

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee B Wednesday, 13th December, 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.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

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

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 - 18)

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 19 - 30)

(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:-

WEBCASTING 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:** 15 November 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.30 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, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies:

Officers Present: B Land (Assistant Head of Planning and Economic Development), G J Woodhall (Democratic Services Officer), S Mitchell (PR & Internet Assistant) and M Jenkins (Democratic Services Assistant)

41. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

42. 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.

43. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 October 2006 be taken as read and signed by the Chairman as a correct record.

44. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following item of the agenda, by virtue of being a near neighbour of the application 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/12/06 – 23 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following item 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/1792/06 – 1 & 2 Brook Road, Epping.

45. CHAIRMAN

As the Chairman had declared a prejudicial interest for the next item of business, Tree Preservation Order EPF/12/06 at 23 High Street in Epping, the Vice-Chairman had agreed to chair the meeting for the duration of that item.

46. ANY OTHER BUSINESS - TREE PRESERVATION ORDER - EPF/12/06 - 23 HIGH STREET, EPPING

In accordance with Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council's Procedure Rules, the Vice-Chairman had permitted consideration of this issue as an urgent item due to an impending Planning Appeal in relation the property due to be heard before the next scheduled meeting of the Sub-Committee.

The Assistant Head of Planning and Economic Development (Planning Services) presented a report concerning a Tree Preservation Order at 23 High Street, Epping to protect a semi-mature sycamore tree with purple backed leaves. The Tree Preservation Order had been made due to the submission of a planning application that had indicated the tree would be removed. As several large trees in the area had already been removed, it was considered necessary to protect this tree as it had high visual amenity value, public amenity value due to its attractive foliage, and a high wildlife value. A planning inquiry on the development was due to be heard on 5 December following the Council's refusal to grant planning consent.

An objection to the Tree Preservation Order had been received from Ian Keen limited on behalf of McCarthy & Stone (Developments) limited, however the Council had also received eleven letters in support of the Tree Preservation Order. The Council's Landscaping Policy required that adequate provision be made for the retention of trees in such situations. It was felt that this was an important and much appreciated tree that would be felled during the proposed redevelopment of the site if it was not suitably protected.

RESOLVED:

That Tree Preservation Order EPF/12/06 at 23 High Street, Epping be confirmed.

47. PROBITY IN PLANNING - APPEAL DECISIONS APRIL 2006 - SEPTEMBER 2006

The Head of Planning Services presented the bi-annual Planning Appeals report and highlighted that there had been no appeal decisions allowed by the Inspector following the Sub-Committee's decision to refuse permission, contrary to the Planning Officer's recommendation. The Sub-Committee were further informed that the Best Value Performance Indicator had been amended to reflect only appeals

against the refusal of planning permission, for which the Council had set a target of 24%. The Council's performance of 26% had narrowly failed to achieve this target, however the Council's performance was better than the national average of 33%. There were no award of costs against the Council during this period, and the Council were successful in securing a partial award of costs in one case. The Council's performance continued to reflect the quality of decision-making by both officers and members.

RESOLVED:

That the Planning Appeal Decisions for the period April 2006 to September 2006 be noted.

48. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 2 be determined as set out in the attached schedule to these minutes.

49. 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

APPLICATION No:	EPF/1458/06
SITE ADDRESS:	Land between 42 and 44 Ongar Road Lambourne Romford Essex
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Retention of change of use of land from agriculture to garden, erection of two timber outbuildings and erection of new gates to front.
DECISION:	REFUSED

REASON FOR REFUSAL

- 1 The extension of the residential curtilage is excessive in size, detracting from the open character of the Green Belt and thus contrary to policy GB4 of the adopted Local Plan.

Report Item no. 2

APPLICATION No:	EPF/1792/06
SITE ADDRESS:	1 & 2 Brook Road Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of existing two detached houses and erection of a terrace of 7 no. 2/3 bedroom homes. (Revised application)
DECISION:	GRANT

The committee's attention was drawn to five additional letters of objection from nos. 47, 53, 64, 72 & 74 Allnutts Road, Epping.

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 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.
- 4 The development must not commence until the trees indicated as being retained on the approved plan are protected in accordance with the Arboricultural Method Statement of August 2006 prepared by Tim Moya Associates. The trees shall be so protected in accordance with the agreed statement throughout the period of development and any work under the canopies shall only be carried out under the supervision of an appropriately qualified arboriculturist who shall liaise with the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.
- 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 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.

