

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee C Wednesday, 27th September, 2006

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

Time: 7.30 pm

Democratic Services Officer Mark Jenkins, Research and Democratic Services
Tel: 01992 564607 Email: mjenkins@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 K Wright (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Jacobs, D Kelly and R Morgan

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 INTRODUCTION (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 - 22)

Recommendation:

To confirm the minutes of the meeting of the Sub-Committee held on 30 August 2006 (attached) and 5 July 2006 (previously circulated).

(Head of Research and Democratic Services) At the meeting held on 2 August 2006, members confirmed the minutes of the meeting held on 5 July 2006. However a typographical error meant that this was not reflected in the minutes published and signed by the Chairman. Hence the minutes for the meeting held on 5 July 2006 should be re-confirmed, and signed by the Chairman.

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 23 - 40)

(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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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.

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.

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Advice to Public and Speakers at Council Planning Subcommittees

Are the planning 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.

IMPORTANT

You should also be aware that the meeting may be webcast live and available for subsequent viewing. You must limit your speech to planning based arguments and avoid anything that could be considered defamatory.

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 C **Date:** 30 August 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.00 pm
High Street, Epping

Members Present: K Wright (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, D Jacobs, D Kelly and R Morgan

Other Councillors: None

Apologies: P Gode and Mrs H Harding

Officers Present: M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and R Bintley (Principal Planning Officer)

21. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 August 2006 be taken as read and signed by the Chairman as a correct record.

22. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Collins and Councillor Kelly declared a personal interest in EPF/1164/06 (Ashlyns Organic Farm Shop). The Councillors had determined that their interest was not prejudicial and they would remain in the Chamber and take part in the vote.

(b) Pursuant to the Council's Code of Member Conduct Councillor Mrs McEwen declared a personal and prejudicial interest in EPF/1164/06 (Ashlyns Organic Farm Shop). and determined to leave the Chamber for the duration of the debate and vote on this issue.

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Wright, and D Jacobs declared a personal interest in EPF/1387/06 (Ongar and District Sports Club), by virtue of being members of Ongar and District Sports Club. The Councillors had determined that their interest was prejudicial, the committee was therefore found to be inquorate on this application and it was decided to refer this application to the District Development Control Committee for determination.

23. ANY OTHER BUSINESS

There was no other business

24. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule for these minutes.

25. 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/1164/06
SITE ADDRESS:	Ashlyns Organic Farm Shop Ashlyns Lane Bobbingworth Ongar Essex CM5 0ND
PARISH:	Moreton, Bobbingworth and the Lavers
APPLICANT:	W W J Collins
DESCRIPTION OF PROPOSAL:	Traditional style extension to provide additional shop floor space and storage. (Revised application)
DECISION:	GRANTED

CONDITIONS:

1. The development hereby permitted must begin not later than the expiration of three years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed extension shall match those of the existing building.
3. The shop extension hereby approved shall be restricted to the storage and sale of organic produce only.

Reason:- For the avoidance of doubt and to ensure the extension to the existing shop is not used for the storage or sale of goods not allied to agriculture.

Report Item No: 2

APPLICATION No:	EPF/1740/05
SITE ADDRESS:	Land at Station Approach High Street Ongar Essex CM5 9BN
PARISH:	Ongar
APPLICANT:	Epping and Ongar Railway Holdings Ltd
DESCRIPTION OF PROPOSAL:	Outline application for residential development. (Revised application)
DECISION:	Permission Deemed Refused

The Sub-Committee did not determine this planning application, because the applicant had lodged an appeal with the Secretary of State. This was because as a local planning authority, the council had made a decision on this planning application in the statutory time period and the applicant was entitled to make an application against non-determination of this planning application. It was noted that officers needed to report to the Secretary of State what the Council's resolution would have been if the appeal had not been lodged. The Sub-Committee considered that had they been wished to determine the application they would have been minded to **REFUSE PLANNING PERMISSION** for the following two reasons:

- 1 Insufficient information had been submitted to satisfy the Local Planning Authority that all future operational needs of rail-based operations on the branch line between Epping - North Weald - Ongar could be met by residual land and therefore future rail operations may be prejudiced by the proposals, thus contrary to policy ST8 of the adopted Local Plan Alterations (2006).
- 2 The proposed residential development is in a non-sustainable location in relation to secondary school infrastructure and shall result in increase car-borne journeys contrary to policy CS5 of the Essex and Southend-On-Sea Replacement Structure Plan and policy CP9 and I1A of the adopted Local Plan Alterations (2006).

Report Item No: 3

APPLICATION No:	EPF/1387/06
SITE ADDRESS:	Ongar And District Sports Club Love Lane Ongar Essex CM5 9BL
PARISH:	Ongar
APPLICANT:	Ongar Sports and Social Club
DESCRIPTION OF PROPOSAL:	Extension to provide shower facilities to existing club.
DECISION:	Referred to District Development Control Committee

The Sub-Committee, due to declarations of prejudicial interest made by members were inquorate for this item and referred the matter to the District Development Control Committee for determination.

