

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee C Wednesday, 25th October, 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 2 ON THE DAY OF THE SUB-COMMITTEE.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast.
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 5 - 6)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 7 - 12)

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 13 - 22)

(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.

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:** 27 September 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.20 pm
High Street, Epping

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

Other Councillors:

Apologies: Mrs D Collins

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

26. WEBCASTING

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

RESOLVED:

That the Council's protocol for webcasting of Council and other meetings be noted.

27. 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.

28. MINUTES

Members of the Sub-Committee noted that at the last meeting on 30 August 2006 two Ongar members had declared interests that had not been recorded correctly. It was agreed that their declaration be amended. Additionally, a typographical error in the minutes of 2 August 2006 meant that the minutes of 5 July 2006 had not been correctly confirmed as a correct record.

RESOLVED:

- (1) That the minutes of the meeting of the Sub-Committee held on 30 August 2006 be taken as read and signed by the Chairman as a

correct record subject to clarification of the declaration of interests declared by Councillors Wright and Jacobs that they were Ongar Town Councillors rather than members of the Ongar and District Sports Club which had released the land from Ongar Town Council; and

- (2) That the minutes of the meeting held on 5 July 2006 be formally re-affirmed as a correct record.

29. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of supplying the farm with fertiliser and contract work. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1512/06 – Church Farm, High Laver.

30. ANY OTHER BUSINESS

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

31. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the schedule attached to these minutes.

32. 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/1512/06
SITE ADDRESS:	Church Farm Workers Road High Laver
PARISH:	Moreton, Bobbingworth and the Lavers
DESCRIPTION OF PROPOSAL:	Erection of a stable block (personal use only). Revised application
DECISION:	GRANTED

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.

Report Item No: 2

APPLICATION No:	EPF/1393/06
SITE ADDRESS:	Station Goods Yard Ongar Station High Street Ongar
PARISH:	Ongar
DESCRIPTION OF PROPOSAL:	Prepare hardstanding and rolled surfaces for 75 customer parking bays.
DECISION:	GRANTED

Members were made aware of 2 additional letters received on behalf of the Ongar Railway Preservation Society providing additional detailed objections.

CONDITIONS:

- 1 The development hereby permitted must begin no 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 programmes. 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.
- 6 Prior to the first use of the car parking spaces hereby approved, a scheme shall be submitted and agreed in writing by the Local Planning Authority to demonstrate how the use of the spaces will be restricted to passengers of the adjacent railway only between the hours of 9.00 am and 22.00 hours pm and such scheme shall then be put in place and maintained thereafter.

Report Item No: 3

APPLICATION No:	EPF/1505/06
SITE ADDRESS:	Apartment 11 & 12 Hill Hall Mount Road Theydon Mount Epping
PARISH:	Theydon Mount
DESCRIPTION OF PROPOSAL:	Replacement of existing window with a door, matching adjacent door, to afford access to demised garden area.
DECISION:	GRANTED

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.

AREA PLANS SUB-COMMITTEE 'C'

25 OCTOBER 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT

CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/0929/06	Land at Builders Yard, The Street, Sheering	GRANT	15
2	EPF/0406/06	17 The Paddocks, Stapleford Abbotts	GRANT	20

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Report Item no.1

APPLICATION No:	EPF/0929/06
SITE ADDRESS:	Land at Builders Yard The Street Sheering CM22 7LY
PARISH:	Sheering
APPLICANT:	Mr B Goodwin
DESCRIPTION OF PROPOSAL:	Change of use to taxi-hire business.
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 The development shall be carried out in accordance with the amended plans received on the 14/08/06 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The use hereby permitted shall not operate outside the hours of 7am and 6.30pm Monday to Saturday and not at all on Sundays or Public Holidays.
- 4 There shall be no vehicular access from the application site outlined in red on the approved plans to the adjoining land south of the site for the purposes of manoeuvring, parking and storing of vehicles.
- 5 A fence, at a minimum height of 1.5m shall be erected on the southern boundary of the application site.
- 6 Prior to the commencement of the approved use details of the fence shall be submitted and approved pursuant to condition 5 of that notice in writing by the Local Planning Authority. The fence shall be permanently retained in that position unless the Local Planning Authority agrees in writing otherwise.
- 7 The car park to be constructed shall be marked out in permanent materials and used only for the parking of cars associated with the approved use and not storage of cars or materials.

