The facilities shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.
15. Prior to commencement of development a full noise survey shall be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey, a scheme for protecting the proposed new dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above, as detailed in PPG24. The approved works shall be completed before any of the proposed residential units are occupied.
16. Prior to the commencement of development details of external lighting of the site shall be submitted to and agreed in writing by the Local Planning Authority, the agreed scheme shall be carried out prior to the first occupation of any of the units hereby approved. No external lighting other than that approved shall be erected at the site without the prior written agreement of the Local Planning Authority.

And subject to the applicant first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act (within 12 months) to:

1. Investigate the ability of the existing sewerage system to dispose of the foul and surface water for this development and in the event that these investigations show

that there is insufficient capacity available to secure the provision of adequate foul and surface water drainage in consultation with the sewerage undertaker for the whole of the development prior to the commencement of development. Such drainage shall be secured where appropriate by means of a public sewer requisition pursuant to Section 98 to 101 of the Water Industry Act 1991.

2. Provide for, at no cost to the Highway Authority, (a) the removal of the existing access and layby/parking area to the front of the existing building and the formation of a new bell-mouth access to include 2 kerbed radii each with a dropped kerb/ tactile paving crossing point and a 90m x 2.4m x 90m visibility splay; (b) the upgrading to current Essex County Council standards of the westbound bus stop located to the west of the proposal site immediately before the A121 Highbridge Street/Bypass/Beaulieu Drive traffic signal controlled junction; (c) a bus promotion and marketing campaign, which shall include among other issues free season ticket and timetable information, as well as publicity by, for example, poster and leaflet.
3. Provide an education contribution of £25, 809, index linked to April 2005 costs using the PUBSEC Index, towards the cost of 3 additional primary school places needed as a result of the development of 21 flats.
4. Carry out a safety audit and traffic impact assessment on the impact of traffic turning right out of the site. Should it be demonstrated to be necessary, submit for approval to the Local Planning Authority proposals for restricting vehicles from turning right out of the site onto Highbridge Street and provide for the implementation of the approved scheme at no cost to the Highway Authority prior to the first occupation of the flats.

Original Report of Abbey Mills - from 3 August 2005.

Epping Forest District Council
Final Committee Agenda
For Committee meeting on: 03/08/2005
Decision Level: Development Committee and Plans Sub-committee

DC.AID
PCR2/1.8

APPLICATION No: EPF/640/04

Report Item No: 3

SITE ADDRESS:

ABBEY MILLS, HIGHBRIDGE STREET, WALTHAM ABBEY

PARISH: Waltham Abbey

APPLICANT: Lee Valley Regional Park Authority

DESCRIPTION OF PROPOSAL:

Demolition of existing building and erection of 1 three storey block containing fifteen flats and 192 sq metres of B1 floorspace and 1 two storey block containing six flats with associated access, parking and amenity space.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Submit programme of archaeological work
3. The development shall be carried out in accordance with the amended plans received on 24 December 2004 unless otherwise agreed in writing with the Local Planning Authority.
4. Materials of construction to be agreed.
5. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of implementation have been submitted to the Local Planning Authority and are 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 in writing.

The statement must include details of all 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.

The landscaping scheme must include incorporate an 8m buffer zone of locally native plant species, alongside the River Lee.

6. Contaminated land study and remediation.
7. The finished floor levels of the development hereby approved shall be set a minimum of 19.1 AOD. Details showing how this is to be achieved shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
8. Details of means of fencing the site within 8 metres of the river shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.
9. Drainage details to be agreed.
10. Prior to the first occupation of any of the units hereby approved, full details of the access road, parking spaces, disabled parking, cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with those agreed details.
11. No gates shall be erected on the access road without the prior written agreement of the Local Planning Authority.
12. Prior to the first occupation of any of the units hereby, approved, a scheme providing for adequate storage of refuse from the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained.
13. Construction work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 and 18.30 Monday to Friday and 08.00 to 13.00 on Saturday, and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
14. Wheel washing or other cleaning facilities for vehicles leaving the site

during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The facilities shall be installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

15. Prior to commencement of development a full noise survey shall be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey, a scheme for protecting the proposed new dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above, as detailed in PPG24. The approved works shall be completed before any of the proposed residential units are occupied.
16. Prior to the commencement of development details of external lighting of the site shall be submitted to and agreed in writing by the Local Planning Authority, the agreed scheme shall be carried out prior to the first occupation of any of the units hereby approved. No external lighting other than that approved shall be erected at the site without the prior written agreement of the Local Planning Authority.

And subject to the applicant first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act (within 12 months) to:

1. Investigate the ability of the existing sewerage system to dispose of the foul and surface water for this development and in the event that these investigations show that there is insufficient capacity available to secure the provision of adequate foul and surface water drainage in consultation with the sewerage undertaker for the whole of the development prior to the commencement of development. Such drainage shall be secured where appropriate by means of a public sewer requisition pursuant to Section 98 to 101 of the Water Industry Act 1991.
2. Provide for, at no cost to the Highway Authority, a) the removal of the existing access and lay-by/parking area to the front of the existing building and the formation of a new bell mouth access to include 2 kerbed radii each with a dropped kerb/tactile paving crossing point and a 90m x 2.4m x 90m visibility splay. b) The upgrading to current Essex County Council standards of the westbound bus stop located to the west of the proposal site immediately before the A121 Highbridge Street/Bypass/Beaulieu Drive traffic signal controlled junction. c) A bus promotion and marketing campaign, which shall include among other issues free season ticket and timetable information as well as publicity by, for example, poster and leaflet.

3. Provide an education contribution of œ25,809, index linked to April 2005 costs using the PUBSEC Index, towards the cost of 3 additional primary school places needed as a result of the development of 21 flats.

Description of Proposal:

Demolition of the existing office building and erection of a three-storey block, fronting Highbridge Street containing 15, two bedroom flats and 192 square metres of B1 floorspace at ground floor and a two storey block to the rear of the site containing 6 two bedroom flats. The proposals include parking for 27 cars.

The block fronting Highbridge Street is set close to the pavement edge and is visually broken up by three gables facing the street. The 3 proposed office units, each of roughly 64 square metres in floor area have their own independent front access doors from Highbridge Street and the flats are accessed by two separate entrance stairwells.

The rear two-storey block of 6 flats is sited 8m from the River Lea and has been kept relatively low in profile.

Access to the site is via one shared access, in the same position as the existing access to the site, with parking in two rows through the middle of the site. A small amount of amenity space is provided between the parking area and the fronting block, but it is envisaged that the main communal amenity space will be the area to the west and south of the rear block which when landscaped will provide an attractive area adjacent to the river.

Description of Site:

Roughly rectangular site fronting the southern side of Highbridge Street and backing on to the river. The site is currently occupied by a 1960s style flat roofed office building, with a large tarmaced area to the rear with a number of portable buildings.

To the west is sheltered accommodation for elderly people and immediately to the east is a narrow strip of land owned by Thames Water and beyond that a site that is currently being developed for flats and shops. Access to the site is adjacent to the western boundary. The site is outside the Waltham Abbey Conservation Area.

Relevant History:

EW/WHX/12/62 - Office accommodation, canteen, toilets and car

park - Approved 1962.
WHX/196/66 - Erection of foundry building - Approved 1967.
WHX/197/70 - Change of use to maintenance depot - Approved 1970.

Since then there have been approvals and renewals for a series of temporary offices and most recently in 2000 permission was granted for the stationing of a storage container.