Report Item No: 4

APPLICATION No:	EPF/1206/06
SITE ADDRESS:	Stapleford Airfield Ongar Road Stapleford Abbots

	Epping Essex
PARISH:	Stapleford Abbotts
APPLICANT:	Herts and Essex Aeroclub Ltd
DESCRIPTION OF PROPOSAL:	Replace existing store building with accommodation block.
DECISION:	GRANTED

Members were made aware of 1 additional letter from a local resident raising objection.

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 proposed extension shall only be used as ancillary accommodation for a maximum of 14 bedrooms for the existing airfield pilot training use and shall not be occupied as a unit separately from this use.
- 4 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

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

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

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

Report Item No: 5

APPLICATION No:	EPF/1243/06
SITE ADDRESS:	Stapleford Airfield Ongar Road Stapleford Abbots Epping Essex
PARISH:	Stapleford Abbots
APPLICANT:	Herts and Essex Aeroclub Ltd
DESCRIPTION OF PROPOSAL:	Replace existing hangar and store with wider hangar.
RECOMMENDED DECISION:	GRANTED

Members were made aware of 1 additional letter from Lambourne Parish Council stating no objection to this proposal.

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

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

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

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

- 4 The hangar hereby approved shall be used solely for the hangarage and maintenance of aircraft based on Stapleford Airfield and for no other use.

Report Item No: 6

APPLICATION No:	EPF/1374/06
SITE ADDRESS:	High House Farm Stapleford Road Stapleford Abbots Essex
PARISH:	Stapleford Abbots
APPLICANT:	Five Star Properties
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of agricultural /industrial complex and the erection of 6 new dwellings and 1 replacement dwelling. (Revised application)
DECISION:	Application forwarded to District Development Control Committee with the recommendation that planning permission be granted subject to the following conditions

CONDITIONS:

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars, which shall have previously been submitted to and approved by the Local Planning Authority. Such details shall show the siting, design, landscaping and external appearance of the building(s) thereto.
- 3 The final layout of the proposed development shall adhere to the principles of the illustrative layout plan (ama dwg. ref 02.159/5) as submitted with this outline application.
- 4 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.
- 5 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.

- 6 Before the commencement of the development, or of any works on the site and concurrently with the detailed design plans, a full tree and site survey shall be submitted to the Local Planning Authority. The submitted details shall include, as appropriate, the following information at a legible scale:
- (a) Reference number, species, location, girth or stem diameter and accurately planned crown spread, of all trees with a stem diameter with 100mm or greater on of adjacent to the site.
 - (b) An assessment of their condition and value.
 - (c) Details of existing levels, including contours where appropriate, and any proposed changes of level across the site.
 - (d) Location, spread and other relevant details of relevant hedgerows, hedges and other significant areas of vegetation.
 - (e) Location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate.
 - (f) Trees, or other features to be removed which shall be clearly and separately identified on the plans.
 - (g) Existing boundary treatments and forms of enclosure.
 - (h) Existing structures, services and other artefacts, including hard surfaces.
 - (i) Indication of land use, roads or other means of access, structures and natural features on land adjoining the development site.
 - (j) Route of existing footpaths and public rights of way on and adjoining the site.
- 7 Before any works commence on site, and concurrently with the detailed design plans, an Ecological Survey of the site, or any part thereof identified by the Local Planning Authority, shall be carried out and submitted to the Local Planning Authority with an assessment of the impact of the proposed development and any appropriate measures of alleviation. Development shall be undertaken only in accordance with the agreed measures.
- 8 The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

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

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable

person, approved by the local planning authority but instructed by the applicant.

- 9 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 10 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the

removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

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

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

- 12 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five-year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long-term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

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

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

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation

proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

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

- 14 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.
- 15 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 16 Details of sustainable buildings construction, drainage, water storage/recycling and energy efficient services shall be submitted to and approved in writing by the Local Planning Authority before work commences on site. The details as agreed shall be carried out thereafter.
- 17 This permission is subject to a unilateral undertaking, which has been submitted by the applicant as part of this planning application, and no development shall take place until measures to enable the provision of an affordable housing contribution, improvements to Footpaths and landscaping of the site area including that marked blue on drawing no. 02.159/04, provision of a Parish Room building and associated car parking area and village green, necessitated by this development are secured with the local planning authority.
- 18 Before work commences on the site, details of existing and proposed site levels shall be submitted and agreed in writing by the Local Planning authority. The details as agreed shall be carried out thereafter and include removal from the site of all existing hardstanding areas associated with the current former agricultural buildings on the site, as shown on drawing no. 02.159/7, and re-grading of that part of the site used formerly for unauthorised tipping. This work shall be carried out before first construction of the residential development hereby approved.

Reason: To repair and enhance the visual quality of the landscape.

