

# Committee Agenda



**Epping Forest  
District Council**

## **AREA PLANS SUBCOMMITTEE B Wednesday, 26th July, 2006**

**Place:** Civic Offices, High Street, Epping

**Room:** Council Chamber

**Time:** 7.30 pm

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

Members:

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

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

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

General advice to people attending the meeting is attached.

**2. MINUTES (Pages 7 - 18)**

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

**3. APOLOGIES FOR ABSENCE**

**4. DECLARATIONS OF INTEREST**

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

**5. ANY OTHER BUSINESS**

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

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

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

## 6. DEVELOPMENT CONTROL (Pages 19 - 38)

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

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

## 7. DELEGATED DECISIONS

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

## 8. EXCLUSION OF PUBLIC AND PRESS

**Exclusion:** To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

**Confidential Items Commencement:** 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 and 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](http://www.eppingforestdc.gov.uk). Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

### **How are the applications considered?**

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers presentations. The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

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

### **Further Information?**

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

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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Plans Subcommittee B                      **Date:** 28 June 2006

**Place:** Civic Offices, High Street, Epping                      **Time:** 7.30 - 8.30 pm

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

**Other Councillors:** (none)

**Apologies:** S Metcalfe

**Officers Present:** B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Officer)

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### 8. WELCOME AND INTRODUCTION

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

### 9. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 31 May 2006 be taken as read and signed by the Chairman as a correct record, subject to the following amendment:

(a) That B Land be recorded as the Planning Officer in attendance, not R Bintley.

### 10. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry and C Whitbread declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0502/06 – 242 High Street, Epping;
- EPF/0771/06 – 76 Hemnall Street & B G Automotives, Half Moon Lane, Epping;

- EPF/0888/06 – 41 Tower Road, Epping;
- EPF/0932/06 – Lanes Boutique, 263 High Street, Epping; and
- EPF/0939/06 – Lanes Boutique, 263 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0932/06 – Lanes Boutique, 263 High Street, Epping; and
- EPF/0939/06 – Lanes Boutique, 263 High Street, Epping.

(Councillor J M Whitehouse had tendered his apologies for lateness and joined the meeting in time to consider application EP/0932/06 – Lanes Boutique, 263 High Street, Epping.)

(c) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following items of the agenda, by virtue of being the ward member who had requested that the Sub-Committee consider the items. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0932/06 – Lanes Boutique, 263 High Street, Epping; and
- EPF/0939/06 – Lanes Boutique, 263 High Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0507/06 – Chase Farm, Vicarage Lane, North Weald.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following item of the agenda, by virtue of being a close friend of the applicant. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0772/06 – Goodymead, Loughton Lane, Theydon Bois.

## 11. ANY OTHER BUSINESS

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

## 12. DEVELOPMENT CONTROL

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

**RESOLVED:**



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

**13. DELEGATED DECISIONS**

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

**CHAIRMAN**

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## **Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0502/06
<b>SITE ADDRESS:</b>	242 High Street Epping Essex CM16 4AP
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Illuminated shop sign.
<b>DECISION:</b>	<b>GRANT</b>

## **NO CONDITIONS**

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## **Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0771/06
<b>SITE ADDRESS:</b>	76 Hemnall Street and B G Automotives Half Moon Lane Epping
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of No. 76 Hemnall Street and adjacent works, extension to Vets centre and erection of 10 no. flats. (Revised application)
<b>DECISION:</b>	<b>GRANT</b>

## **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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 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.
- 6 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.
- 7 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance adopted.

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

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

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

- 8 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.
- 9 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse for this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 10 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 11 Prior to commencement of the development a scheme for the satisfactory noise installation of all party floors and walls between the properties shall be submitted to the Local Planning Authority and such scheme shall be approved in writing and implemented accordingly.
- 12 Prior to first occupation of any part of the development the car park as approved shall be constructed and marked out in permanent materials and shall be maintained at all times for the parking of staff and residents cars.
- 13 A pedestrian visibility splay of 1.5m x 1.5m as measured from the back of the footway shall be provided either side of the access with no obstruction above 600mm within the splay.
- 14 The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing and a full scheme of works for the provision of a public footpath to the front of the site. No occupation of any part of the site shall take place until those works have been completed in accordance with the Local Planning Authorities approval and have been certified in writing as complete by or on behalf of the Local Planning Authority.

15	<p>The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.</p> <p>The scheme must include details of proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.</p> <p>The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.</p> <p>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.</p>
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**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0888/06
<b>SITE ADDRESS:</b>	41 Tower Road Epping Essex CM16 5EN
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear extension, single storey side extension, rear garden room extension and replacement garage roof. (Revised application)
<b>DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 12 June 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0932/06
<b>SITE ADDRESS:</b>	Lanes Boutique 263 High Street Epping Essex CM16 4BP
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use (A1-A4) boutique to wine bar.
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS:**

1	The proposed development will result in an unacceptable amount of non-retail units within the identified primary shopping frontage and will result in more than two non-retail units together. The development will therefore undermine the retail function of the Town Centre contrary to policy STC7 of the adopted Local Plan. The proposal would also be contrary to, and undermine the basis of policy TC4 of the Redeposit Local Plan Alterations.
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**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0939/06
<b>SITE ADDRESS:</b>	Lanes Boutique 263 High Street Epping Essex CM16 4BP
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building for internal alterations and a change of use (A1-A4) boutique to wine bar.
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS:**

1	The proposed works are required in connection with a use that has not been authorised, as such they amount to unnecessary alterations works to a listed building which would lead to ambiguity with regard to the use of the building which would be harmful to the character of the building contrary to Policy HC10 of the adopted Local Plan.
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**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0507/06
<b>SITE ADDRESS:</b>	Chase Farm Vicarage Lane North Weald Epping Essex CM16 6AL
<b>PARISH:</b>	North Weald
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of driveway and entrance.
<b>DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 Within 3 months of the date of this permission the driveway shall be surfaced in accordance with details, which shall be first submitted to and approved in writing by the Local Planning Authority.

