

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee B Wednesday, 18th October, 2006

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

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

WEBCASTING NOTICE

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

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If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

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

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. WEBCASTING (Pages 5 - 8)

1. This meeting is to be webcast. The Council has adopted a protocol for the webcasting of its meetings which is attached.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of repeated viewing.

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

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

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 9 - 10)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 11 - 20)

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

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

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

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) 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.

7. DEVELOPMENT CONTROL (Pages 21 - 34)

(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

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.

EPPING FOREST DISTRICT COUNCIL

**PROTOCOL FOR WEBCASTING OF
COUNCIL AND OTHER MEETINGS**



Introduction

The Council has agreed that certain meetings should be the subject of live web transmission ('web casting'), or recorded for subsequent transmission. Fixed cameras are located within the Council Chamber for this purpose and there is a mobile unit for use in other locations

This protocol has been produced to assist the conduct of web cast meetings and to ensure that in doing so the Council is compliant with its obligations under the Data Protection Act 1998 and the Human Rights Act 1998. Accordingly the following will apply to all meetings to be web cast by the Council:-

Main provisions:

1. The Chairman of the meeting has the discretion to request the termination or suspension of the webcast if in the opinion of the Chairman continuing to webcast would prejudice the proceedings of the meeting.

This would include:

- (i) Public disturbance or other suspension of the meeting;
- (ii) Exclusion of public and press being moved and supported;
- (iii) Any other reason moved and seconded and supported by the Council/Committee or Subcommittee.

2. No exempt or confidential agenda items shall be webcast.

3. Subject to paragraph 4 below all archived webcasts will be available to view on the Council's website for a period of six months. Council meetings are recorded onto DVD, which will be stored in accordance with records management procedures.

4. Archived webcasts or parts of webcasts shall only be removed from the Council's website if the Monitoring Officer considers that it is necessary because all or part of the content of the webcast is or is likely to be in breach of any statutory provision or common law doctrine, for example Data Protection and Human Rights legislation or provisions relating to confidential or exempt information.

If the Monitoring Officer has decided to take such action she must notify all elected Members in writing as soon as possible of her decision and the reasons for it via the Bulletin

Council expects the Chair of the Council and the Monitoring Officer to ensure that Council meetings are conducted lawfully. Therefore, Council anticipates that the need to exercise the power set out above will occur only on an exceptional basis.

5. Any elected Member who is concerned about any webcast should raise their concerns with the Head of Research and Democratic Services

Agenda Front Sheets and Signage at Meetings

On the front of each agenda and on signs to be displayed inside and outside the meeting room there will be the following notice:-

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If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

Meetings of the Area Plans Subcommittees, District Development Control Committee, Licensing Committee and other 'Quasi Judicial' Hearings

In any correspondence notifying applicants, supporters or objectors of the meeting date on which an application will be heard, the following advice will be included if the particular meeting has been chosen to be web cast:-

"Please note that Council meetings may be filmed for live or subsequent broadcast via the Authority's Internet site. If you do not wish the hearing of your application to be filmed, please contact the Senior Democratic Services Officer to discuss their concerns. The Council will not film speakers if they do not wish to appear in the webcast"

Conduct of Meetings

At the start of each meeting to be filmed, an announcement will be made to the effect that the meeting is being or may be web cast, and that the Chairman may also terminate or suspend the web casting of the meeting, in accordance with this protocol. This will be confirmed by the Chairman making the following statement:-

"I would like to remind everyone present that this meeting will be broadcast live to the internet and will be capable of repeated viewing.

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

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Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee. A map showing the venue will be attached to the agenda.

Can I speak?

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

Who can speak?

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

What can I say?

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

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

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

How are the applications considered?

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

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

Further Information?

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

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 20 September 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: 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 and Mrs J H Whitehouse

Other Councillors:

Apologies: J M Whitehouse

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

27. WEBCASTING

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

RESOLVED:

That the Council's Protocol for Webcasting of Council and Other Meetings be noted.

28. 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.

29. MINUTES

RESOLVED:

That the minutes of the meeting held on 23 August 2006 be taken as read and signed by the Chairman as a correct record.