Policies Applied:

Local Plan

STC5 Town centre site.
RP4 Contaminated Land.
H3 Residential Development.
STC5 redevelopment of Highbridge Street Site.
STC9 Ground floor uses in town centres
U1 infrastructure
U2 and U3 Flooding
DBE1, DBE2, DBE3, DBE6, DBE8, DBE9 relating to design and the built environment and protection of amenity.
LL10, LL11 relating to landscaping provision.
T14 and T7 relating to highway and parking issues,
I1 106 agreements.

Structure plan:

TCR3. Seeks to improve the range and quality of facilities in Town Centres.
H2 sequential approach to housing development.
H3 Location of residential Development
H4 development form of new residential development.
BE1 Urban intensification
E2 mixed uses in Town Centres.
BE5 Planning obligations
BIW1 Employment Land Provision.
BIW3 Sequential approach to business development
BIW5 Business Location
BIW4 Protection of existing employment land.
EG4 energy conservation in design.
CS1 Sustainable urban regeneration.
CS4 Sustainable new development.
T12 Vehicle Parking.

Issues and Considerations:

This site forms the western element of the site identified in the adopted Local Plan as STC5. Policy STC5 states that the Council may grant planning permission for the redevelopment of all or part of the site provided that:

1. the design of the development respects and enhances the site's prominent position on the approach to the Town Centre and adjacent to the Conservation Area; and

2. The development of part of the site does not prejudice the successful development of the remainder.

The eastern element of the STC5 site is currently being developed for flats with mixed town centre uses at ground floor. The redevelopment of this western area in a similar manner is considered to be in accordance with this policy. There will be a central strip of land remaining between the two developments, which is owned by Thames Water. It is unfortunate that the applicants for both sites have been unable to achieve co-operation with the owners of that land to incorporate it within their proposals, but it is not considered that the non-development of this strip, which is treed, should prevent the satisfactory development of the application site.

The main issues therefore in considering this application are considered to be:

- 1 Whether the proposed use is acceptable.
2. Impact on the street scene.
3. Impact on the amenity of adjacent residents.
4. Highway and Parking issues.
5. The provision of adequate amenity space and living conditions.

1. The proposed use.

The site is currently in employment use, and is well located, on the edge of the Town Centre with good access, for such a use. The policies of the Structure Plan seek to retain existing employment uses in town centres to maintain the vitality and viability of Town Centres, it was therefore considered that the total loss of employment from this site and its use solely for residential purposes would be contrary to policy.

Following negotiations the applicants agreed to provide, B1 business floorspace within the ground floor of the building fronting Highbridge Street. The amount of space proposed, equates to that which will be lost, so that there is no net decrease in employment floorspace. B1 uses are those that can be carried out within a residential area without causing disturbance or harm to residential amenity, and are therefore ideally suited to a mixed use development of this kind. The use of the remainder of the site for residential is considered appropriate given the location between other residential developments.

2. Impact on the Street Scene.

This is an important site, on the approach to Waltham Abbey Town Centre, which is currently occupied by a building that is unattractive and outdated. The proposed building fronting Highbridge street is not innovative, but is of appropriate bulk and massing for this location and with the use of high quality materials and detailing will significantly enhance the street

scene.

3. Impact on residential amenity.

The position of the buildings within the site are such that they will not result in significant loss of light, overshadowing or overlooking of the properties in Francis Green Court. The proposal results in the removal of a significant area of hardstanding and temporary buildings, and there is unlikely to be greater noise and disturbance from the site than for the present use.

4. Access and Parking.

The proposal utilises the position of the existing access to the site and there have been no objections from Environmental Services with regard to highway safety. The proposal provides 24 car parking spaces to meet the needs of the proposed 21 flats and 1 for each of the B1 units. Although this is a relatively low level of provision, given the site's location within the Town Centre and the proximity of the Cornmill Car park to the rear, (with pedestrian access through the adjoining site to Highbridge Street) the level of provision is deemed to accord with the current adopted maximum car parking standards designed to encourage people to utilise more sustainable means of transport.

It is considered that subject to a Legal Agreement requiring the upgrading of an adjacent bus stop and a bus promotion and marketing campaign, and to conditions relating to access details and provision of cycle and motorcycle parking the scheme should not result in any hazard to highway safety. County Highways have raised no objection to the proposal.

5. Amenity Space and Living Conditions.

The proposed scheme provides an area of amenity space to the side of the two storey building backing on to the Cornmill Stream. This will provide a pleasant and useable area of approximately 550 sqm. or about 26 sqm per flat, which is in line with the standard set out in the local plan. Details of landscaping can be subject to condition. There is a small area to the rear of the fronting 3 storey building, which is identified on the plan as amenity space, it is not likely, given its position adjacent to the parking area, that this will really be used as a amenity area, but it will enhance the site if adequately landscaped and maintained.

The building fronting Highbridge Street is likely to suffer noise from heavy traffic and as a result there is a need to ensure that the flats have at least one living room that is dual aspect so that a window can be opened without resulting in unacceptable internal noise levels. This has been achieved in this scheme with the use of a internal courtyard. This is a small narrow space and will need to be kept secure to prevent

vandalism, but is considered an appropriate solution to the problem. The use of part of the ground floor for B1 uses should not impinge on the residential amenity of the remaining residents.

Other Issues:

1. Flood Risk. The site falls within the Environment Agency's 1 in 100 year floodplain and the applicants, on request, have submitted a Flood Risk Assessment that has been accepted by the Environment Agency. This concludes that the site is not at risk of flooding at present and that minor mitigation will satisfy the impact of climate change. This issue can therefore be covered by condition.
2. Archaeology. Essex County Council have identified that this site lies in an area of considerable archaeological interest, on the edge of the western edge of the medieval and post-medieval town on an important historic thoroughfare between Waltham Abbey and Waltham Cross. It is therefore important that a full archaeological condition is attached to ensure that the archaeology is fully investigated prior to commencement of development.
3. Contribution to provision for school places. There will be, according to Essex County Council Schools Service, a predicted shortfall in school places in this area by 2008. As there are likely to be some additional children living in the area as a result of this proposed flat development a developer contribution for the provision of additional primary school places is required. The scheme for 21, two bedroom units has been calculated as being likely to produce a need for 3 additional primary school places in the locality and a contribution of £25,809 is therefore requested (index linked to April 2005 costs). This can be achieved via a Section 106 agreement.
4. Contaminated land. Due to its former use as mills, metal smelting factory and gunpowder works the site has been identified as potentially contaminated, therefore a condition requiring a phased contaminated land investigation, prior to commencement of development is required.
5. Landscaping. No landscaping scheme has been submitted at this stage, but given that the site is currently predominantly a hardsurfaced area and there is nothing to protect, and that sufficient space has been retained, to achieve a meaningful scheme, it is considered that this can be adequately covered by condition.
6. Sewerage. Thames Water has stated that the ability of the local sewers to dispose of foul and surface water from this development is not known and needs to be investigated. If investigations show that there is insufficient capacity, they (Thames Water) will provide the additional capacity as soon as practicable. They have therefore suggested not only a drainage condition relating to on site works but also the need for a 106 agreement to cover the investigation into capacity and to ensure that all necessary work, including possible public sewer requisition is carried out prior to the commencement of