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AREA PLANS SUB-COMMITTEE 'C'

27 SEPTEMBER 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT

CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1512/06	Church Farm, Workers Farm, High Laver, Ongar	GRANT	25
2.	EPF/1393/06	Station Goods Yard, Ongar Station, Ongar	GRANT	30
3.	EPF/1505/06	Apartment 11 & 12, Hill Hall, Mount Road, Theydon Mount	GRANT	36

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Report Item No: 1

APPLICATION No:	EPF/1512/06
SITE ADDRESS:	Church Farm Workers Road High Laver Ongar Essex CM5 0DZ
PARISH:	Moreton, Bobbingworth and the Lavers
APPLICANT:	Mr P Biagiani
DESCRIPTION OF PROPOSAL:	Erection of a stable block (personal use only). 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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 The stable building hereby approved shall be used solely ancillary to the private enjoyment of the occupiers of the dwelling known as Church Farm and not for commercial purposes whatsoever.
- 5 Prior to the fitting of any external lighting to serve the stables, details shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Description of Proposal:

Consent is being sought for the erection of an L shaped stable block, 18.5m by 16.8m with a ridge height of 4.625m. It would be separated into 4 stables, a hay barn and two storage rooms and log store. Internal floor to ceiling heights are 2.605m with door heights 2m. This is a revised application.

Description of Site:

The site for the stables is a field to the rear of a listed dwelling known as Church Farm, located on the north side of Workers Road, High Laver. The site is well screened along its north and west boundaries. Views are open across into the field to the east, although this field is well screened along its eastern boundary. The existing stable building is within the residential curtilage to the south of the dwelling, and holds stabling for one horse.

Relevant History:

ONG/321/49 – Proposed new gateway – Approved
ONG/57/50 – Additions for use as bedroom, living room, bathroom – Approved
ONG/203/50 – Conversion of tool shed into Boiler House – Approved
EPF/868/06 – Erection of stable block - refused

Policies Applied:

Structure Plan:-

CS2 – Protecting the Natural and Built Environment
CS4 – Sustainable new development
C2 – Green Belt

Local Plan:-

GB2 – General restraint in the Green Belt
RST4 – Use of land for keeping horses
RST5 – Stables
DBE4 – New buildings in the Green Belt.
DBE9 - Amenity
HC12- Development affecting the setting of Listed Buildings

Issues and Considerations:

The main issues here relate to its impact on the Green Belt, acceptability of the stables and riding use, the design of the stables in terms of landscape, local rural character and the impact on the Listed Building.

Stables and riding areas in principle acceptable in the Green Belt under Local Plan policy GB2 (ii), being for outdoor recreation. Policy RST4 and RST5 deal specifically with stables and the keeping of horses. Small-scale development associated with the keeping of horses is acceptable in principle.

However this is subject to the impact and character and appearance and impact on the landscape being judged to be acceptable. Policies RST4 and RST5 apply a number of tests that need to be satisfied, namely:-

- No significant adverse impact on the character and appearance of the landscape;
- Stables to be appropriate in scale, location, design, materials and landscaping (to the setting);
- Likely resultant amount of horseriding to not lead to excessive highway danger;
- Amount of horseriding to not result in significant adverse impact on the management, ecology or public use of open spaces and rights of way
- The amount of land is adequate for the welfare requirements of the number of horses intended to use it
- The stables are of a size adequate to meet the welfare requirements of the number of horses intended to use them
- Appropriate fencing or other means of enclosure is provided
- Adequate car parking is provided

Impact on Green Belt and character and appearance of landscape

The L shaped stable building would be 18.5m x 16.8m x 5.6m (at its ends) with a ridge height of 4.625m. The previously refused scheme proposed the same footprint but the ridge was some 1m higher, which resulted in an increased size and bulk, which was considered to be detrimental to the open character of the green belt.

The stables would accommodate 4 horses with associated store rooms. There is some screening to its eastern and northern boundaries and the stables are set back some 50m from the road.

The reduction in height by 1m goes a good way to alleviate its impact on the openness of the green belt, with the sheer bulk of the roof slope reduced. The pitch of the roof has been reduced from 45 to 35 degrees.

The first floor loft area has now been omitted, which enables the height to be reduced by the 1m.

It is considered therefore that the revisions made reduce the impact of the stables on the surrounding area and the building is considered to comply with RST4 and RST5 and with CS2, C2 of the structure plan and GB2 (ii) of the adopted Local Plan.

Impact on Highways

As this is a proposal for stabling of four horses for domestic purposes only this would result in limited impact on highway safety in the area.

Management, ecology or public use of open space or rights of way

No concerns rose regarding this.

Size of Holding/Welfare of horses/adequate size of stables

Land would be used for the grazing of 4 horses. The area of land to be used would be approximately 1 ha. The British Horse Society (BHS) recommends that between 0.6 – 0.8 hectares of pasture can provide for a single horse throughout the summer. Less than 0.4 ha of land per horse will not provide adequate grazing. However, the size depends on a number of factors including the extent to which any grazing is relied upon for food; the number of horses kept of exercised on it and the nature of the surface. Whilst the area of field here for grazing falls below

the advice given by the BHS, there is no statutory requirement regarding the size. It would be difficult here to justify a refusal on these grounds, especially if much of the horse feed would come from elsewhere supplementing the horses diet and the field can be kept fresh if tended to.