30. 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 application and voting thereon:

- EPF/1069/06 – The Old Rectory, Coopersale Common, Epping;
- EPF/1070/06 – The Old Rectory, Coopersale Common, Epping;
- EPF/1086/06 - The Old Rectory, Coopersale Common, Epping;
- EPF/1256/06 – 175 High Street, Epping; and
- EPF/1467/06 – 17 Lynceley Grange, Epping.

(b) 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/1430/06 – North Weald Airfield, Merlin Way, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of being the Leisure and Young People Portfolio Holder with responsibility for the site. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1430/06 - North Weald Airfield, Merlin Way, North Weald.

31. ANY OTHER BUSINESS

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

32. 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.

33. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1069/06
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
DECISION:	REFUSE

REASON:

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and Approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size, design and siting would harm the objectives of the Metropolitan Green Belt and is contrary to Policies GB2A and GB14A of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	EPF/1070/06
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a single storey rear extension.
DECISION:	GRANT

CONDITIONS:

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows, doors, roof lights, eaves, verges, fascias, sills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the LPA prior to starting work any work on site.
- 5 All new rainwater goods and soil and vent pipes shall be of black painted cast iron.
- 6 A sample plinth brickwork panel minimum 600 x 600mm shall be provided for agreement by the local planning authority reusing historic bricks and with a flush lime mortar joint. All further rebuilding of the plinth shall be carried out in accordance with the approved panel.
- 7 No vents, grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the local planning authority.

Report Item No: 3

APPLICATION No:	EPF/1086/06
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Extension to curtilage of residential garden.
DECISION:	REFUSE

REASON:

- 1 The site is within the Metropolitan Green Belt. The proposed development represents inappropriate development and is therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Approved Essex Structure Plan in that it does not constitute a reasonable extension to an existing curtilage. Thus this application is unacceptable because the change of use, by reason of its size and use as domestic curtilage would significantly encroach into previously undeveloped Green Belt land, materially harming the open character of the landscape. This would be contrary to Policy C2 of the Essex and Southend on Sea Replacement Structure Plan and Policies GB2A and GB4 of the adopted Local Plan and Local Plan Alterations.

Report Item No: 4

APPLICATION No:	EPF/1256/06
SITE ADDRESS:	175 High Street Epping Essex CM16 4BL
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use from hairdressing salon to mixed use as coffee shop/wine bar/ hairdressing salon.
DECISION:	GRANT

CONDITION:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 This permission is for a mixed use of A1 with A3 and A4 or A1 with A3 or A4 and shall inure solely for the benefit of the applicant, R. Bell, and for no other person or persons.

Report Item No: 5

APPLICATION No:	EPF/1467/06
SITE ADDRESS:	17 Lynceley Grange Epping Essex CM16 6RA
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Two storey extensions to side and rear, detached garage and elevational changes. (Revised application)
DECISION:	REFUSE

REASONS:

- 1 The proposals represent overdevelopment of the site resulting in a building out of scale and character with the surrounding properties and thereby harmful to the amenities of the area, contrary to policies BE1 of the Replacement Structure Plan and DBE10 of the adopted Local Plan.
- 2 The proposals will result in undue overlooking of the adjacent properties contrary to policy DBE9 of the adopted Local Plan.

Report Item No: 6

APPLICATION No:	EPF/1430/06
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Epping Essex
PARISH:	North Weald
DESCRIPTION OF PROPOSAL:	Retention of two 150mm x 7m tubular steel CCTV masts one at main gate and one to west of Jet centre.
DECISION:	GRANT

CONDITION:

- 1 The CCTV masts hereby approved shall be removed if no longer required.