- 6 Prior to the commencement of the development details of the proposed surface materials for the parking area and access ways shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 The 'traffic calming' illustrated on drawing BRD/06/047/tc1 shall be implemented prior to the first occupation of the dwellings hereby approved.
- 9 The existing access from Brook Road shall be permanently closed in a manner and at a time to be agreed by the Local Planning Authority prior to first occupation of the dwellings hereby approved.
- 10 Prior to the commencement of development details of screen walls, fences or such similar structures including a permanent barrier to the railway line 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.
- 11 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.
- 12 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.

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AREA PLANS SUB-COMMITTEE 'B'

13 December 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1181/06	Little Weald Hall, Rayley Lane, North Weald	GRANT	21
2.	EPF/1763/06	Blunts Farm, Coopersale Lane, Theydon Bois	GRANT	24

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Report Item No: 1

APPLICATION No:	EPF/1181/06
SITE ADDRESS:	Little Weald Hall Rayley Lane North Weald Epping Essex CM16 6AR
PARISH:	North Weald Bassett
APPLICANT:	Mr & Mrs A Baker
DESCRIPTION OF PROPOSAL:	Conversion of stables outbuilding to office use (B1).
RECOMMENDED DECISION:	GRANT

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes to the new roof 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.

Description of Proposal:

This application seeks permission to convert a former stable and store building to an office. The building is 11.6m long x 5.5m wide, providing 64 sqm of office floor space. It would be linked by a lobby to a warehouse alongside, which is being formed, with permission, from a former agricultural building.

A new, hipped, pantiled roof is being proposed.

Description of Site:

This building is part of a small complex between Little Weald Hall and North Weald Golf Course. This building provided ancillary accommodation to Little Weald Hall, where the applicants live, whilst the warehouse behind was part of North Weald Golf Course's landholding.

Relevant History:

EPF/1191/05 – Conversion of former agricultural barn to B8 warehouse – approved 12/10/2005

Policies Applied:

GB8A: change of use or adaptation of buildings in the Green Belt.
HC12: setting of listed buildings.

Issues and Considerations:

The main issue in this case is whether the proposed conversion is appropriate to the Green Belt in compliance with Council policy GB8A.

The first criteria is whether the building is capable of conversion without major reconstruction works. This building is run-down but is not derelict and is capable of a new use. Alterations to the elevations will be necessary and a new roof is proposed but these works are not major and the resultant building will be far more attractive and appropriate to its setting than the existing.

The second criteria concerns the new use not having a greater impact upon the Green Belt than existing. The office is, in fact, to be used by the applicants, who live on site, to run their warehousing business, now that they have bought the adjacent building from the Golf Course. The use as an office will not generate any noise and disturbance and is an appropriate use close to the house and in this Green Belt setting.

The third criteria relates to vehicle generation. Since the occupiers of the adjacent Hall are to work in the office, the use would probably reduce car journeys to and from the site, though some visitors are to be expected.

Other aspects of the policy do not impact upon this proposal, which seems a good use of an existing building by the family that occupies the adjacent dwelling.

Little Weald Hall is a listed building but the works to this outbuilding will not adversely affect its setting, in fact the works will improve the appearance of the building.

The Parish Council has expressed an objection for they felt that the growth of business uses on the site was becoming excessive, but firstly the size of this office is very small and secondly now that the relationship of the warehouse use to this office use and to the adjacent residential dwelling has been explained, it is not considered that any disturbance or other adverse impact will occur from the proposal.

The application is therefore recommended for approval.