The internal size of the stables would be 2.605m high. This would be getting on for 400mm more than the previously refused stables building. Whilst this is 100mm lower than the minimum height put forward in guidance produced by the BHS, this is not considered a justifiable reason for refusal alone, as this is advice and not a statutory requirement.

Fencing/Mean of Enclosure

The site is enclosed by both post and rail fencing or by established hedgerows. For the most part this appears to be in good condition, sufficient to contain horses grazing on the land. This could easily be strengthened where necessary.

Car Parking

Given that the application is for domestic purposes it is unnecessary to enforce rigid parking standards here, with the increase in traffic movements considered to be minimal.

Residential Amenity

No impact on neighbours as the nearest property is some 170m from where the stables would be sited. The comings and goings of any vehicles associated with the horse, given the limited number of horses to be stabled would not be such to cause a material level of disturbance. The neighbours were consulted and no objections have been received.

Impact on Listed Building

No objections have been raised from the Council's Conservation Officer due to the distance between the proposed stables and the listed building.

Conclusion:

The two issues to be overcome from the previous application were namely the size and bulk of the building and its impact on the openness of the green belt and the internal floor to ceiling heights. It is contested here that the removal of the first floor element of the stables, resulting in a reduction of 1m overcomes the first reason for refusal. With regards to the second, the internal floor heights are just below the minimum as laid out in advice given by the British Horse Society. Therefore it is considered that the revised proposal on balance complies with the relevant policies and is recommended for approval.

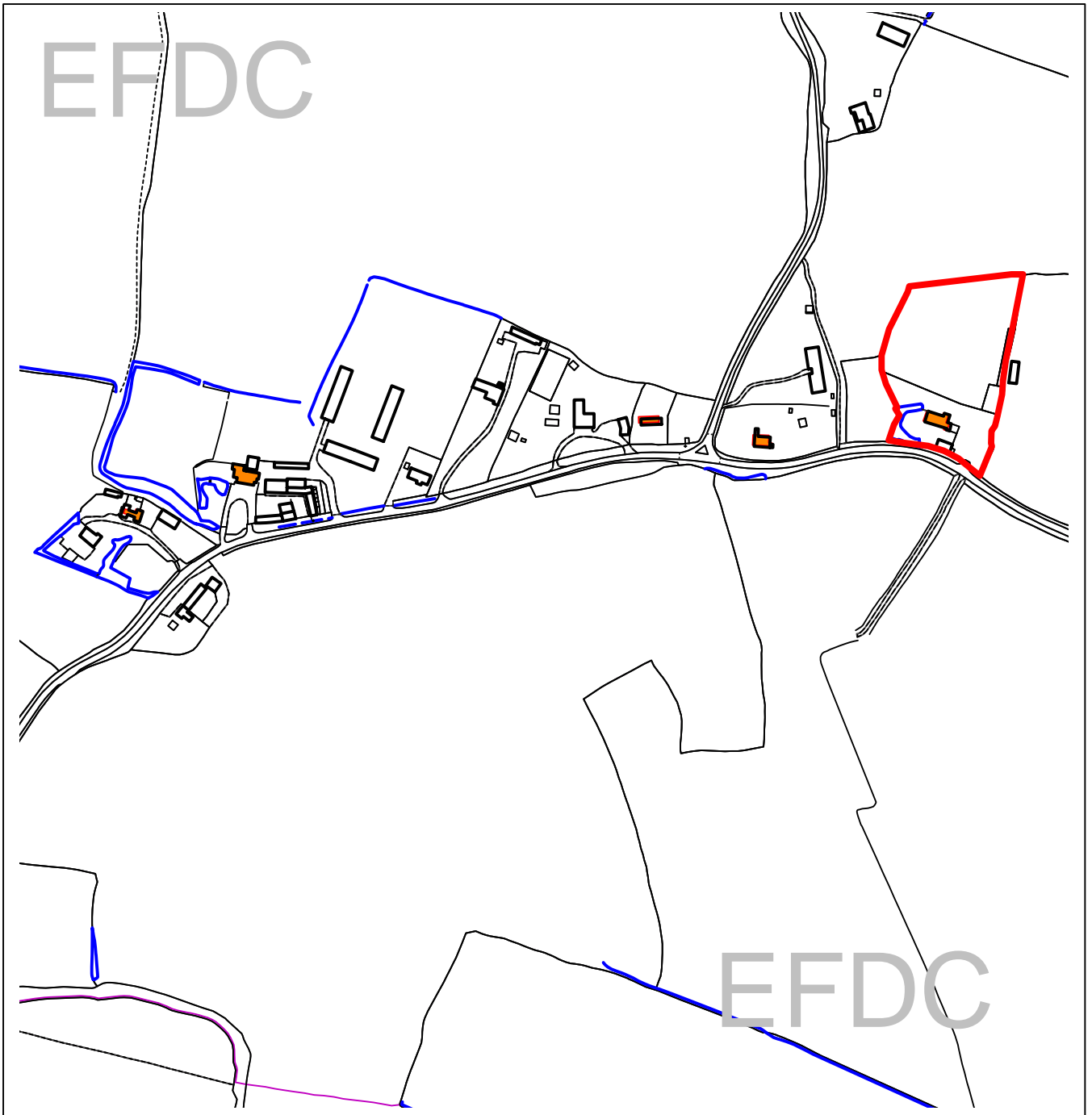
SUMMARY OF REPRESENTATIONS:

MORETON, BOBBINGWORTH AND THE LAVERS – Objection – The proposed development is considered too large and obtrusive in the green belt.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1512/06
Site Name:	Church Farm, High Laver
Scale of Plot:	1/4500

Report Item No: 2

APPLICATION No:	EPF/1393/06
SITE ADDRESS:	Station Goods Yard Ongar Station High Street Ongar Essex CM5 9BN
PARISH:	Ongar
APPLICANT:	Mr W E Camplisson
DESCRIPTION OF PROPOSAL:	Prepare hardstanding and rolled surfaces for 75 customer parking bays.
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 occupation of the 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 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.
- 5 Prior to the commencement of the development or any site clearance work (whichever is the sooner) the developer/applicant shall arrange for a site survey by a qualified herpetologist to establish the presence and extent of any slow worms, or indeed any other endangered species that may be present on or close to the application site. Any present shall be dealt with and carried out under the supervision of a qualified herpetologist.

Description of Proposal:

Provision of 75 parking spaces on the southern side of the railway track, west of the main station building. A hard standing area and rolled surfaces will extend over a length of some 200 metres close to the railway line but separated from it by a 1.8 metre high security fence. The spaces will form a long line and be accessed from the current main forecourt area and station approach off the existing access from the High Street.

Description of Site:

Part of Ongar Railway Station yard, this part of which is currently partly occupied by a large locomotive shed which has been recently erected on the site. There are a number of old buses parked in the eastern area of the application site. The rest is generally overgrown with shrubs. To the north, beyond the railway line are two storey housing in Bowes Drive, which backs onto the site. The railway line is still operating but limited to a leisure line at weekends.

Relevant History:

EPF/878/04 – Outline application for residential development (retirement homes) including details of means of access – refused 1/3/05 on grounds of lack of affordable housing, prejudicial to the future rail operations of Epping – Ongar railway line; insufficient clarity that the development will not extend into the Green belt or the flood plain.

EPF/1740/05 – Outline application for Residential Development (Revised Application) – Appeal lodged against council non-determination of this application; Area “C” Committee agreed at their meeting of 2 August 2006 they would have determined to refuse the application.

Policies Applied:

Structure Plan Policies:-

CS2 (Protection of the Natural and Built Environment)

CS1, CS4 and CS5 (Sustainable development and transport)

T1, T4 and T5 (Transport)

Local Plan Policies (Including 2006 adopted Alterations):-

GB7A (Conspicuous development from the green belt)

HC12 (Setting of Listed Building)

ST1 and 2 (Location and Accessibility of Development)

NC4 (Protection of Established Habitats)

DBE9 (Residential amenity)

ST8 (Epping to Ongar Line – Refuse development that prevents the reinstatement and future operations of the line).

Issues and Considerations:

The main issue is whether this proposal would comply with policy ST8 of the Adopted Local Plan Alterations, secondly, would it be visually harmful to the amenities of the adjoining Green Belt and countryside beyond the site and, thirdly are there any highway issues in respect of congestion, traffic sustainability etc.

1. Background to Application

The applicant is looking to expand the current tourist line that operates at the weekend. The intention is to further support this by running steam-hauled dining and tourism rail services 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 stations. A similar application has been submitted for North Weald station and is under consideration. 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 station parking areas without creating overlapping congestion.

None of this requires planning permission other than the formation of the hardstanding area for car parking.

2. Visual Impact

A car parking area of this length is significant in scale, but the railway already impacts on the locality and the proposal does not involve any buildings. When the railway is operating as a main station there would have previously been track leading into a goods yard in this part of the site. The formation of the hardstanding area will not impact significantly on the locality or on the visual amenities of the adjoining Green Belt. It is recommended that a condition requiring some landscape screening would benefit the appearance of the site, together with some soft landscaping to break up the extent of hardsurfacing. This may result in a loss of some of the proposed spaces (probably six) but the total number will still be adequate.

3. Traffic and Highway Issues

There will be more comings and goings from the site, but the existing access has good sight-lines and traffic generated is capable of being absorbed on this main road. There are car parks to the south further into the town, but it is not unreasonable for parking to be provided on site and directly associated with the railway. Whilst it would be desirable for a pavement to be formed, this is not so crucial on highway grounds to cause serious vehicle and pedestrian conflict. The layout is considered to be acceptable and Highway Officers have raised no objection.