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**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0772/06
<b>SITE ADDRESS:</b>	Goodymead Loughton Lane Theydon Bois Essex CM16 7JZ
<b>PARISH:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing bungalow and erection of new two storey property with new vehicular access. (Revised application)
<b>DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of the development, details of a screen that is to be erected either side of the balcony hereby approved shall be submitted to and approved in writing by the Local Planning Authority (LPA). The screens shall be erected in accordance with those agreed details prior to first occupation of the dwelling and shall be permanently retained unless the LPA gives its written consent to any variation.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side windows shall be fitted with obscured glass and have top hinged opening night vents, and shall be permanently retained in that condition.



- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 7 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 The proposed vehicle access hereby approved shall be constricted to a width not less than 2.4 metres, by way of a dropped kerb crossing.
- 11 Measures shall be taken to ensure that no surface water shall drain onto the highway.

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## AREA PLANS SUB-COMMITTEE 'B'

26 July 2006

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1021/06	Coopersale Hall School, Flux's Lane, Epping	GRANT	21
2.	EPF/1040/06	42 Bower Hill, Epping	GRANT	26
3.	EPF/0991/06	1 & 2 Grove Cottages, 64 Ongar Road, Lambourne	GRANT	29
4.	EPF/1024/06	The Chase, 146 London Road, Lambourne	GRANT	35

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1021/06
<b>SITE ADDRESS:</b>	Coopersale Hall School Flux's Lane Epping Essex
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Coopersale Hall School
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of existing car park to form overflow car parking.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

**Description of Proposal:**

Consent is being sought for an extension to the existing car park to form overflow car parking to the southeast of the existing car park. The area proposed would be 36m by 25m and would be finished in shingle to match the existing car park and would be located some 33m to the south of the Listed school building. Existing planting already screens this area from the school and it is proposed to add to it. Ground levels are to remain the same.

### **Description of Site:**

The site is within the Metropolitan Green Belt and Coopersale Hall School is a Listed Building. It is located off an access road on the south side of Stewards Green Road known as Flux's Lane. A dense tree screen to the south of the site surrounds the area of land proposed to be altered. To the south are open fields.

### **Relevant History:**

EPF/1220/05 – Change of use to educational establishment – Approved in 1989  
EPF/1766/089 – Alterations and extension to provide classrooms, toilets and kitchen – Approved 1990  
EPF/653/04 – Erection of first floor rear and two storey rear extensions to provide additional classrooms – Refused 2004  
EPF/1516/04 – Erection of first floor rear and two storey rear extensions to provide additional classrooms – Refused 2004  
EPF/1525/05 – Side and rear extensions to provide additional classrooms and erection of new classroom block to replace existing classroom block and enlargement of existing car park – Refused 2006

### **Policies Applied:**

Structure Plan

CS2 – Protecting the Natural and Built Environment  
CS4 – Sustainable New Development  
HC3 – Protection of Listed Buildings  
T12 – Vehicle Parking

Local Plan

GB2 – General Restraint  
LL2 – Resist Inappropriate Development  
HC12 – Development affecting the setting of Listed Buildings  
DBE9 – Amenity  
T14 – Car Parking  
T17 – Highway Safety

### **Issues and Considerations:**

The main issues here relate to the potential impact on the Green Belt, the impact on the Listed Building, impact on neighbouring amenity and highways issues.

Green Belt

The area to be shingled is located to the south of the site, well screened from the surrounding by a dense mature tree screen. The fundamental aim of Green Belt policy is to keep land permanently open by preventing unrestricted sprawl and to safeguard the countryside from encroachment and the car park would result in an intensification of use that is unrelated to the purposes or land use objectives of the Green Belt.

However, given that the additional car park would cater for approximately 30 vehicles deemed to be relatively small scale, that it would be well related to an existing use, that it would not be

detrimental to the openness of the Green Belt given the built form in the locality and the good tree screen around the site, it is considered that very special circumstances exist here to allow this extension.

The Council's Landscape Officer considers that the enlargement of the existing car park would not affect any sound trees within the vicinity, except possibly whilst the work is in progress. Therefore a condition relating to tree protection measure being put in place while construction work is taking place can be attached to any permission given.

#### Impact on the Listed Building

The Council's Listed Building Adviser has no objections to the proposal and is of the opinion that it would have little effect on the setting of the Listed Hall.

#### Amenity and Highway issues

There would be no further direct impact on the amenities of the neighbouring properties from the extension to the car park being sited on this part of the school.