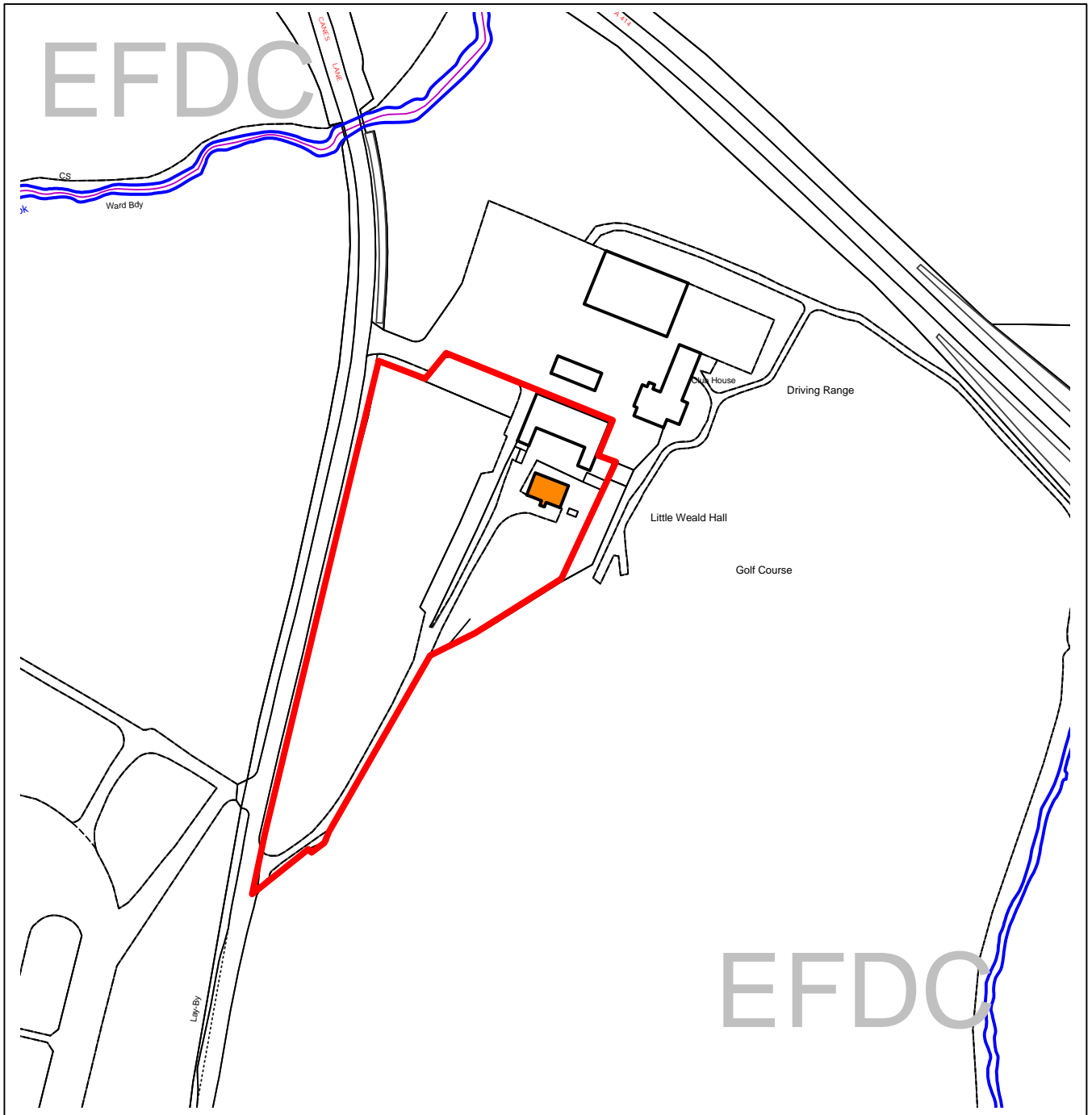
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object; members were of the view that the change of use was inappropriate due to the possible further development of the site for other Class B uses.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1181/06
Site Name:	Little Weald Hall, Rayley Lane, North Weald
Scale of Plot:	1/2500

Report Item no.2

APPLICATION No:	EPF/1763/06
SITE ADDRESS:	Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7PE
PARISH:	Theydon Bois
APPLICANT:	Blunts Farm Estates
DESCRIPTION OF PROPOSAL:	Demolition of existing house and construction of replacement dwelling, garage and swimming pool. (Revised application)
RECOMMENDED DECISION:	GRANT

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part II Class A or B shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 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.

- 5 Prior to the commencement of the development, details of the proposed surface materials for the access 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.
- 6 Prior to commencement of the development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

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

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

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

- 7 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/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 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.
- 9 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.
- 10 Separate provision for the disposal of the water from the swimming pool shall be agreed in writing with the Local Authority prior to the commencement of the works hereby approved.

- 11 Within 1 month of the first occupation of the dwelling hereby approved the existing dwelling shall be demolished and all resulting rubble and materials removed from the site.

Description of Proposal:

Demolition of existing detached two storey house, and erection of a replacement dwelling, garage and swimming pool.

Description of Site:

Existing two-storey farmhouse in the Green Belt. The house is set back to the north from Coopersale Lane by about 110m. It has been separated from the Golf Course site to the immediate north, which comprises part of the former agricultural holding and farm buildings, which will be demolished. The site commands panoramic views over the valley to the north.