4. Residential Amenity

The nearest residents to the parking area are to the north in Bowes Drive. They are well screened by the railway and good vegetation/ trees to not be visually harmed by the development. Other

residents in the local area are too remote to be harmed. There will be more traffic generated, but not to the extent that it would add noise and disturbance to justify a refusal.

5. Setting of the Listed Building

The station and the platform is Grade II listed but the proposal will not impact directly on them. They are located away from the station and given the current unkempt appearance, their setting will not be unduly harmed.

6. Retention of the Line

The purpose of Policy ST8 is to ensure that the rail line is retained and refuse any application that would prevent the reinstatement and future operation of the branch line. This application is independent of the appealed application for outline residential development and it is likely that the applicant is trying to demonstrate that the appeal land is surplus if up to 75 cars can be parked on the planning application site. Officers consider that there is facility here to park this number of cars for the proposed leisure use without undermining the forthcoming appeal, but further parking and ancillary related railway buildings and facilities may still be required in the future on the appeal site. The proposal therefore does not undermine policy ST8 and could be argued to support it by encouraging the line to be used on a regular basis and furthermore, support the use of a more sustainable mode of transport.

Summary

The planning application has been carefully considered in respect of the objections received from third party representations, but Officers consider that the proposal is not contrary to policies of the Structure and Local Plan and the application is therefore recommended for approval. Finally, a condition has been included requiring the submission of a flood risk assessment given the size of the development and an investigation into the evidence for slow worms, an endangered species, which have been found close to the rail line in previous years.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Any permission granted include a time restriction on hours of use to avoid nuisance to adjacent neighbours, an industrial archaeological study be carried out before development starts, consideration be given to possible ecological issues.

25 BOWES DRIVE – Application supports further attempts to change the land, there are already 3 car parks in easy walking distance (3-5 minutes), which are free on Saturdays, the only day when the railway opens for visitors. Other times, they are under-used and virtually empty on Sundays. Fail to understand need for 75 spaces, when railway is not open then what is it to be used for, local infrastructure cannot manage.

11 BOWES DRIVE – Like condition that this is exclusive use of the rail operation, because if residential developments are approved, then need to protect against overflow car parking.

41 BOWES DRIVE – Object. Would affect road safety, cause noise and pollution, loss of privacy and if not adequately policed, will encourage vandalism.

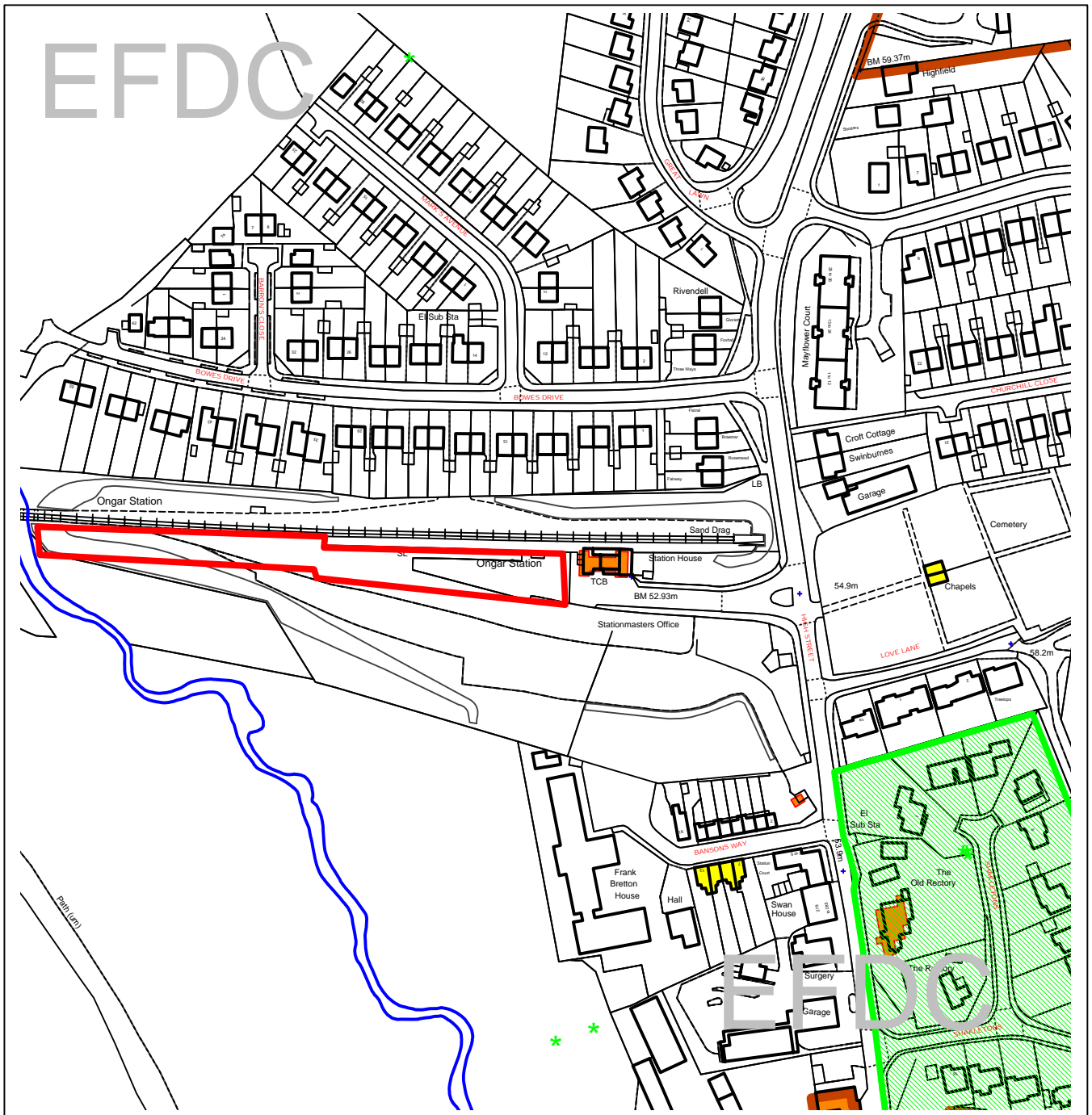
ONGAR RAILWAY PRESERVATION SOCIETY – Object. Contrary to Policy ST8 in that it does not adequately provide for the future operation and use of the Epping-Ongar railway; scheme designed so as to directly impact on the potential operating railway (the loading bay next to the station at Ongar, which is currently used for the storage of locomotives) and would therefore impact adversely on the Epping-Ongar railway, again contrary to Policy ST8; no detail of how access to the car park will be provided from the highway or the works required to ensure a safe access without pedestrian conflict, unsafe layout because a single line with insufficient clearance for 2 vehicles to pass, insufficient provision for pedestrians and a reverse curve in the middle of the car park; no detail of drainage for the hardstanding and oil may pollute and harm residents and