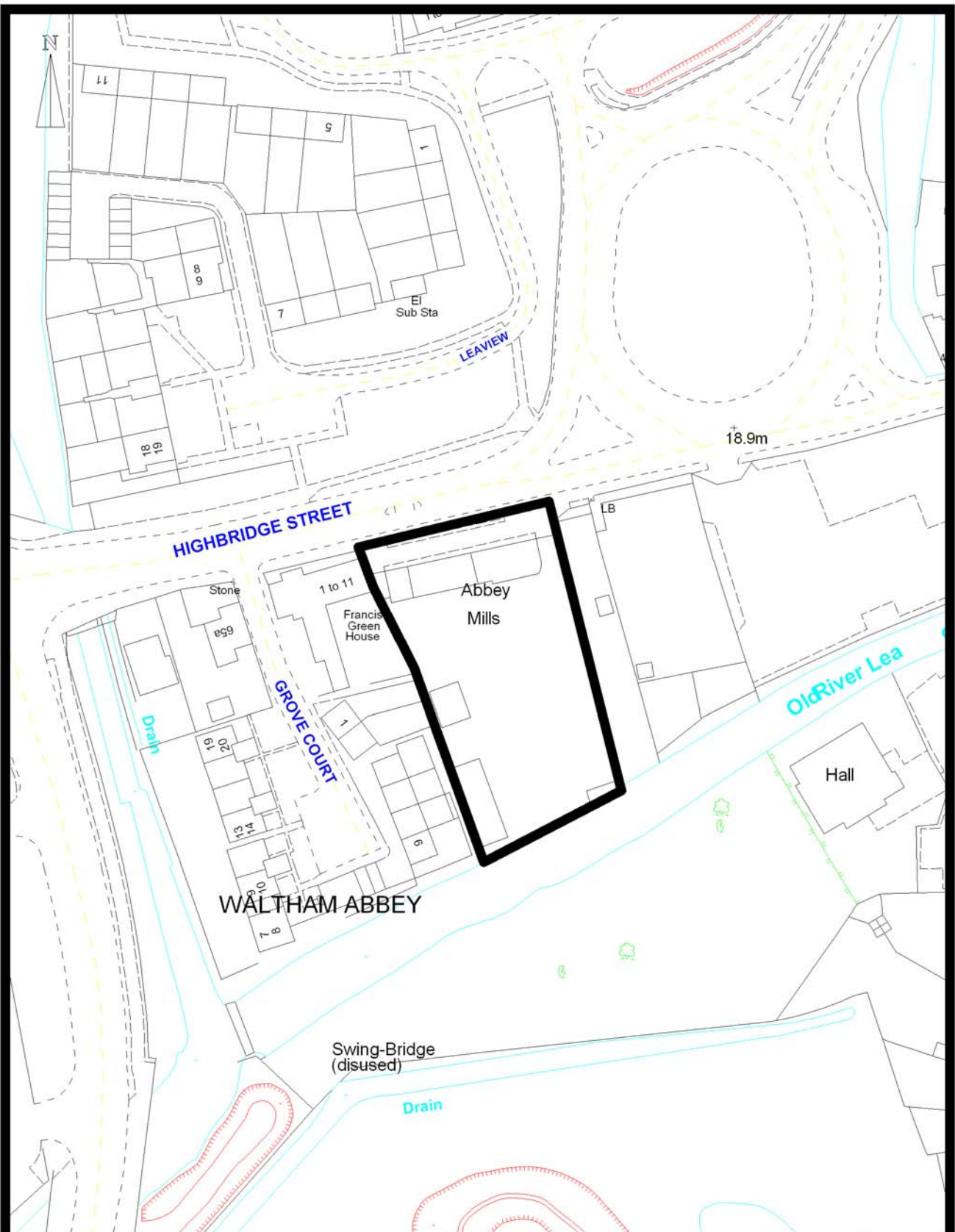
development. It is agreed that such a clause is necessary to ensure the satisfactory provision of drainage from the site, so this is included in the suggested 106 agreement.

Conclusion:

It is considered that the proposed development will enhance the visual amenity of this important entrance to Waltham Abbey and that the proposals, as amended, fully accord with the adopted policies of the Structure and Local Plans, making the best use of previously developed land within the town centre location. The application is therefore recommended for approval subject to conditions and to a legal agreement.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - No Objection. However, in view of access on to main road we would expect a traffic survey to be carried out.



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Item No: 03
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AREA PLANS SUB-COMMITTEE 'D'

Date: 22 February 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
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5.	EPF/2208/05	The Coach House, Wyldwoods, Woodgreen Road, Waltham Abbey	Refuse	53

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Report Item No: 1

APPLICATION No:	EPF/2073/01
SITE ADDRESS:	Broadley Nursery, Common Road Roydon
PARISH:	Roydon
APPLICANT:	Abdel Barhoumi
DESCRIPTION OF PROPOSAL:	Extension to existing glasshouses and erection of replacement boiler house (revised application).
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 The route of the diverted footpath as shown on the approved plan shall be kept clear and maintained for public use.

Reason: To ensure continuing access for recreational users of the footpath network.

Background

This is a current application that has been outstanding for some time though the work on site is largely complete. It was last reported to the committee in August 2003 when a decision was deferred to await a commitment to and progress in the diversion of a public footpath that crosses the site.

This report details the commitment made by the applicant but that, through no fault of his own, progress to secure a formal diversion has been lacking. The report of August 2003 is reproduced below though events have moved on since that time to confirm that the outstanding matter is solely that of the public footpath, but in view of the delays in this other area and the commitment shown by the applicant, the committee may consider that further delay in issuing the planning permission cannot be justified.

Update

The report below explains that this application seeks permission for a revision only to a previous approval for glasshouses in that the new glasshouse is larger in width though shorter in length to that previously approved. Work commenced on its erection soon after submission of the revised application but because of concerns over surface water run-off, enforcement notice and a stop notice was served. An appeal was lodged to reserve the applicant's position but was held in abeyance by the Planning Inspectorate. The applicant resolved the drainage issues to the Council's satisfaction and was permitted to carry on building at his own risk.

Following the deferral of the application, the Inspectorate decided that the appeal could not be held in abeyance any longer and proceeded to determine the matter with a decision being issued in July 2004. The Inspector considered all matters of concern but dismissed the appeal on the grounds that the footpath diversion had not been concluded.

The applicant had, in fact, completed an application for the formal diversion of the footpath in December 2003. There was also a signed commitment to meeting the Council's costs in advertising, administering and implementing the proposed diversion. However, there were no resources allocated for handling such applications since the Council had taken the view that with the transfer of highway responsibilities back to the County Council, no resources should be made available in advance of that action. In fact, since the return of the Highway agency arrangements, there are still little resources allocated to this work by the County Council for footpath diversions and no action has been taken on the applicant's proposal.

Therefore, despite his commitment to having the footpath diverted, through no fault of his own, he is still waiting for that matter to be resolved so that planning permission can be granted for the work he has undertaken, and continuing delays are causing him financial hardship.

The report below confirms that the arrangements on site for the diverted route appear satisfactory and the Inspector referred to the obstruction of the current footpath route as a "relatively minor obstruction".

Therefore, in view of the nature of this problem being relatively minor and in view of the commitment the applicant has made to resolving the issue, the committee is recommended to grant planning permission at this stage with a condition safeguarding the footpath provision, with the knowledge that a formal diversion will be accomplished once resources permit.

The August 2003 report is reproduced below:

Description of Proposal:

This is a revised application following approval last year for extension of existing glasshouses. The proposal has been revised to exclude the previously approved packing shed and to include a boiler house that has been built without consent.

The glasshouse proposal differs from the original consent in that it comes closer to the front and rear boundaries and leaves space on the western side to allow creation of storm water drainage pond. The proposal also includes the diversion of the public right of way that runs through the rear of the site. The work is virtually completed (see history).

Description of Site:

Established nursery to the east of Common Road. A terrace of cottages lies immediately to the west between the site and the road. Brookside House, a grade II listed building lies to the south of the site. The rest of the site is surrounded by open fields and other nurseries.