Relevant History:

EPF/1123/06	Demolition of existing house and erection of replacement	withdrawn
EPF/1240/04	Removal of Agricultural tie	approved
EPF/1594/05	Demolition of existing house and erection of replacement	approved

Policies Applied:

Structure Plan

C2 Green Belt

Local Plan & Alterations

GB2A Green Belt

GB15A Replacement Dwellings

DBE 1 Design of new buildings

DBE 4 Design in the Green Belt

LL1 Landscaping

Issues and Considerations:

The main issues in this application are whether a replacement house is acceptable in principle and if this particular proposal complies with Council policy on replacement houses within the Green Belt. The scheme has been revised from the original application by moving the site of the garage and removing a glazed cupola and balustrade from the roof of the dwelling.

Green Belt

- This proposal would see the existing farm house demolished and the erection of a two storey four bedroom dwelling, some 24m to the south of the present building. A garage would be erected some 5.4m to the north of the proposed dwelling.
- An open-air swimming pool would be constructed in the western garden area. The current house has its garden to the west and south of the access track from Coopersale Lane.

- The current house has a T shaped plan and is 8m high with a pitched roof. The Parish Council has stated that the original dwelling has a garage, but this is not the case.
- The replacement house will have a rectangular plan and be 8.7m high with a pitched, crown roof. There will be a hipped roof projection on the east elevation, and a flat roof projection with a balcony on this elevation. There will be a gable end projection and a glazed projection with a hipped roof on the west elevation.
- The new garage has a hipped roof 5.4m high.
- The existing building is of no particular merit and the change of orientation of the building from east–west to north–south is acceptable, and it will reduce the impact of the building when viewed from Coopersale Lane and the Theydon Bois area. There will be no adverse impact on the part of Coopersale Lane, which is protected.
- Council policy allows the replacement of existing dwellings in the Green Belt if the building is not materially larger than the existing building. The current building has a footprint of 241m² and a volume of 1203m³.
- This proposal would see a dwelling with a footprint of some 200m² and a volume of 1254m³. This is a slight reduction in footprint and a small increase in volume by some 4% over the existing house.
- These calculations differ in areas/volumes than those stated by the applicant, but are based on scaling from the submitted plans, and are thus as accurate as required to determine this application, and they do agree with the overall volumetric increase as stated by the applicant. The main dimensions in height, width and length are agreed. Therefore it is considered that the differences in the calculations have no material impact on the proposal.
- Policy in respect of replacement buildings has recently been amended by the Local Plan alterations which now states that replacement dwellings will not be allowed if they are materially greater in volume than that which it replaces (as opposed to not being materially larger). This application meets these criteria.
- The garage is detached from the dwelling and is not an unusual size or scale for this type of building. The roof is hipped which reduces its impact and provides parking for 2 vehicles, which is not unreasonable. The garage will also be positioned to the north where the ground slopes down to the north, and this will further reduce its impact on the Green Belt.
- The area of garden will be no greater than that which already exists on the site.
- It is accepted that the building will be some 0.8m higher than the existing building, and that it has a flat-topped, pitched roof. However, this roof will appear as a pitched roof when viewed from ground level in the surrounding area, and it is considered that on balance the impact of this new scheme on the openness of the Green Belt is minor and would not justify a refusal.

Design

- The dwelling is of a fairly unusual appearance, especially on the west elevation, which has extensive glazing. This has been designed to allow passive solar gain as well as allowing light into the building in the late afternoon and evening.
- It is a relatively isolated building and as such the design causes no harm in terms of the character and appearance of this area.
- It is considered that the design of the property is acceptable and will introduce an interesting building onto the site.

Impact on Neighbours

- The nearest neighbours at Blunts Chase (50m to the east) and Blunts Farm Cottages would not be affected by this scheme.

Landscaping

- There are a number of mature trees and hedgerows on the site. These can be safeguarded by way of a landscaping condition.

Conclusion

This scheme would result in a building which although slightly higher than its predecessor will see a reduction in footprint and a very minor increase in volume. It is a relatively unusual design, but this does not harm the character and appearance of the site. The recommendation is therefore for approval.

Summary of Representations

PARISH COUNCIL – Original objections still apply, scale and volume of the building far exceeds the building it replaces contrary to policy. Inappropriate design for its setting being visually intrusive in the open countryside, and there are no special circumstances to mitigate this proposal. We also note the garage is part of the existing building on the site and included in the applicant calculations. The garage in this application is detached and not included in the volume stated. The original farmhouse was permitted agricultural development but this application is not a farmhouse. Therefore if permission is granted a condition should be included that any future permitted development rights are removed.