Report Item No: 7

APPLICATION No:	EPF/1367/06
SITE ADDRESS:	7 Forest Drive Theydon Bois Epping Essex CM16 7EX
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Loft conversion with front and rear dormer windows.
DECISION:	GRANT

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 25 July 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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AREA PLANS SUB-COMMITTEE 'B'

18 OCTOBER 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1213/06	Thatched House Hotel, High Street, Epping	REFUSE	23
2.	EPF/1392/06	Station Approach & Goods Yard, North Weald Station, Station Road, North Weald Bassett	GRANT	28

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Report Item No: 1

APPLICATION No:	EPF/1213/06
SITE ADDRESS:	Thatched House Hotel High Street Epping Essex CM16 4AP
PARISH:	Epping
APPLICANT:	Mr D Demitriou
DESCRIPTION OF PROPOSAL:	Single storey side extension to approved reception for two proposed bedrooms with wheelchair access. (Revised application)
RECOMMENDED DECISION:	REFUSE

REASONS:

- 1 The proposed extension to the approved reception area will result in the unsatisfactory development of the site, increasing congestion for users of the communal access and presenting an unacceptable highway safety risk due to the nature of the parking provision at the site entrance. As such, this is contrary to Structure Plan policy T12, T3 and Local Plan policies ST6A and ST4A.
- 2 This scheme proposes the removal of a large and visible Sycamore tree of some stature, which significantly adds to the appearance and character of this section of Hemnall Street. As such, this development is contrary to Local Plan policy LL7.

Description of Proposal:

This application is a revised scheme (following withdrawal of an earlier application) for a single storey side extension to an approved reception (EPF/1892/05) for 2 proposed bedrooms with wheelchair access to comply with Building Regulations requirements.

The extension is to project by 7.6m to the southwest of the site and will occupy 3 previous parking spaces for the hotel. The development will leave a gap of 2.25m between the new building and the existing Hemnall Mews flat development adjacent. Pedestrian access to the High Street from the rear of the site will remain.

To rear of the site, the existing parking provision for approximately 5 vehicles is to be extended to provide 10 spaces for the Hotel.

Description of Site:

The hotel is a Grade 2 listed building, the front elevation of which is situated within the key frontage of Epping town centre.

To the rear, the site extends to include a communal access way abutting Hemnall Mews, a residential development approved in 2002 and revised in 2005 (EPF/478/05).

The whole site is within the Epping Town Conservation Area.

Relevant History:

EPF/1035/02- Partial demolition of hotel and erection of 14 dwelling units- approved.

EPF/1943/04- Creation of loft bedrooms within existing roof space- approved

LB/EPF/1944/04- Grade II Listed Building application for creation of loft bedroom within existing and approved (LB/EPF/1019/04) roof space including new dormer windows- refused.

EPF/478/05 - Partial demolition of the rear of Thatched House Hotel and the erection of 14 No. new apartments with basement parking, (revised application).- approved.

EPF/1892/05- Erection of new reception area- approved.

Policies Applied:

Structure Plan Policy

BE1- Urban Intensification

HC2- Conservation Areas

T12- Vehicle Parking

T3- Promoting Accessibility

Adopted Local Plan:

CP7A - Urban Form and quality

HC6 - Development within a Conservation Area

HC10 - Works to Listed Buildings

DBE1 - Design of new buildings

DBE2 - Impact on surrounding properties

DBE9 - Impact upon amenity

LL7 - Protection of trees

ST4A - Road Safety

ST6A - Vehicle Parking

Issues and Considerations:

The key issue relevant to this application is the appropriateness of the development in light of the impact on the quality of the existing urban area. This is in terms of overdevelopment, amenity and highway concerns. In addition, the impact upon the character and appearance of the Conservation Area, tree issues and the impact upon the setting of the Listed Building are considered.

A large section of the land to the rear of the hotel was developed for 14 flats in 2002, (with a revised application in 2004, EPF/478/05). During this time it was argued that demand for the hotel was low and approval was subsequently given, reducing the hotel accommodation to 10 rooms at ground floor level. In 2004, an application was submitted for the conversion of loft space for additional accommodation for the hotel, although the associated Listed Building consent was subsequently refused due to the works required to the Thatched House.

This application proposes the provision of a further 2 bedrooms, which will comply with the Building Regulation requirements for disabled access.