It is argued by a number of objectors that the expansion of the car park would result in more vehicles entering and exiting the lane, which in turn would result in greater congestion at the entrance and along the lane. However the applicant contends that whilst the existing car park is sufficient for the numbers of children at the school as the school day is staggered, resulting in children being dropped off and picked up at different times during the day, the existing amount of car parking spaces causes a problem when certain events during the school year result in a heavier traffic flow. These events, such as inter school cross country, sports days etc bring either traffic from other schools or the parents of the school children who inevitably arrive around the same time. These extra spaces would go some way to alleviate the problems that are currently being experienced. This assertion however is contested by some of the objectors who feel that if the school is unable to accommodate the potential increase in vehicles parking as a consequence of some of these events then these events should not be held.

It is not the place of the Local Planning Authority to contest whether the school should or should not arrange such events, however events such as Sports Days and school fetes are synonymous with educational establishments and the fact remains that the school have some level of entitlement to put these days on. It would appear that the extension of the car park would go some way in alleviating issues such as reducing the amount of indiscriminate parking along the lane and in surrounding roads, which has been a cause of complaint from local residents for some time.

A number of objectors are also concerned that by allowing the expansion of this car park, this would hold some weight when a decision is made regarding the expansion to the school, which is subject to a current appeal. In other words the Inspector may be swayed by the fact that there would be sufficient parking already in place.

Each application, however, is judged on its own merits and a recommendation for refusal would not be acceptable based on the above justification. Furthermore, a permission on this application would carry no more weight than the car park extension proposed as part of the appeal.

The Highways Authority has no objections to the scheme.

Epping Town Council suggest that consideration be given to restricting its use to occasional use, however this is not considered necessary and would be virtually impossible to enforce.

## **Conclusion:**

This is a contentious issue surrounding not only development within the Green Belt but also the potential impact on traffic in and out of the site. There have been many letters of objection from neighbouring residents, however it would appear that much of the underlying concern relates to the expansion of the school further than it is at present, and that this application is the thin end of the wedge on the way to the school's enlargement.

It is a fact that the development is in the green belt, however it would relate well to the existing use and is not considered, given the factors mentioned above, that it would be contrary to the aims and objectives of Green Belt policy. Furthermore, there appears to be sufficient justification for this car park extension in order to alleviate existing traffic problems and on balance a recommendation for approval is submitted.

## **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL – Committee had no objection to this application. However, Committee did request that the district's planning officers should give consideration to a condition, which would restrict the use to occasional use. This would avoid making the congestion problems, which are already a focus of concern to local residents, worse on a regular basis

NEIGHBOURS – The occupiers of 13 properties in the locality have raised objections primarily on the loss of green belt land, increase in traffic movements, highways safety, that the school should not expand any further, loss of mature trees and wildlife, increase in noise and pollution, that the school is a commercial business and should not receive special treatment, and will affect rural character of Epping.

The addresses are:

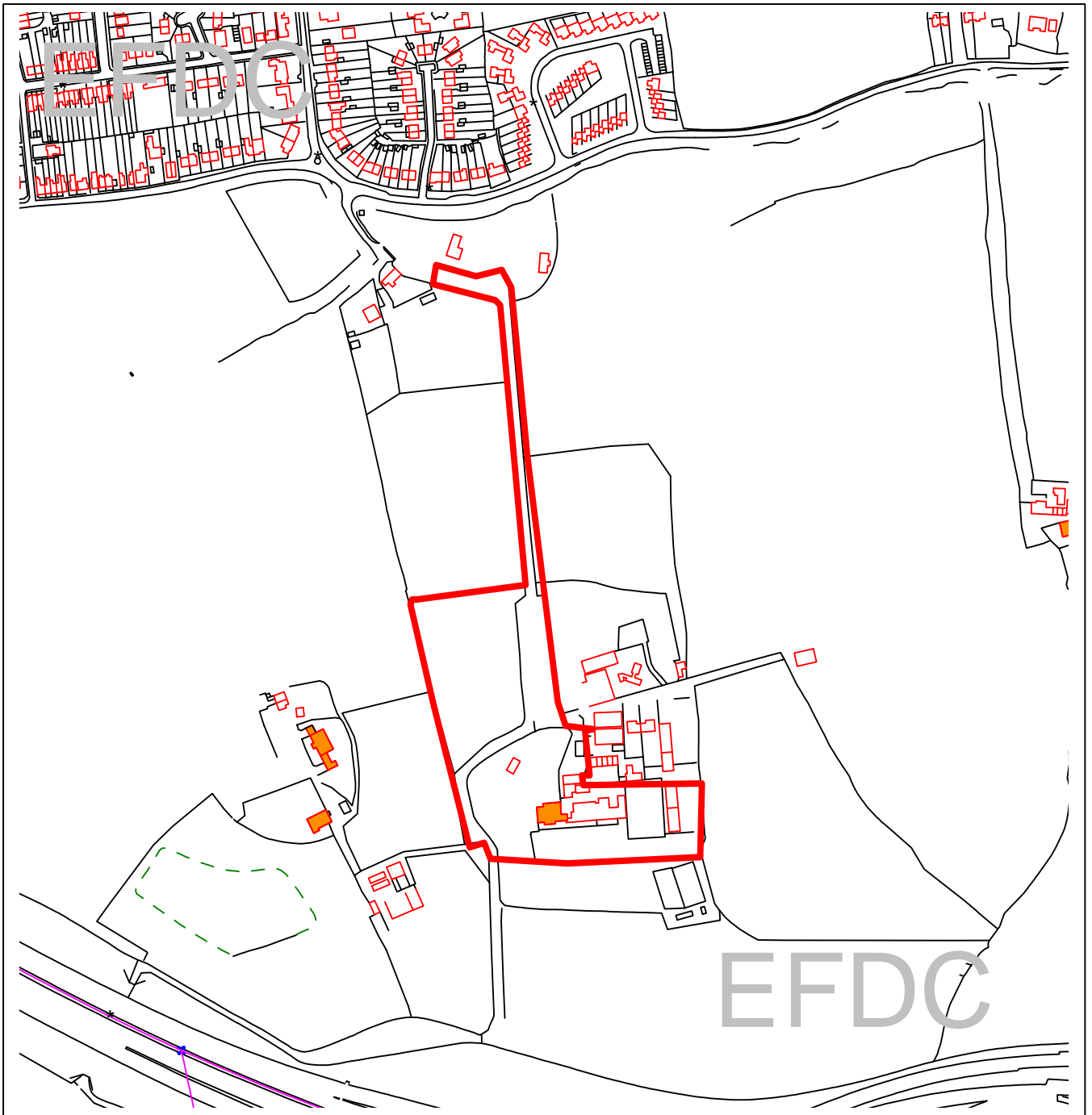
Cottage 1, Coopersale Hall Farm;  
Cottage 2, Coopersale Hall Farm;  
Russell Cottage, Fluxs Lane;  
Bakers Cottage, Coopersale Hall;  
7, Stewards Green Road;  
Farm Bungalow, Coopersale Hall Farm;  
31, Brook Road;  
Gardners Barn, Fluxs Lane;  
The Bothy, Gardners Farm, Fluxs Lane;  
77, Bower Hill;  
29, Brook Road; and  
24, Brook Road.





# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1021/06
Site Name:	Coopersale Hall School, Fluxs Lane, Epping
Scale of Plot:	1/5000

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1040/06
<b>SITE ADDRESS:</b>	42 Bower Hill Epping Essex CM16 7AL
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr B Deal
<b>DESCRIPTION OF PROPOSAL:</b>	Roof extension with three front dormer windows.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Description of Proposal:**

New roof with gable ends extended by 1.3m height to create loft rooms with 3 dormers to front.

**Description of Site:**

Detached bungalow built c.1936 much extended, on corner plot with well-screened secluded rear garden and open forecourt parking to front.

**Relevant History:**

Various extensions - 1984, 85, 86, 94 and 98.

**Policies Applied:**

Local Plan policies DBE9 and 10 re amenity and design.

**Issues and Considerations:**

1. Amenity

The new gable-ended roof on the north side will be 2.4m from the common boundary with No. 40, giving an overall gap between the 2 bungalows at this point of 3.2m.

The effect of the new roof will not have any significant impact on No. 40 and this property in any case is sited some 3.7m forward of No. 42.

2. Design/appearance

Many of these 1930's bungalows in Bower Hill have undergone roof changes with dormers in a variety of styles. No. 44 to the south has had a very similar gable-ended roof extension with a full width 'box' dormer across the front roof slope. The present proposal with the 3 small gabled dormers are much preferable from a visual point of view and the scheme as a whole will enhance both the front elevation of the property and the street scene in general and all relevant design criteria are met.

Approval is recommended.