Relevant History:

EPF/2086/00 - Extension to existing glasshouse and erection of a packing shed - Approved 20/6/01

Following the receipt of this current application, work commenced to construct the extended glasshouses, but without addressing drainage matters. As a result Enforcement Notices were served together with a Stop Notice. An enforcement appeal was lodged. The applicant co-operated with the Council and ceased work. However, this was clearly causing hardship and the applicant was allowed to continue building so long as he first constructed the necessary drainage works including a storm water lagoon. Once this was carried out, he was permitted to carry on with the rest of the glasshouse.

Relevant Policies:

E13 Glasshouses
DBE1 Design of new buildings
DBE2 Effect on neighbouring buildings
HC12 Setting of a listed building.
T17 Traffic
RST3 Public rights of way.
U3 Flooding.

Issues and Considerations:

The principle of glasshouse development on this site is accepted. The site is within an E13 area wherein such development is normally acceptable, and indeed a similar proposal has already been approved.

The main issues then are: 1. Whether the proposed diversion of the existing footpath is reasonable; 2. Impact on the setting of the listed building (Brookside House); 3. Possible increased risk of flooding; 4. Impact on the amenities of neighbours; and 5. Traffic implications.

1. Diversion of the footpath.

This issue was not considered at the time of the original application although it subsequently transpired that the approved plan allowed glasshousing across the line of footpath 39 Roydon as shown on the definitive footpath map. (The line of the footpath also seems to go through the corner of the original glasshouse which indicates that it was informally diverted some considerable time ago). The revised application leaves a 2m strip between the glasshouse extension and the existing boundary hedge to enable the diversion of the footpath. This suggested diversion appears logical, as most footpaths follow field boundaries rather than meander across sites. The Council's footpath officer is happy that the proposal leaves adequate space for the right of way.

Formal diversion of the footpath is however needed and this can be a very lengthy process, but dealt with under separate legislation.

2. Impact on the setting of Brookside House.

Brookside House lies within close proximity of the previously permitted site for a packing shed. Concern has now been raised that this would be detrimental to the setting of the building. The packing shed has been removed from the application.

The proposed boiler house is a smaller building, further from the boundary of the site and with less impact on Brookside House. Full details of any chimney in connection with this boiler house have yet to be submitted and would if this application were approved need to be the subject of a separate application so that the full impact on the neighbouring properties can be considered.

3. Flooding.

Following the commencement of the development of this scheme there was considerable local concern that the increased glass area would result in significant flooding of neighbouring properties. This was a very real risk as no surface water disposal details were submitted or provided. It was for this reason that a Stop Notice was issued to prevent the continued glazing of the glasshouse extension before any drainage scheme was in place. A full drainage scheme has since been agreed by Land Drainage and implemented to their satisfaction. On this basis it is not considered that the scheme now poses a risk of flooding.

4. Impact on Neighbours.

It is not considered that this revised proposal will have any more impact on the neighbouring residents than the previously approved scheme.

5. Traffic.

Concerns regarding traffic using the narrow access to the site have been raised but again the impact will be no greater than for the previously approved scheme, and indeed possibly less with the removal of the packing shed from the proposal. No objection has been received from the Head of Environmental Services regarding highway safety.

Conclusion

The applicant has apologised for acting without full planning consent and without complying with the originally imposed conditions. As a result of the imposition of the Stop Notice (to prevent risk of flooding) he claims to have suffered severe financial hardship which is threatening the future of his business. The bank has, he claims, withheld part of a loan until the planning issues are resolved, and this is making it difficult to continue the business.

Suitable drainage has been installed to prevent flooding risk, and the proposal is very similar to that approved in June last year. As such, given that the formal diversion of the footpath could take a considerable period, it is considered reasonable, since that matter is dealt with under separate legislation and appears acceptable in any event, to recommend that this application be approved.

SUMMARY OF REPRESENTATIONS

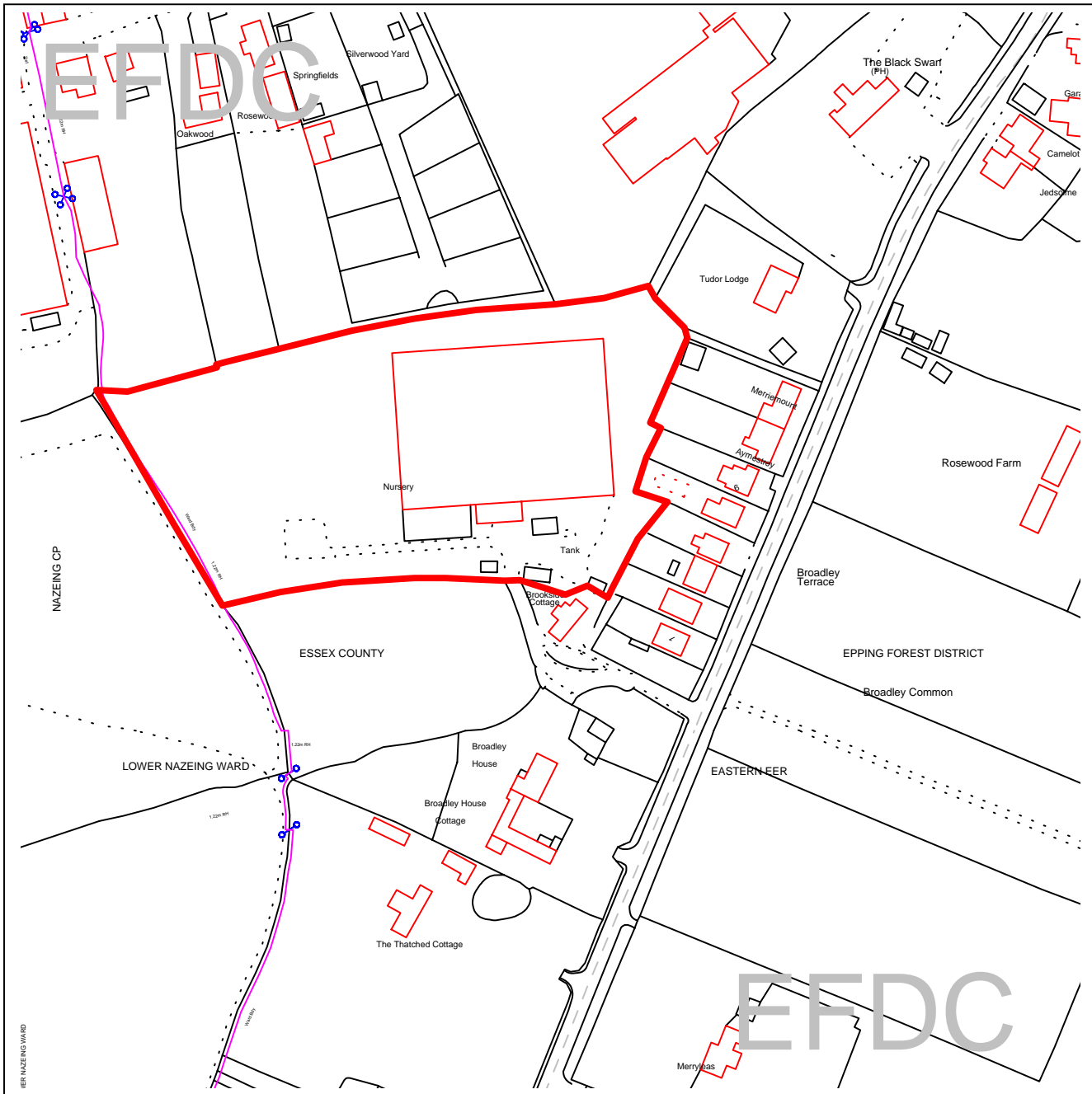
PARISH COUNCIL - Object - the access is too narrow; glasshouses are close to boundaries and this could cause drainage problems; details of boiler house needed; is the footpath officer satisfied?