Cripsey Brook: should be considered in conjunction with current appeal, detailed submission for the parking bays should be submitted.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/1393/06
Site Name:	Station Goods Yard, Ongar
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/1505/06
SITE ADDRESS:	Apartment 11 & 12 Hill Hall Mount Road Theydon Mount Epping Essex
PARISH:	Theydon Mount
APPLICANT:	D Hall
DESCRIPTION OF PROPOSAL:	Replacement of existing window with a door, matching adjacent door, to afford access to demised garden area.
RECOMMENDED 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 The proposed door shall exactly match the external door in the adjoining property in terms of materials, design and detailing.

Description of Proposal:

Consent is being sought for the replacement of an existing window with an external door to provide access to the garden area.

Description of Site:

The application site is a Grade I and Grade II Listed Building, and is also designated as a Scheduled Ancient Monument. It consists of a large two storey building, with rooms in the roof, which has been converted into 18 apartments (with additional conversions of outbuildings)

Relevant History:

EPF/24/99 – Refurbishment and conversion of Main Hall and associated stables and outbuildings into residential apartments and dwelling houses (total 20 units) with ancillary new build garaging/parking and new service installations – allowed/conditions 8/12/99
EPF/1299/00 – Refurbishment and conversion of storage/mess room into two bedroom bungalow and erection of two garages – allowed/conditions 22/12/00

Policies Applied:

Local Plan
HC10 – Listed Building Consent
HC15 – Development at Hill Hall

Structure Plan
HC3 – Protection of Listed Buildings

Issues and Considerations:

The main issues here relate to the potential impact on the building and whether the proposal would detract from its historic interest or architectural character and appearance.

As this property is a Scheduled Ancient Monument as well as a Listed Building this takes precedence over the Listing. Therefore Scheduled Ancient Monument Consent is required rather than Listed Building Consent, which is applied for through English Heritage. The proposed works were the subject of pre-application discussions with English Heritage who consider the door to be acceptable.

The proposed door would match that existing on the adjoining apartment and would be replacing a window. Historically there was an open archway in the location of the proposed door and English Heritage considers the insertion of this door to be of a minor nature and an acceptable addition.

An objection to this proposal has been received referring to the garden area and the designation of 'exclusion zones'. This is not a planning issue and therefore would have no bearing on this application.

No. 5 Hill Hall has objected due to the proximity of the proposed door to their ground floor windows and the nuisance that may result from this. The proposed door would be approximately 5m from the nearest ground floor window and would have No.5's existing rear door between them. There has been no specification as to the exact nuisance that this door may cause, however the only possibility would be with regards to increased use of the applicants garden area. This application would not necessarily result in an increased use of the garden, it would simply allow for direct access rather than having to walk around the building to access the garden area.

Should this application be granted a general condition should be added with regards to the materials, design and detailing of the proposed door.