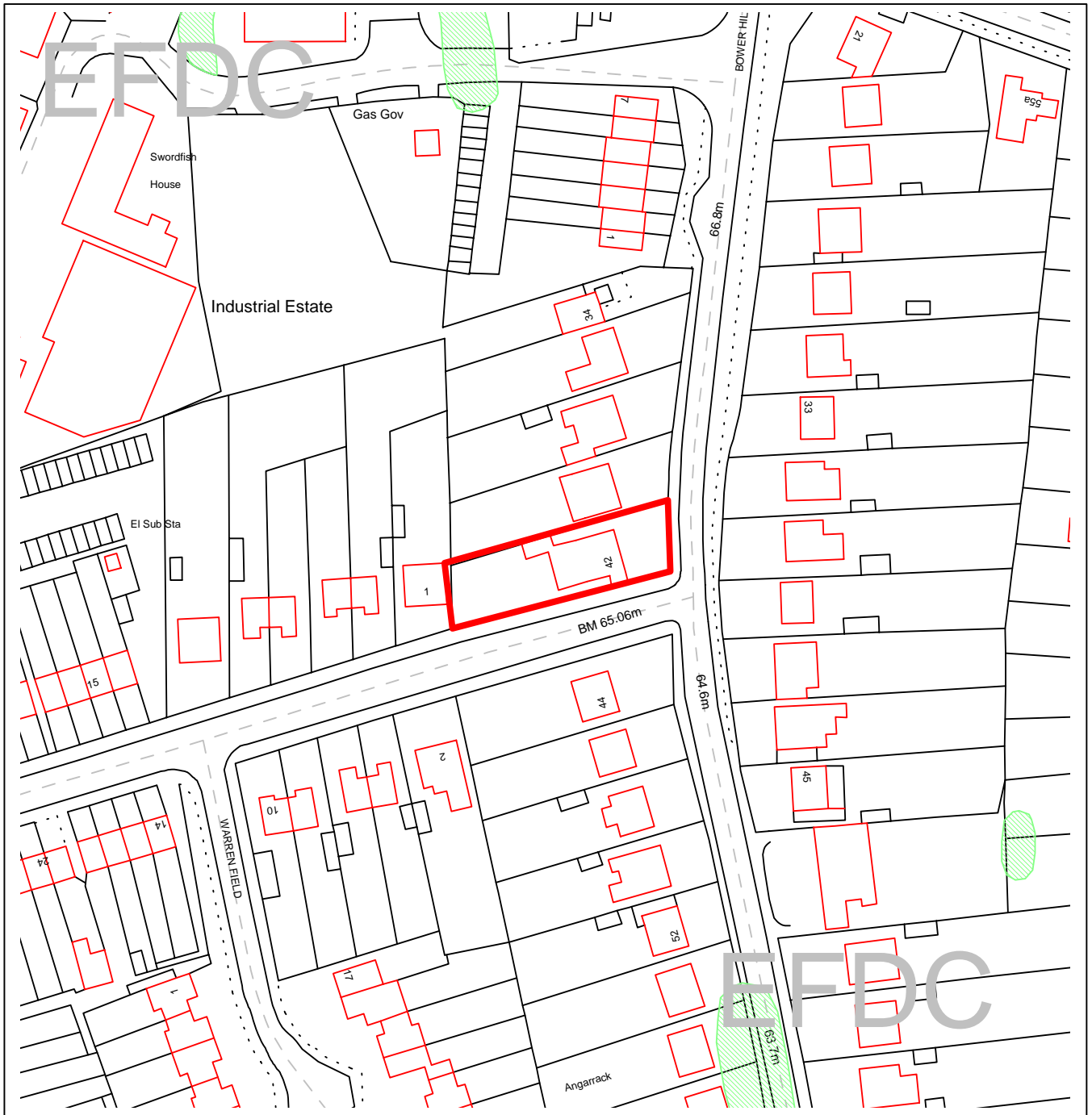
**SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL - over-development for the size of the site; out of keeping with existing street scene by virtue of scale.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>2</b>
<b>Application Number:</b>	EPF/1040/06
<b>Site Name:</b>	42, Bower Hill, Epping
<b>Scale of Plot:</b>	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0991/06
<b>SITE ADDRESS:</b>	1 & 2 Grove Cottages 64 Ongar Road Lambourne Romford Essex
<b>PARISH:</b>	Lambourne
<b>APPLICANT:</b>	Mr & Mrs S Kramer
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of ancillary buildings to annexe.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 13 June 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 1 & 2 Grove Cottages.
- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

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

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

- 6 The two stables shown on the approved plan to be removed shall be demolished and all debris removed from the site prior to the first occupation of the annex hereby approved.

### **Description of Proposal:**

Conversion of ancillary buildings to a residential annexe. The works would see an existing garage and adjacent workshop converted to a 'Granny Annexe' with a link extension being erected to join the two buildings. Two adjacent stables would be demolished.

### **Description of Site:**

An isolated building comprising of a cottage (which was originally one dwelling unit, then converted to two, and now is being converted back to one – which does not require planning permission), on the south side of the Ongar Road, some 300m to the east of Abridge Village envelope. The cottage is a grade II listed building. The whole site lies within the Green Belt. The ground slopes up to the south. There is a mature 3m hedge line on the eastern boundary of the site.

### **Relevant History:**

A complex history involving alterations and extensions to the building and outbuildings, including enforcement action for a commercial business in 2000. Recent applications include:

EPF/2012/01 - Detached Garage and garden Store (No 2) - Approved

EPF/387/03 - Detached garage and vehicle access (No 1) - Approved

EPF/2135/05 - Two storey side extension - Refused

LB/EPF/2143/05 - Listed building consent for above - Refused

EPF/533/06 - Link extension and rear conservatory - Approved

LB/EPF/534/06 - Listed building consent for the above - Approved.

### **Policies Applied:**

Structure Plan

C2 Green Belt

HC3 Listed Building

Local Plan

GB2 Green Belt Policy

GB8 Conversions of Buildings

HC12 Development affecting the setting of a listed building

DBE 9 & 10 Amenity

## **Issues and Considerations:**

The main issues are the impact of this proposal on the Green Belt, Listed Building and the amenities of neighbouring properties. The proposed scheme has revised the design of the roof on the link extension since first submission.

### **Green Belt**

The current buildings have been in existence since 2001, and are within the domestic curtilage of the Cottage to the north. The garage already has a room at the first floor, and the two buildings form an 'L' shaped plan with a 1.5m gap between them. The proposed extension will infill the southern corner of the 'L' providing a kitchen and stairs to the existing room in the roof of the garage building.

The extension will infill a fairly modest area of 5m x 4.2m and will have a maximum height of 4.5m to the hipped roof extension. This will be some 1m lower than the ridge of the garage. The floor area of the adjacent stable to be demolished is 6.3m x 5m.

With regard to the proposed use as a residential annex the applicant has stated that this is for an elderly relative and the Council is not adverse to the principle of such a use. This is a use to which outbuildings can be put as long as it is a conversion of an existing building, as in this case, and the use is incidental to the enjoyment of the dwelling house as such. It should be noted that this proposal is not providing a new dwelling house, but a residential annexe for a family member.

In this case there is a clear family tie between the occupant of the main dwelling and that of the annexe. This can be subject to the relevant safeguards on future use through conditions. This use will not cause unacceptable harm to the openness of the Green Belt.