4 BROADLEY TERRACE, COMMON ROAD - Packing shed unacceptable; fears over drainage into the brook.

BROOKSIDE HOUSE, COMMON ROAD - Packing shed totally unacceptable - loss of light, noise and disturbance; narrow access; land drainage issues should be addressed before permission is given.



Epping Forest District Council



Agenda Item Number: 1

Application Number: EPF/2073/01

Site Name: Broadley Nursery, Common Road, Tylers Cross

Scale of Plot: 1:2000

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Report Item No: 2

APPLICATION No:	EPF/1947/05
SITE ADDRESS:	Tylers Cross Nursery Tylers Road Roydon Harlow Essex
PARISH:	Roydon
APPLICANT:	Mr M Dziri
DESCRIPTION OF PROPOSAL:	Erection of nursery facilities building, including packing shed, office, washroom and canteen.
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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Reason: To ensure a satisfactory appearance in the interests of visual amenity.

- 3 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.

Reason: Since the site is located within a PPG25 Flood Risk Assessment Zone and is of a size where it is necessary to avoid generating any additional flood risk downstream of the storm drainage outfall.

- 4 The packing facilities in the building hereby approved shall only be used for the packing and distribution of produce grown at the Tylers Cross Nursery complex and shall not be used for the packing and distribution of produce grown elsewhere.

Reason: To preclude any activity that could generate additional traffic detrimental to the character of the Green Belt, the free and safe flow of traffic on roads in the locality or residential amenity.

Description of Proposal:

Permission is sought for the erection of a nursery facilities building including packing shed, office, washroom and canteen.

The footprint of the building would be 9.0m in width and 20.0m in length with a mono-pitch roof height of 5.5m. Materials are of blockwork for the walls with a steel roller shutter door and fibre cement panels for the roof. An open sided lean-to exists on one end.

Description of Site:

The application site is located in the Metropolitan Green Belt to the west of Epping Road within an established nursery complex adjacent to existing glasshouses and other buildings. Unit E is located near the western end of the nursery complex. It contains about 0.4ha of commercial glasshouses, a boiler house, a packing shed and a mobile home.

Relevant History:

EPF/1770/02 – Stationing of a residential mobile home. Refused 10.01.03
Enforcement notice issued 30.09.03 requiring removal of a mobile home. Subsequent appeal withdrawn 02.07.04 following negotiations with landowner when it was agreed to extend the compliance period to 31.12.06.

Policies Applied:

Structure Plan Policies:

C2 – Development within the Metropolitan Green Belt

Local Plan Policies:

GB2 - General Restraint

E13 - Glasshouse policy

GB11 - Agricultural buildings in the Green Belt

Issues and Considerations:

The main issues raised by the proposal are its impact on the Green Belt, traffic generation and adjacent land uses.

The site is within the Metropolitan Green Belt and within an area where the glasshouses are directed under Policy E13. The proposed nursery facilities building would be constructed on the site of an existing mobile home located adjacent to the existing glasshouses. It would not be seen from outside of the nursery complex. The roof height would not be greater than the existing glasshouses to the west. It is considered that the proposal would not be out of keeping or appear unduly intrusive in the context of the surrounding area.

The applicant states that the building is required to permit the use of rigid crates as required by supermarkets for the package of produce. The crates are required to be stored under cover, which takes up a considerable amount of storage space. It is therefore intended to use the existing packing shed at the nursery for the storage of the crates, fertilisers and other materials

and to create a new packing area in the proposed building. In addition health and safety regulations require the provision of facilities for nursery staff. Until now the applicant's mobile home has provided the necessary facilities as well as serving as the nursery office. However, an effective enforcement notice requires the removal of the mobile home by the end of this year. The proposed nursery facilities building therefore would include a washroom and canteen as well as packing facilities and an office. The packing facilities are intended exclusively for the packing and distribution of produce grown on-site and this can be a requirement of a condition imposed on any consent granted.

It is considered there is a demonstrable need for the proposed building and that, having regard to its proposed size and siting it would not prejudice any of the purposes for including the land in the Green Belt. Moreover, since the building would not result in an increase in packing facilities at the site and since it would only serve the existing nursery no additional traffic would be generated by the development. For these reasons the development would also have no adverse impact on the operation of neighbouring horticultural uses.

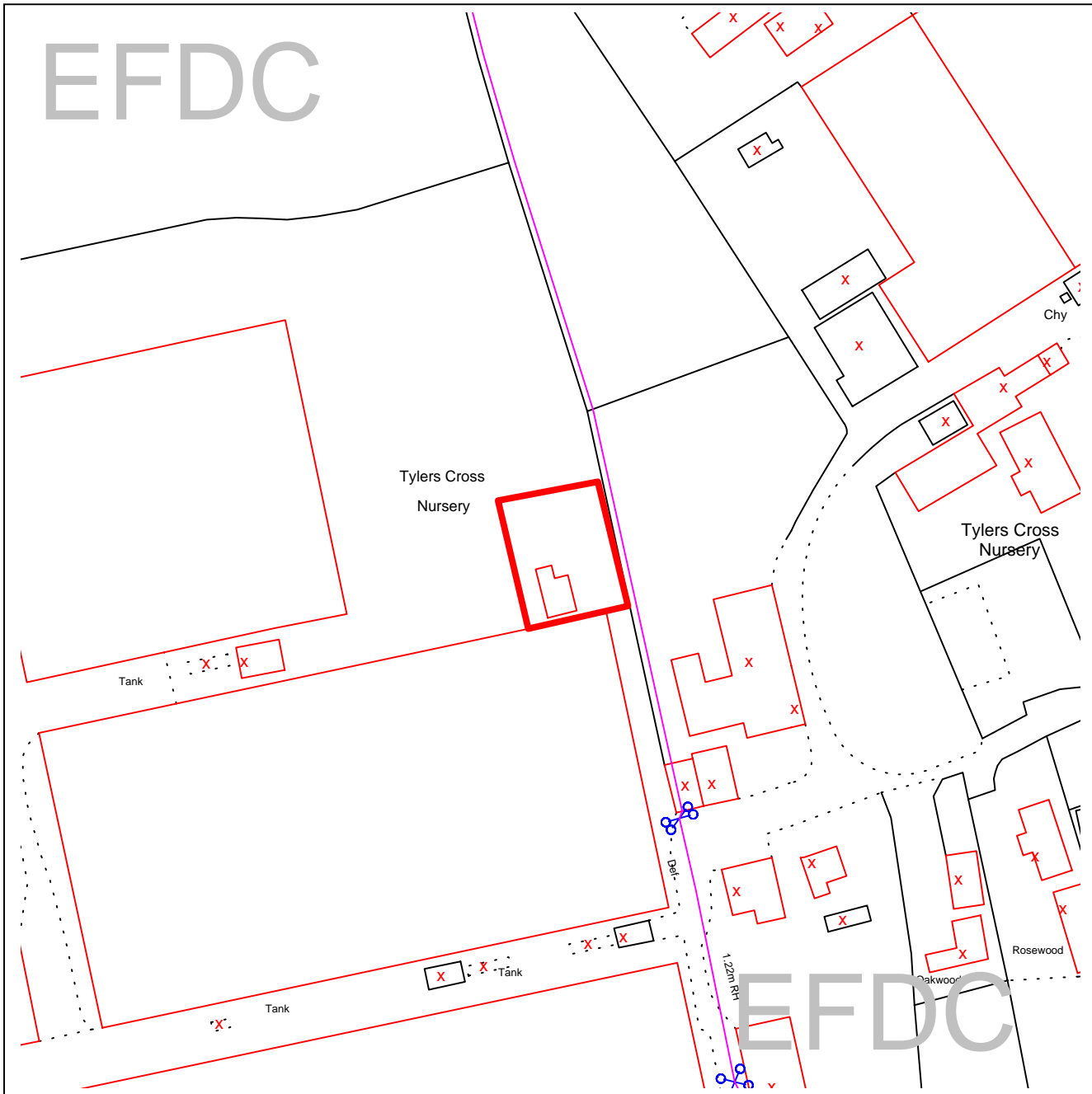
Roydon Parish Council has expressed concern about the lawfulness of the Tylers Cross nursery complex in general and requested that a planning enforcement investigation be instigated to confirm the various uses at the complex are all lawful. This has commenced but due to the complex planning history of the complex and the number of planning units that exist the investigation will take some time. However, in relation to the planning unit to which this particular application relates, i.e. Unit E, the land is in lawful use as a horticultural nursery. It would be unreasonable to withhold consent for this development on the basis that some other uses at distinct planning units within the Tylers Cross nursery complex might not be lawful.