The proposed scheme represents an infill development to the rear of these High Street premises, which will have a negative impact on the surrounding area in terms of its accessibility (highways issues discussed below). Whilst maximising the accommodation of the Hotel is well suited to a town centre location, the further extension to the premises goes beyond the capacity of this particular site to accommodate more buildings. This is in accordance with the principles of Structure Plan policy BE1 and Local Plan core policy CP7A.

In terms of amenity considerations, the extension will be situated 2.25m from the adjoining flats at Hemnall Mews. The resultant development would therefore be very close. However, given that the new extension would only be intermittently occupied and the ground floor flats already experience pedestrians and visitors passing by, refusal on this basis would not be justified.

The new extension will result in a further loss of 3 parking spaces and the proposed 10 spaces indicated on the block plan is not an accurate representation of the provision on site. To the front of the site abutting the High Road, the space on the plan is not useable, inasmuch as there is no vehicle crossover and the space is regularly used by pedestrians, (there would also appear to be insufficient land to accommodate a vehicle off the pedestrian footpath). In addition, there is no physical access to the shown parking space directly behind the Thatched House. A normal sized car would be unable to fit through the space between the new building and the existing flats.

At the Hemnall Street entrance it is proposed to provide 8 car parking spaces compared with the (approximate) 5 spaces already provided. However, there are a number of constraints for this proposed car parking area.

Firstly, the area at the bell mouth of the junction is not an appropriate position for car parking. Vehicles would be required to reverse into the mouth of the junction to exit the site, to the detriment of highway safety along Hemnall Street. This is contrary to Local Plan policy ST6A. Whilst the actual parking bays comply with the bare minimum parking standards as recommended in the 'Vehicle Parking Standards', (*Essex Planning Officers Association, 2001*), given the nature of the site with limited space for manoeuvre, the intention for 8 vehicles to park at the site entrance is not satisfactory.

Secondly, the area proposed for further car parking (8 spaces), is occupied by a particularly large and visible sycamore tree which adds to the general appearance and character of this section of

Hemnall Street. Consideration is currently being given to the serving of a Tree Protection Order on this tree given its omission on the plan and threat from the development.

Recommended guidelines for car parking spaces as set out in the 'Vehicle Parking Standards' details 1 space per bedroom for hotels. On this basis, whilst this is a town centre location (with access to public transport), it would be appropriate to at least retain the current level of parking provision. The scheme does not address this issue adequately and would lead to increased congestion in the locality, (which is the key objection raised from nearby 'Clarkes International'). There is also no specific disabled parking proposed in relation to the proposed extension.

In terms of the impact on the adjacent Listed Building, the development is not considered to have an adverse impact.

Conclusion

The proposed extension to the already approved reception area represents overdevelopment of the site, to the detriment of accessibility to residents, hotel visitors and employees. As such, refusal is recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - No objection

CLARKE INTERNATIONAL - Overdevelopment of this area resulting in serious access and parking issues.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1213/06
Site Name:	The Thatched House, High Street, Epping
Scale of Plot:	1/1250

Report Item No. 2

APPLICATION No:	EPF/1392/06
SITE ADDRESS:	Station Approach and Goods Yard North Weald Station Station Road North Weald Bassett Epping Essex
PARISH:	North Weald
APPLICANT:	Mr W E Camplisson
DESCRIPTION OF PROPOSAL:	Prepare hardstanding and rolled surfaces for 75 customer parking bays and Bus turn around circle.
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 Prior to the commencement of the development, details of the proposed surface materials for the car park and hardsurface contained within the red line 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 use of the approved development.
- 3 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 approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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.

- 4 Prior to the first use of the car parking spaces hereby approved a scheme shall be submitted to and agreed by the local planning authority to demonstrate how the use of the spaces will be restricted to passengers of the adjacent railway only between the hours of 9.00 am and 22.00 pm and such scheme shall then be put in place and maintained thereafter.

Description of Proposal:

Formation of hardstanding and use for car parking with provision for 75 car parking spaces and Bus turn around circle.

Description of Site:

Area of land adjacent and in front of North Weald Station, formerly part of original goods yard. The site is reasonably level with a sharp fall adjacent its western boundary which is currently demarked by mixed hedging. The site is accessed from the existing station approach road and car parking area fronting the station building.