Policy GB8 of the adopted local plan allows for a change of use of buildings provided they meet a number of conditions:

- (i) The building is:
  - (a) of permanent and substantial construction; and
  - (b) capable of conversion without major or complete reconstruction; and
  - (c) in keeping with its surroundings by way of form, bulk and general design;
- (ii) The proposed use is for residential use where the building is unsuitable for recreational, business or storage use and where it is desirable that the building is brought back into beneficial use
- (iii) The proposal entails appropriate benefits to Green Belt or countryside objectives in circumstances where the council considers it necessary or desirable
- (iv) the Council is satisfied that in the case of a relatively new building it was not constructed with a view to securing a use other than that for which it was ostensibly built.

With regard to criteria (i) of the policy, no structural survey has been provided to the Council although it is accepted that the building is of permanent and substantial construction. The works will involve a substantial extension, but this will not involve complete reconstruction and the new extension and roof will not have a major further effect on the impact that the existing buildings currently have on the Green Belt. This is a logical and well designed scheme.

Criteria (ii) applies as it is accepted that that the building, which is currently in use, would not be suitable for a business or storage use as it is within a residential curtilage.

Criteria (iii) looks to the benefits to the Green Belt from any proposal. In this case the stables of are no visual merit and removal of 2 of the 3 stables is to be welcomed, and the scheme causes no harm to the Green Belt.

Criteria (iv) is considered to be met as the buildings have been used for a number of years for the use they were granted permission for.

Therefore this application meets the requirements of the policy. The site is well screened, within the existing domestic curtilage of the site, and a clear family tie between the occupants of the main house and this annex. The scheme will have no adverse impact on the Green Belt.

### **Listed Building**

The Conservation Officer has commented that this scheme will have little effect on the setting of the listed building, and is well screened by hedges, and proposed planting.

### **Design**

The extension is of a traditional rural design, which integrates well with the existing building, and is appropriate in this rural area. The materials can be conditioned to match the existing. The revised design of the roof is far more acceptable than the originally proposed design which was too bulky and excessive in height.

### **Neighbours**

There will be no overlooking or loss of light to any neighbouring property.

### **Parking & other issues**

The Parish Council has raised the issue of loss of the garage. However the property has an existing double garage on the original No 1 site, which will remain, and more than adequate external parking provisions. Therefore there will be no need for any replacement garage facilities. In any event any further development on the site will require permission which will be assessed on its own merits.

Whilst there are horses on the site, this is not an equestrian site, and the horses are only for domestic use. The applicant has indicated that he will not require further stabling on the site, and what stabling is left will be sufficient for his needs.

### **Conclusion**

This is a scheme which has no adverse impact on the amenities and openness of the Green Belt or on the setting of the listed building, and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

#### Original Plans

PARISH COUNCIL – Object, unacceptable provision of a new dwelling in the Green Belt, loss of 2 garages currently providing off street parking, no new parking provided. The application is for an annexe and is therefore supplemental to the existing development – is this permitted development? If it is not supplemental then is it a separate dwelling? This would appear to be an attempt to provide a dwelling by stealth as permission for the existing ancillary outbuildings was granted in 2002.

90 ONGAR ROAD – Object, loss of a double garage and associated building. If granted we believe it reasonable to suppose that later date permission will be sought to replace these facilities



and the Council will find it difficult to resist. We also believe that this is an equestrian property and permission will be sought to replace the stables. These proposals amount to excessive development and will generate more piecemeal development.