Conclusion:

The development is reasonably necessary to serve the requirements of the lawful use of Unit E for horticulture and the use of the land for that purpose accords with adopted planning policy. Since the building would be seen in the context of surrounding nursery buildings of a larger scale and similar height it would not be harmful to the open character of the Green Belt. It would not have any adverse impact on neighbouring land uses and would not generate additional traffic. Accordingly, the development complies with adopted planning policy and conditional planning permission can be granted.

SUMMARY OF REPRESENTATIONS

ROYDON PARISH COUNCIL – Objects to the application on the grounds that it does not feel able to approve this application whilst the use of the site generally is in doubt.
NEIGHBOURS – No response received.



Agenda Item Number: 2

Application Number: EPF/1947/05

Site Name: Tylers Cross Nursery, Tylers Road, Roydon, Essex

Scale of Plot: 1:1,250

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Report Item No: 3

APPLICATION No:	EPF/2198/05
SITE ADDRESS:	24 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
APPLICANT:	Mr P Viner
DESCRIPTION OF PROPOSAL:	Conversion of first and second floors to form 2 no. one bedroom flats with new dormers to rear mansard roof.
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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 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.

Reason: To ensure a satisfactory appearance in the interests of visual amenity.

Description of Proposal:

This application is for conversion of an existing flat at first and second floors to provide 2 self-contained, one-bedroom flats. To facilitate the conversion it is proposed to erect three dormer windows in the front slope of an existing mansard roof over the rear half of the building. The new dormer windows would look to an existing simple pitched roof over the front half of the building. The building is Grade II listed and a corresponding application for listed building consent is also reported on this agenda.

The proposed layout at first floor level would be a common hallway/ landing providing access to both flats. One of the flats would be entirely at first floor level with a living room and kitchen at the front of the building and bedroom to the rear with bathroom between the kitchen and bedroom. The second flat would have a kitchen/dining room at first floor to the rear of the building and the remaining rooms at second floor to the rear of the building.

The proposed dormers would include single over single pane sash windows, be 1.5 metres wide with flat roofs and clad in lead. They would match the design and size of three existing dormer windows in the rear elevation of the mansard roof and be situated to correspond with their positions. Both the mansard roof and roof over the front half of the building would be re-tiled with reclaimed slates. Internal works would comprise minor removals of internal walls, the most significant being a new 1.2 metre wide opening between the living room and kitchen at first floor and the partial removal of the central, transverse supporting wall at first floor – both reduced from original submission to an amount acceptable to Essex County Council in historic buildings terms.

Description of Site:

No 24 Sun Street is a late Georgian, mid-terrace building on the north side of the street around mid-way between the Market place and Quaker Lane, within the Waltham Abbey Conservation Area. It is in a defined Primary shopping frontage. The ground floor shop (last used as a dry cleaners) and two upper floors are currently vacant. From correspondence the upper floors appear to have been occupied as living accommodation from at least 1971. The first floor comprises a principal front room with a narrow kitchen alongside and smaller room, toilet and bathroom at the rear; above are 2 fairly small rooms at second floor level, within a mansard roof with rear-facing windows only. To the front is a lower, simple pitched roof with ridge parallel to the street that does not include any rooms. The front roof blocks the view of the full mansard from both Sun Street and further away while a front parapet wall in turn blocks ground level views of that roof. A large rear ground floor extension rises to lower cill height at first floor. Alongside the rear extension is a full depth, narrow yard area capable of accommodating 3 or 4 cars with access to a rear service road.

The building is reasonably distinguished externally, with unaltered sash windows at the front and rear but side-hung casements at rear mansard level, in an apparently poor state of repair.

Relevant History:

LB/EPF/1187/00 – LBC for renewal of window frames, external decoration & alterations to rainwater pipe – approved

Policies Applied

Structure Plan

CS4 Sustainable new development
BE1 Urban Intensification
HC2 Development in conservation areas
HC3 Protecting listed buildings and their settings

Local Plan

HC6 – Works affecting the character, appearance or setting of a conservation area
HC7 – Development within conservation areas
HC10, HC13 Listed buildings

H10 – Use of under-utilised upper storeys in town centres
DBE9 Effect on neighbours
DBE11 Sub-division into flats
T12 Vehicle parking

Issues and Considerations:

The principal issues raised by the proposals are those relating to acceptability of the conversion, in the area and in terms of layout and amenity of prospective occupiers; any impact on neighbours, traffic and parking; and related listed building issues relating to the alterations, and effects on its special character and appearance.

Waltham Abbey town centre has reasonably good access to public transport, as defined by PPG13, and in terms of sustainability is a logical location for new or intensified housing through conversion schemes. The building is already laid out as 2 non-self contained flats, with sanitary and cooking provision all at first floor, so that a more formal conversion is a wholly acceptable land use. The layout is convenient and accommodation would enable one or possibly 2 people to occupy each unit.

Buildings within this part of the Waltham Abbey Conservation Area typically have commercial uses at ground floor with one or more flats above. No 26 Sun Street (to the west) appears to have residential accommodation at upper floor levels, although No 24A to the east is less obviously residential from external view. Indeed, planning permission was recently given for the subdivision and extension of the upper floors of 22 Sun Street to provide a total of 3 flats at first and second floors (Planning permissions EPF/545/04 and EPF/1330/04 relate).

An objection from Waltham Abbey Town Council refers to the proposal being inappropriate in the Conservation Area. No explanation of this objection has been given. As stated above, the use of upper floors of buildings to provide more than one flat is a common characteristic of the Conservation Area. The dormer windows proposed in the front roof slope of the rear roof would be well designed in terms of their size, position in the roof, detailed design and materials of construction. They would therefore respect the special architectural historic character of this listed building. In any event they will not be visible from ground level or any other public area because the existing roof over the front of the building would obstruct views of them. It is therefore concluded that the proposal would preserve the character of the Conservation Area.

Additional traffic generated by the development would be minimal, especially given the existing residential use as a two bedroom flat and no increase in floorspace. The rear yard can take 3 cars, more than the maximum of 1 per dwelling preferred in PPG13 and the revised Essex Vehicle Parking Standards.