Land to the north west of the site (Watermans Way) comprises residential development whilst land to the immediate west and north is open. Further residential development lies to the north east (Tempest Mead) on the other side of Station Road.

The land is shown to be within the Green Belt on the current adopted Local Plan.

Relevant History:

EPF/877/04 – Outline application for residential development - Refused

Policies Applied:

Structure Plan:

- Policy C2 (Green Belt)
- Policy T3 (Promoting Accessibility)
- Policy T5 (Rural Transport)
- Policy T12 (Vehicle parking)

Local Plan:

- Policy GB2A, GB7A & DBE4 (Metropolitan Green Belt)
- Policy RP4 (Development of Contaminated land)
- Policy RST22 (Potentially intrusive Activities)
- Policy DBE9 (Excessive loss of amenity for neighbouring property)
- Policies LL1, LL2, LL3, LL10 & LL11 (Landscaping)
- Policies T2, T4, T14, T16 & T17 (Transport and Parking)

Issues and Considerations:

The key issues in this case are considered to be the appropriateness of the proposal in terms of Green Belt and any very special circumstances which may exist, the impact the proposal would have on the area and on neighbours and their amenities and finally on the local road network.

Policy C2 of the Structure Plan and GB2A of the Local Plan sets out those developments that are appropriate within the Green Belt, the provision of car parks is not one of the identified uses and is therefore, inappropriate. In view of the presumption against inappropriate development it is necessary to establish very special circumstances in order that such development can be considered for approval.

In this case the applicant would argue that the proposed car parking is necessary to support a viable use for the adjacent railway in line with the aims of the original local plan policy T2 which states that the Council will grant planning permission for development which would be appropriate to rail based operations on the former Epping to Ongar branch line at Chipping Ongar and North Weald Stations. Whereas the new policy ST8 within the Local Plan Alterations states 'that proposals that would prevent the reinstatement and future operation of the branch line will be refused'.

Whilst these aims remain within the local plan and it is still a desire of the Council that the rail line be safeguarded it is considered that the policies above and the reasoning behind this proposal could be the special circumstance required to support development of this nature.

Background to the application.

The owners of the rail line are proposing to expand the tourist element of the line that currently operates at weekends. Their intention is to run a steam-hauled dining and tourism rail service between Ongar and North Weald stations. The trains will have a maximum seating capacity of 140 passengers per service with timetabled alternating departures from Ongar to North Weald. A similar application has been submitted for Ongar station and this, at the time of writing, is currently also under consideration. (This application has now been approved by Plans sub 'C'). By providing a greater parking facility at both stations, the applicant states this will allow up to 75 cars to enter and leave the separate stations without creating overlapping congestion.

It should be noted that these operating proposals do not in themselves require permission just the engineering operations to create the car parks.

Visual Impact.

The proposal will create a level, surfaced and marked out car park on an area of rough land formerly used as a goods yard. The land has most recently been used for the storage of commercial vehicles but this is not relating to the railway and is without consent.

The formation of a parking area for rail passengers is not felt likely to have a significant visual impact on the surroundings since the site is fairly well screened and will only be seen by those approaching the station itself, up the latter part of the private access road. Existing screening by way of shrubs and trees along the northern edge of the site could be added to in other areas to better contain the development and a condition could be added to any consent to ensure this. The bus turning area already exists in front of the station building and the proposals will not really alter this.

Traffic and Highway Issues.

Access to the car park will be gained via the existing station access road. Whilst this may increase the volume of traffic on that road at various times it has always been envisaged as the main access to the station and considered as such by the Highway Authority when other recent developments in the area were under consideration. No objections to this proposal have been raised by the Highway Authority and they are satisfied that the Station Road junction with the High Road can satisfactorily cope with the additional traffic.

It is not felt, despite some concerns of neighbours, that the level of disturbance from the increased traffic would be sufficient to warrant resisting this proposal.

Residential Amenity.