Amended Plans

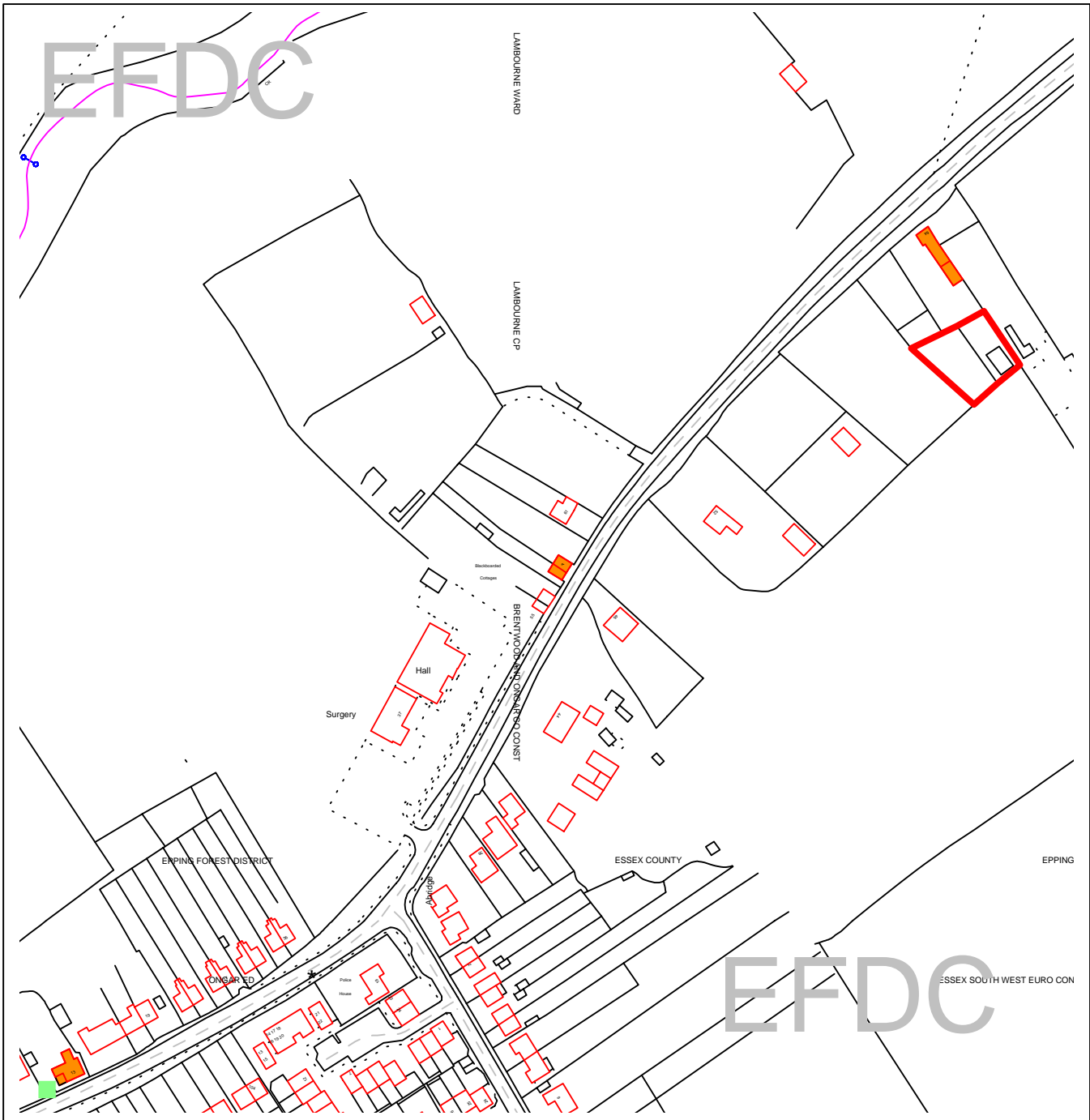
PARISH COUNCIL – Object, note roof heights have changed. As we did not previously object to this, we have no further objections, but our original objections still stand.

90 ONGAR ROAD – Object, the roof changes do not alter our previous views.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/991/06
Site Name:	1 & 2, Grove Cottages, 54 Ongar Road, Lambourne
Scale of Plot:	1/2500

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1024/06
<b>SITE ADDRESS:</b>	The Chase 146 London Road Lambourne Romford Essex RM4 1XX
<b>PARISH:</b>	Lambourne
<b>APPLICANT:</b>	Mr & Mrs L M Barry
<b>DESCRIPTION OF PROPOSAL:</b>	Front boundary screen and gateway. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 The development must not commence until details of the hedge planting, as shown on the approved plan no. 2622/1A and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to

thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The hedge planting 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.

### **Description of Proposal:**

Proposed 3m high brick pillars either side of a pair of timber painted gates. A pedestrian gate is also proposed on each side of this with a smaller brick pillar support. The rest of the front boundary to this residential property will consist of a 1.8 metre high railing fence. The plans show this railing fence to be concealed by a yew hedge on both sides.

### **Description of Site:**

The house, The Chase, is located on this large residential site in a countryside location, set well back from the road. The front boundary to the road was until recently screened by a thick hedge of conifer trees. Other more native trees are randomly planted in the front part of the cartilage. Until recently there was a low, painted white, timber picket fence all along the front boundary with an open access from the road. The access slopes down from the pavement and road level. The site is located on the north-east side of the road and has an open field to the west. East of the site, is a recently demolished, country styled house known as Chase Cottage in also large grounds. Beyond that, the road is more built up as housing starts to dominate the beginning built up area of Abridge.

### **Relevant History:**

EPF/547/06 – Erection of front boundary screen and gateway – Withdrawn after applicant was advised that Officer's were minded to refuse planning permission.

### **Policies Applied:**

Local Plan (& Alterations) policies:-

DBE1 & DBE2 – Impact on street scene and surrounding amenity

LL10 – Impact on trees.

GB2A – Control of development in the green belt

### **Issues and Considerations:**

The main issue is whether the development would harm the open character of the Green Belt and would it appear visually harmful in the street scene.

The previous planning application was withdrawn at the request of Planning Officers because its size, expanse of solid wall and general urban appearance would have been harmful on the visual amenity of the locality. It was considered that the proposal at the time would be inappropriate development in the Green Belt.

Pre-application meeting has since taken place on site and more detail has been added to the plans to reflect on-site conditions.

Since the previous withdrawn application, the walls and two of the pillars have been deleted, also a second pair of pillars have been reduced in height and made thinner. The latter have been slightly moved forward and at an angle so that the pedestrian gates are not face on to the road. The rest of the frontage will remain as proposed for railings with planting either side. The railings in this scheme have been extended towards the slimmer pillars to replace the previously proposed walls.

The proposed gates and pillars will be set back 10.2m from the road and due to level changes, be 1m lower. There are a number of trees within the site towards the front that will be retained and will not be unduly harmed by the proposal. The conifers, which created quite a screen on the front boundary, have been taken out and leaving the site more exposed than previous. However, there is still an orchard feel to the front part of the site with views of the main house set well back from the road. The green area between the railing and the pavement will be retained that exists in front of the proposed railings and new planting will in time conceal the railing. As this is conditioned to ensure the planting is provided and maintained, there is no objection to the railing element of the proposal.