Conclusion:

Although it would not be appropriate to insert numerous new external doors at Hill Hall, this proposed door would not greatly affect the character of the building and would be positioned at the location of a historical access point. There would be no detrimental effect on neighbours and no other planning considerations, and therefore this application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object as they feel that this proposal would interfere with the integrity of the exterior design and could set a precedent.

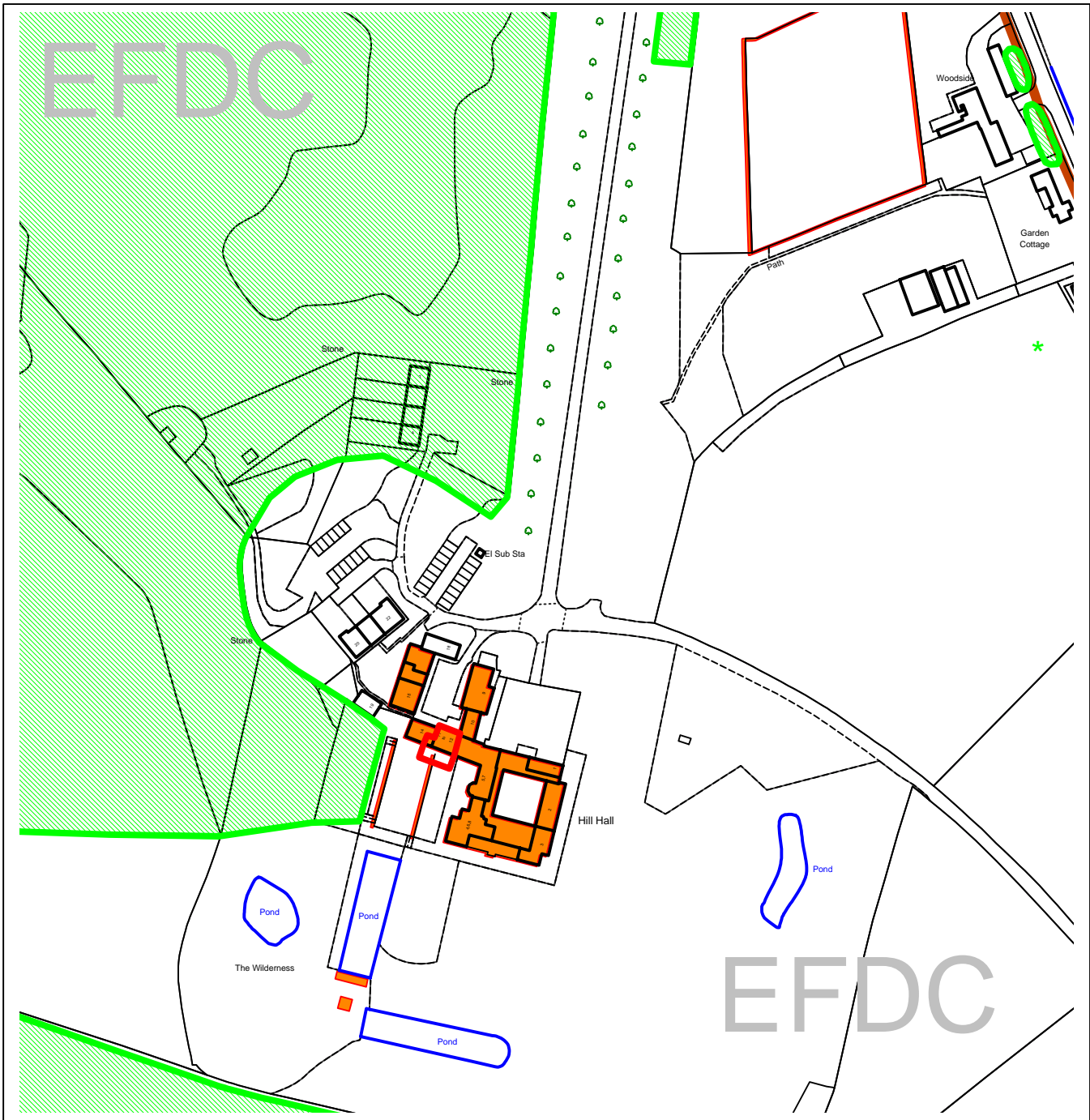
5 HILL HALL – Object as the developer did not originally request for a door in this location and they were assured that no such access would be provided here. Also consider that the door would encroach on their privacy due to the proximity to their ground floor windows and may cause a potential nuisance.

7 HILL HALL – Object as the area of which the door would open is surrounded by 'exclusion zones' which the applicant could not encroach on so they fail to see the gain of this door. Also believe that the proposed door would be detrimental to the façade of the building and there must have been a reason as to why the developers did not originally place a door here.



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Agenda Item Number:	3
Application Number:	EPF/1505/06
Site Name:	Apartment 11&12, Hill Hall, Theydon Mount
Scale of Plot:	1/2500

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