The area of the car park is felt to be sufficiently removed from the houses in Watermans Way not to harm unduly the amenities of these houses. Existing screening will act as a buffer to these properties alleviating both the visual and audible impact of the development.

Traffic going to and from the car park will cross the backs of four houses on the Tempest Mead development whose current rear gardens back onto Station Road. As already mentioned, it is not felt that this amount of traffic would create sufficient harm to support a refusal here. After all, these properties, as part of the Tempest Mead estate were built in the knowledge the station existed and that it could always be brought back into full use.

Summary and Conclusion.

As previously mentioned Policy T2 in the old Local Plan and the current Local Plan Alterations Policy ST8 seek to protect and if possible reinstate a viable use of this railway. The current owners have struggled to achieve these aims and only now have managed to establish a part time use for the line. The key to the success of this use is to increase its popularity and thus its viability and the current application is a part of this and should therefore, in view of these policies be supported.

Despite this authorities continuing concerns about the future of the rail line this application needs to be considered on its own individual merits. Since the application relates to a continuing use of the railway and for which there is policy support this is considered to provide the very special circumstances required to allow development within the Green Belt. Furthermore, no overriding planning concerns have been highlighted as a result of the proposals, as such officers are of the opinion this proposal can be supported and recommend the application be approved.

SUMMARY OF REPRESENTATIONS:

NORTH WEALD PARISH COUNCIL – No objections to the proposals to support the provision of the Epping to Ongar rail line - the provision of parking should be limited for this purpose only. Other measures to support the use of the site for leisure, tourism and transport may include the use of height restrictions at the entrance to the parking area.

ONGAR RAILWAY PRESERVATION SOCIETY – object, proposals would impact upon future expansion land for the railway contrary to policy ST8. Scheme should be considered in conjunction with other applications now that one is under appeal and no decision should be taken other than in conjunction with related applications/appeals. Insufficient details will access adopted highway, insufficient detail of vehicular movements within the development. Insufficient space provided for pedestrians within site, Scheme unsafe and unsatisfactory, no details of drainage submitted.

62 TEMPEST MEAD – Station Road/High Road junction could not cope within increase of traffic. Cannot see need for facility, level of noise and pollution would increase. Application a ruse to get residential development at Ongar and North Weald.

65 TEMPEST MEAD – Concerns about traffic and possible uses of facility.

36 TEMPEST MEAD – Concerns regarding traffic and anti-social behaviour.

21 WATERMANS WAY – Concerns about traffic and need for facility. Effect upon wildlife.

66 TEMPEST MEAD – Concern about the Increase in volume of traffic and the pollution and noise this would create. Loss of privacy and question the need for this amount of parking and disruption of Green Belt land.

23 TEMPEST MEAD – Road is too narrow, parking will create problems volume of traffic road not suitable for buses.

43 TEMPEST MEAD – Concerns about traffic and the use of the railway 7 days a week due to noise and pollution.

41 TEMPEST MEAD – Object because of the level of traffic and the disturbance this would cause.

31 TEMPEST MEAD - Do not object to development of the Ongar and North Weald train line but concerned about what the real intentions are without a proper scheme for whole service.

75 TEMPEST MEAD - Concerned about the level of traffic and disturbance caused by the development.

STATION HOUSE – Goods yard already used as lorry park, bus turnaround on top of main sewer, access road which is private will cause the tranquil setting of Station House to be disturbed with increase of traffic and added pollution to area. Loss of privacy. Safety implications to users of footpath. Poor junction between Station Road and Tempest Mead with residents of Tempest Mead showing no considerations for other road users. Cannot see reason for number of car parking spaces.

45 TEMPEST MEAD – Concern about traffic and road safety. Anti- social behaviour. Trains running 7 days a-week would be an inconvenience to me.

67 TEMPEST MEAD – Object because of a number of concerns relating to the need for the development and safety issues. Environmental issues from noise and fumes and an increase in the number of cars and buses, which lead to a privacy issue.

69 TEMPEST MEAD – In event of application being made for users of the railway following should be taken into account, spaces be limited to cars and small vans all trees retained limit to use when railway open for use only.

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