The pillars and gates will be a marked visual change from the current open driveway and former low height picket fence. It will be though, set back from the road, at a lower level and screened by the proposed hedge planting, such that from numerous vantage points on either side of this stretch of the road such, the proposal will not be dominant in the street scene. The parish council object to the development and are concerned that this is more appropriate in an urban area. The gates and brickwork are of a solid appearance but are well designed and are based on a similar development in another green belt location, albeit not in this locality, but in High Road, Chigwell. This is the beginning of residential properties leading into the more built up area of the village and there are admittedly no other similar wall and gates, but in this location the development would not harm the open character of the countryside and represents an appropriate development in the Green Belt, satisfying part (iv) of Policy GB2A of the Local Plan Alterations and GB2 of the 1998 Local Plan.

In summary, it is considered this overcomes the previous officer concerns. Subject to conditions to ensure that the planting takes place (which the applicant ensures will, because he wants his security) then the proposal is considered to be acceptable.

The application is recommended for approval.

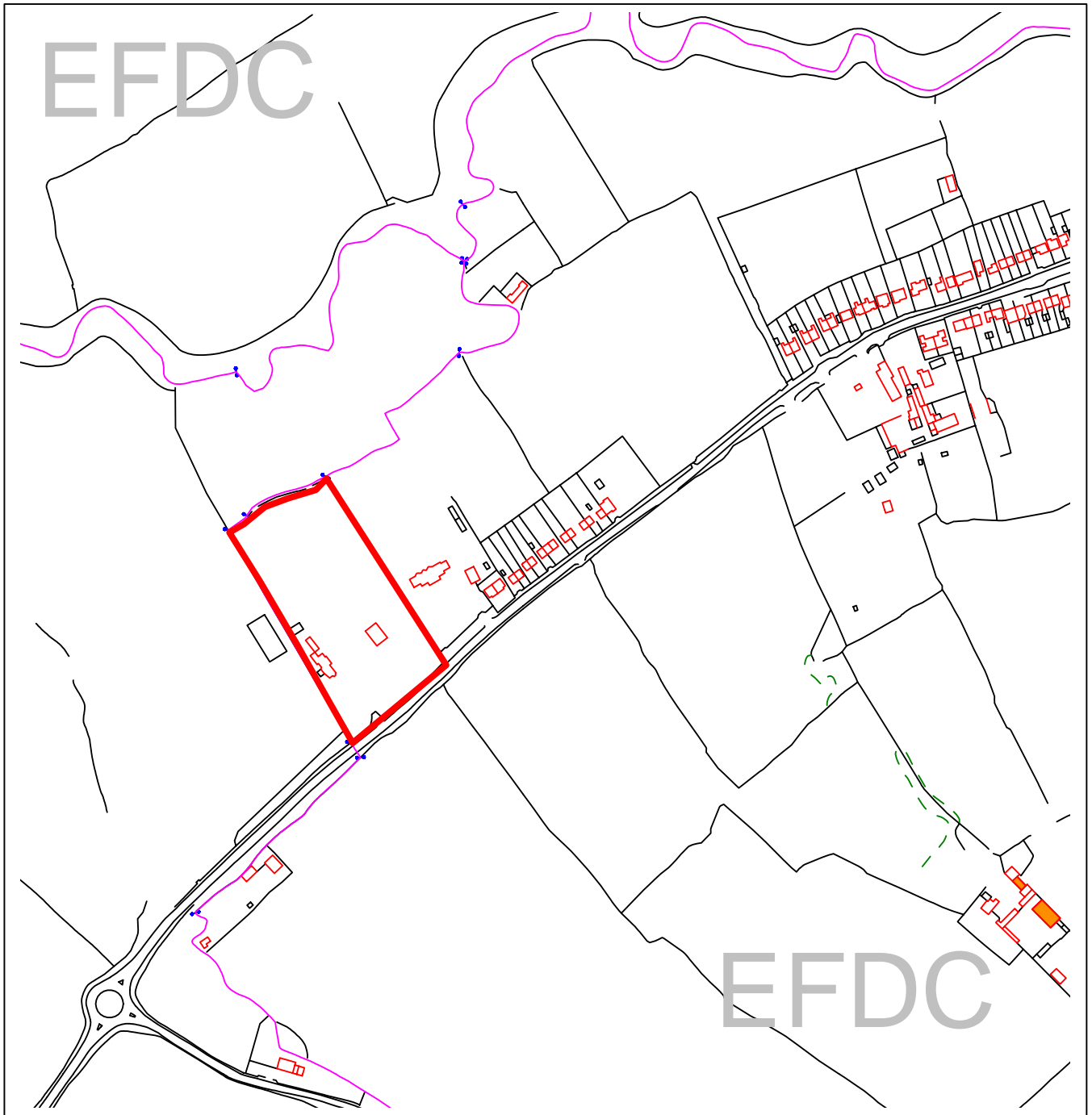
#### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object. Noted fencing was lower than previous application but still feel that the appearance of the fencing and gates are not in keeping with the country scene along London Road. The style of fencing is more suited to a more urban area and not the rural setting that they would be in. If approved, planting along the fencing that appears on the plans must be put in.



# Epping Forest District Council

## Area Planning Sub-Committee



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1024/06
Site Name:	The Chase, 146 London Road, Lambourne
Scale of Plot:	1/5000