The impact of the alterations on the listed building is now acceptable. Revisions to the layout and conditions recommended by County specialist staff will ensure that the character and appearance of the listed building are safeguarded – see report on application EPF/2199/05.

Conclusions

The proposal is appropriate in this town centre location, raises no traffic or amenity concerns, preserves the character of the Waltham Abbey Conservation Area and would respect the special architectural historic character of this listed building. Accordingly it complies with adopted planning policy and planning permission could be granted.

REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL – Objection: inappropriate in the conservation area.

ESSEX COUNTY COUNCIL (Historic Buildings) – No objection subject to the imposition of appropriate conditions to safeguard the special historic character of the building.

NEIGHBOURS – No replies.



Epping Forest District Council



Agenda Item Number: 3
Application Number: EPF/2198/05
Site Name: 24 Sun Street, Waltham Abbey
Scale of Plot: 1:1,250

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Report Item No: 4

APPLICATION No:	LB/EPF/2199/05
SITE ADDRESS:	24 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
APPLICANT:	Mr P Viner
DESCRIPTION OF PROPOSAL:	Grade II Listed building application for conversion of first and second floors to form 2 no. one bedroom flats with new dormers to rear mansard roof.
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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 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.

Reason: To ensure a satisfactory appearance in the interests of visual amenity.
- 3 No works shall take place until details of the following matters have been submitted and approved in writing by the Local Planning Authority: Windows, including glazing, the removal of section of transverse internal wall at first floor and new openings between rooms at first floor level.

Reason: In the interests of maintaining the character and integrity of the listed building.

Description of Proposal:

This listed building application is for conversion of an existing flat at first and second floors to provide 2 self-contained, one-bedroom flats. To facilitate the conversion it is proposed to erect three dormer windows in the front slope of an existing mansard roof over the rear

half of the building. The new dormer windows would look to an existing simple pitched roof over the front half of the building. The building is Grade II listed.

The proposed layout at first floor level would be a common hallway/ landing providing access to both flats. One of the flats would be entirely at first floor level with a living room and kitchen at the front of the building and bedroom to the rear with bathroom between the kitchen and bedroom. The second flat would have a kitchen/dining room at first floor to the rear of the building and the remaining rooms at second floor to the rear of the building.

The proposed dormers would include single over single pane sash windows, be 1.5 metres wide with flat roofs and clad in lead. They would match the design and size of three existing dormer windows in the rear elevation of the mansard roof and be situated to correspond with their positions. Both the mansard roof and roof over the front half of the building would be re-tiled with reclaimed slates. Internal works would comprise minor removals of internal walls, the most significant being a new 1.2 metre wide opening between the living room and kitchen at first floor and the partial removal of the central, transverse supporting wall at first floor – both reduced from original submission to an amount acceptable to Essex County Council in historic buildings terms.

Description of Site:

No 24 Sun Street is a late Georgian, mid-terrace building on the north side of the street around mid-way between the Market place and Quaker Lane, within the Waltham Abbey Conservation Area. It is in a defined Primary shopping frontage. The ground floor shop (last used as a dry cleaners) and two upper floors are currently vacant. From correspondence the upper floors appear to have been occupied as living accommodation from at least 1971. The first floor comprises a principal front room with a narrow kitchen alongside and smaller room, toilet and bathroom at the rear; above are 2 fairly small rooms at second floor level, within a mansard roof with rear-facing windows only. To the front is a lower, simple pitched roof with ridge parallel to the street that does not include any rooms. The front roof blocks the view of the full mansard from both Sun Street and further away while a front parapet wall in turn blocks ground level views of that roof. A large rear ground floor extension rises to lower cill height at first floor. Alongside the rear extension is a full depth, narrow yard area capable of accommodating 3 or 4 cars with access to a rear service road.

The building is reasonably distinguished externally, with unaltered sash windows at the front and rear but side-hung casements at rear mansard level, in an apparently poor state of repair.

Relevant History:

LB/EPF/1187/00 – LBC for renewal of window frames, external decoration & alterations to rainwater pipe – approved

Policies Applied

Structure Plan

HC3 Protecting listed buildings and their settings

Local Plan

HC10, HC13 Listed buildings

Issues and Considerations:

The principal historic buildings issues raised by the proposals relate to the impact of the internal alterations and new front dormer windows on the special character and appearance of this Grade 2 listed building.

Following discussions, the internal alterations to the first and second floors are now acceptable. The opening up of the first floor principal room is now limited to a width that will not materially affect its proportions or character. Details of the structural alterations necessary to enlarge the first floor bathroom should be required, along with materials and detailing of the new dormer windows to ensure a full match with the first floor, as recommended by Essex CC specialist staff.

The dormer windows proposed in the front roof slope of the rear roof would be well designed in terms of their size, position in the roof, detailed design and materials of construction. They would therefore respect the special architectural historic character of this listed building.

The objection from the Waltham Abbey Town Council refers to the proposal being inappropriate in the Waltham Abbey Conservation Area. Since this application is for listed building consent, other planning matters including impact on the Conservation Area are not matters for consideration. Since the proposal also requires planning permission, however, those matters are considered as part of the assessment of a corresponding planning elsewhere on this agenda.

Conclusions

The proposal would respect the special architectural and historic character of this listed building. Accordingly it complies with adopted planning policy and listed building consent could be granted.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL – Objection: inappropriate in the conservation area.

ESSEX COUNTY COUNCIL (Historic Buildings) – No objection subject to matching new sash windows and any replacement windows to be single glazed (none proposed); matching roofing materials including samples; details to be submitted of removal of section of transverse internal wall at first floor (supports valley roof); and opening between kitchen and principal lounge room not to exceed standard door width.

NEIGHBOURS – No replies.



Epping Forest District Council



Agenda Item Number: 4
Application Number: EPF/2199/05
Site Name: 24 Sun Street, Waltham Abbey
Scale of Plot: 1:1,250

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Report Item No: 5

APPLICATION No:	EPF/2208/05
SITE ADDRESS:	The Coach House Wyldwoods Woodgreen Road Waltham Abbey Essex EN9 3SB
PARISH:	Waltham Abbey
APPLICANT:	Beverley Curtis
DESCRIPTION OF PROPOSAL:	Demolition of existing 'Coach House' and erection of new dwelling in same footprint.
RECOMMENDED DECISION:	REFUSE

CONDITIONS:

- 1 The site is within the Metropolitan Green Belt. The proposal represents inappropriate development and is therefore at odds with Government advice, Policies GB2 and GB8 of the adopted Local Plan and Policies RE2 of the adopted Replacement Structure Plan for Essex and Southend on Sea because the use of the building for residential purposes cannot be accomplished without major or complete reconstruction.
- 2 The proposed reinstatement of the northern access does not provide adequate sight lines, its use would therefore prejudice highway safety contrary to Policy T17 of the adopted Local Plan and policy T8 of the adopted replacement structure plan for Essex and Southend on Sea.

Description of Proposal:

Consent is being sought for the demolition of the existing 'Coach House' and erection of a new dwelling in the same footprint. The 'Coach House' is an outbuilding within the grounds of the property known as Wyldwoods. The principle behind this application is that approval was granted for the conversion of the Coach House in 2003 however since that application was approved it has come to light that the building could not be converted and would need to be replaced as economically and practically underpinning the building would result in disproportionately high costs.

The north access is proposed to be reinstated to serve the new dwelling. The design would match that of the previously approved.

Description of Site:

Three storey detached house dating from the 1840's on an extensive plot within the Metropolitan Green Belt. The site is bounded by the M25 to the north, which is on an embankment at this point. There is a two storey coach house 30m to the north of the main house, which forms the subject of this application. The ground falls away to the west, and there is extensive foliage on the site, consisting of mature trees and shrubs.