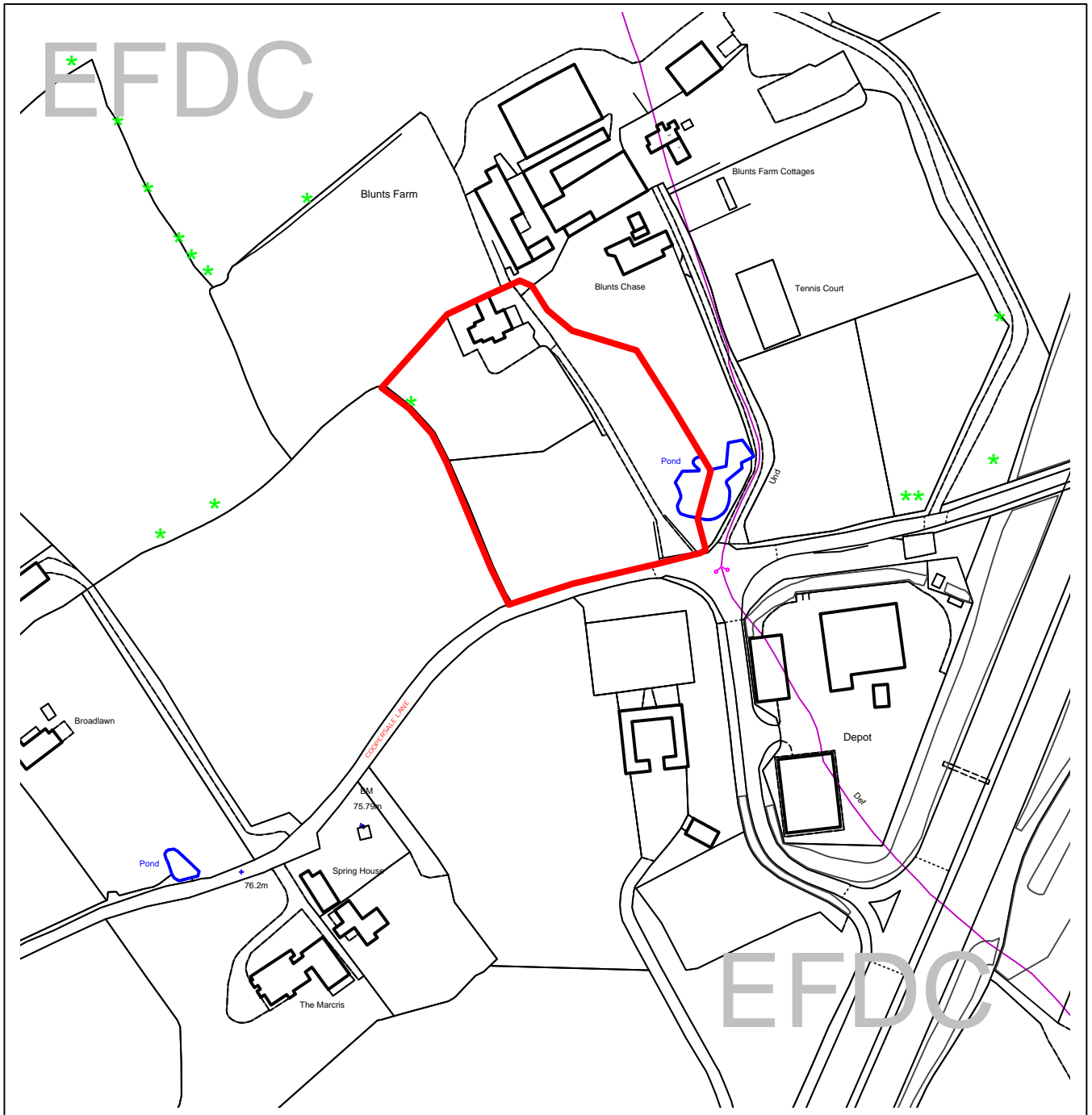
THEYDON BOIS RURAL PRESERVATION SOCIETY – improvement over the previous application, but will still have an adverse effect on the amenity value of this green belt site. We have doubts about the calculations supplied by the applicant, doubt if permitted development rights allow garage and swimming pool, and the garden extension is against policy. The garage is intrusive. The house is also 40m closer to Coopersale Lane, which is protected. There is no need for this replacement house.

32 THEYDON PARK ROAD – although revised still represents an increase in size. We need to protect the Green Belt from development, and the replacement of dwelling with larger ones is eroding our green spaces.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/1763/06
Site Name:	Blunts Farm, Coopersale Lane, Theydon Bois
Scale of Plot:	1/2500

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