Relevant History:

EPF/1168/03 – Conversion of existing coach house to two bedroomed house - Approved
EPF/1031/04 – Continued use of north entrance to site after reinstatement of clear sight lines and entrance improvements and removing condition 7 of EPF/1168/03 – Refused
EPF/1669/04 - Continued use of north entrance to site after reinstatement of clear sight lines and entrance improvements and removing condition 7 of EPF/1168/03 (resubmission) – Refused

Policies Applied:

Structure Plan

C2 – Development in the Green Belt
RE2 – Re-use of rural buildings
T8 – Rural Transport

Local Plan

DBE1, DBE2, DBE4, DBE9, DBE10 – Residential Development Policies
GB2, GB8 – Green Belt Policies
T17 – Highway safety

Issues and Considerations:

The main issue here relates to whether or not the demolition of a non-dwellinghouse in the Green Belt could be replaced with a dwelling along with the use of a substandard access to serve this building.

Introduction

The history here is that the consent was granted for the conversion of the building as it was considered to comply with Policy GB8 of the adopted Local Plan, as it did not constitute major or complete reconstruction. Furthermore, although as part of that application it was proposed to re-instate the northern access to serve the property, this access was considered to be substandard, so the approval included a condition to close this access off and improve and share the southern access with the main dwelling.

Two applications were subsequently received, proposing to use the northern access. They were both refused on the grounds that the access does not provide adequate sightlines that in turn prejudiced highway safety.

Green Belt

In order to allow the change of use of a building in the Green Belt Policy GB8 of the Local Plan states amongst other things that the building is:

- (a) Of permanent and substantial construction
- (b) Capable of conversion without major or complete reconstruction
- (c) In keeping with its surroundings by way of form, bulk and general design.

The crux of the application here, is (b) as shown above. As mentioned above, although approval was granted for conversion of this building it has come to light that the building is not capable of being converted without major reconstruction and large financial implications. Therefore the demolition of this building to be replaced with a new dwelling is the only viable option.

However Policy GB8 clearly states that buildings capable of conversion without major or **complete** reconstruction, amongst other things, would be allowed.

This application fails to comply with one of the fundamental aims of the policy and is therefore contrary to it. Whilst the applicant put forward the argument that a replacement would look no different than the approved conversion, to approve this would set a dangerous precedent, opening the floodgates for similar applications in the future. The applicant puts forward personal reasons to why this could be approved but these circumstances are not considered very special to overcome the aims of the policy.

Highway Safety

There are currently two access to the site from Woodgreen Road. The northern access is currently unused and sub standard in terms of sight lines and highway safety. It is about 1m lower than the existing road level. Part of the approved application in 2003 centred on highways issues and it was considered that this access be permanently closed.

This application shows that the northern access is proposed to be used. Two applications have been submitted proposing to reinstate this access for use and both times have been refused. This proposal does not differ from the previously refused and therefore the Highways Authority still maintain their objection, citing inadequate sight lines as sight lines of 120m, 2m back from the carriage way cannot be achieved. This therefore is contrary to policies T8 of the structure plan and T17 of the adopted local plan.

Amenity

These issues were looked at in the 2003 conversion application and were considered acceptable.

Conclusion:

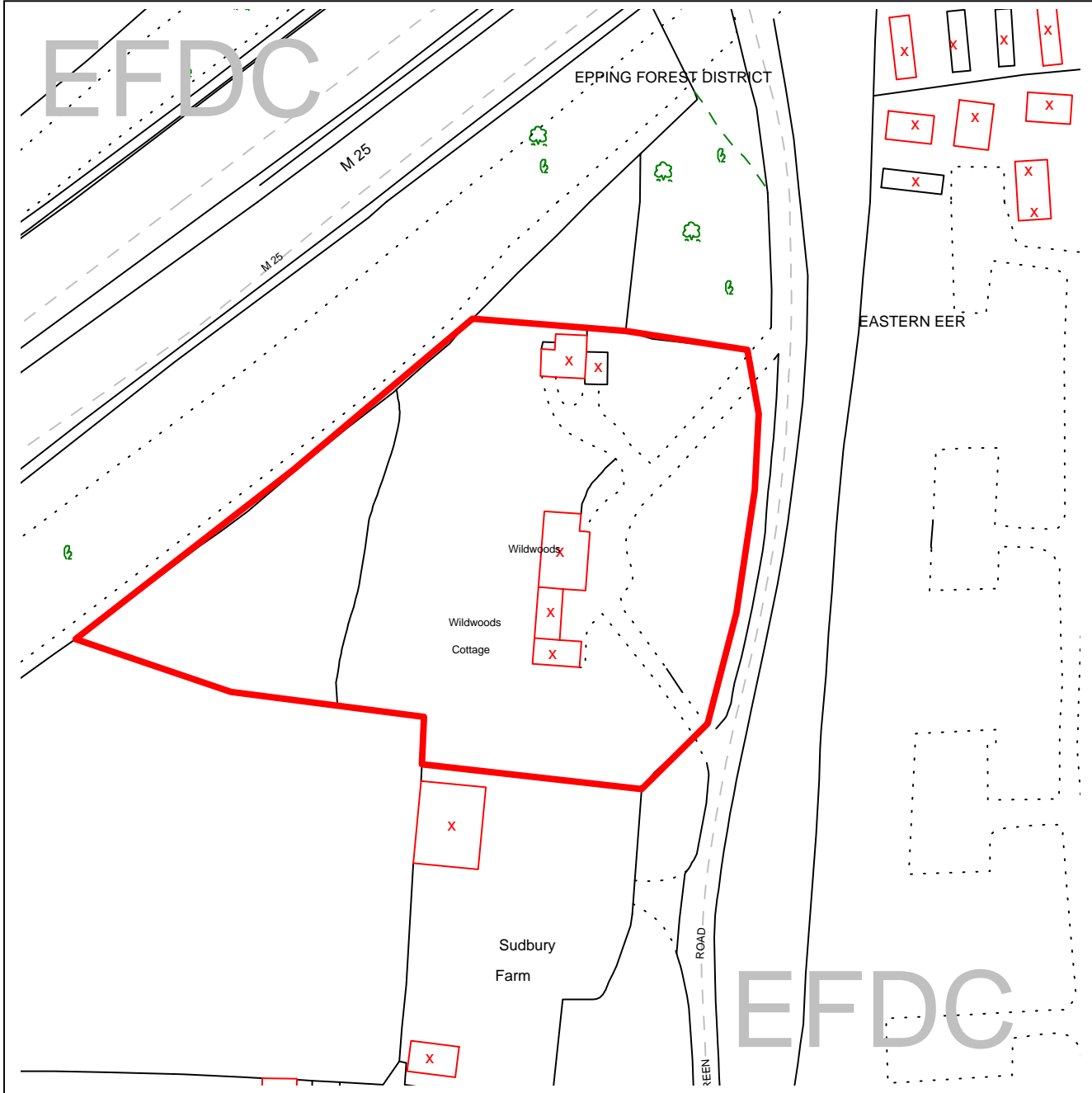
The application is contrary to Structure plan policy RE2 and GB8 of the adopted plan regarding the re-use of buildings and Structure plan T8 and local plan policy T17.

Summary of Representations:

Waltham Abbey Parish Council – No objections.



Epping Forest District Council



Agenda Item Number: 5
 Application Number: EPF/2208/05
 Site Name: The Coach House, Wyldwoods, Woodgreen Road, Waltham Abbey
 Scale of Plot: 1:1,1250
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