Description of Proposal:

Consent is being sought for the change of use to a taxi-hire business. The existing building on the site will be used as offices. The existing lawful use of the site is as a Builders Yard however the site is being used currently for the storage of motor vehicles, which is not conforming to the lawful use of the site.

The applicant has supplied a supporting statement arguing that “the proposed taxi hire business is aimed at the longer distance market as opposed to local trips and some of the vehicles will be limousines”.

The hours of use proposed are from 6am to 8pm and for all days including bank holidays. Eight full time staff are proposed with 6 vehicles visiting the site each working day. The applicant indicates on the application form that 6 parking spaces will be reserved for staff parking. On the drawings, there are two areas reserved for parking, the larger being 43m by 6m and the smaller 10.5m x 6m.

Description of Site:

Area of land on the south side of The Street, Sheering historically used as a Builders Yard. The site is nestled between a number of residential properties, namely Chatfield House to the west and Cornwood House, September House and Woodcote to the east. Chatfield House faces north similar to the subject site, whilst the rear gardens of the houses to east share their rear boundaries with the eastern flank boundary of the Builders Yard. A 1.8m high closed boarded fence runs the length of this boundary with some of amount of high tree screening. To the rear of the yard is an open area within the Metropolitan Green Belt.

Relevant History:

EPF/202/83 – Erection of storage shed – Approved with conditions but not implemented
EPF/1369/84 – Dormer windows – Approved with conditions
EPF/1463/86 – Erection of 8 flats – Refused
EPF/284/90 – Change of Use of builders yard, offices and stores to office accommodation (including car parking facilities) – Refused
EPF/502/92 – Change of Use of land to provide additional car parking together with open space and landscaping (land to south of builders yard) – Refused and dismissed on appeal in 1993.
EPF/1112/93 – Change of Use of land and formation of a car park for employees for a trial period of one year (land to south of builders yard) – Refused but allowed on appeal
EPF/1395/96 – Implementation of EPF/1112/93 for change of use of land and formation of employees car park for 1 year trial with amendment to condition 1 enabling the trial period to cease on 31st March 97 and not 31st December 1996 – Approved with conditions

Policies Applied:

Structure Plan:-

BIW4 – Safeguarding Employment Land
T12 – Parking Standards
T8 – Safety

Local Plan:-

E4A – Protection of Employment Site
E11 – Employment Uses Elsewhere
DBE9 – Residential Amenity
GB7 – Development Conspicuous from the Green Belt
ST4 – Road Safety
ST6 – Vehicle Parking

Issues and Considerations:

The main issues here relate to the potential loss of the builders yard, the effect on the amenities of the neighbours and the green belt and highway and parking considerations.

Loss of builders yard

Whilst the existing use of the site is as a Builders Yard, this operation had ceased for at least 5 months when the Council received an enforcement complaint that the site was being used for the parking/storage of vehicles. Subsequently an application was invited to regularise the use of the site. This application is purely for the front part of the site, which sits outside the Green Belt.

The application contends that the subject site would be used for a taxi hire business including the hiring of limousines. Policy E4A of the Local Plan Alterations argues that “sites currently or last in use for employment but outside the defined employment areas will be safeguarded from redevelopment or change of use to other land uses”.

This site lies outside the defined employment area. The change of uses to a taxi hire firm would ensure that the site remained in an employment use. Paragraph 10.53a of the policy states that “small employment sites within and close to rural settlements can make an important contribution to the local economy. They enable small and medium enterprises to develop, which can be vital for local economic success, and protect against loss of Green Belt elsewhere...The Council will identify and protect suitable rural sites as part of the Local Development Framework. Until that time, the further loss of appropriate sites will be resisted”.

In terms that the taxi hire business will retain the employment use on the site, the proposal complies with this policy.

Amenity

The business proposes that eight full time staff would be on site with 6 vehicles visiting the site each working day. The applicant indicates on the application form that 6 parking spaces will be reserved for staff parking. It is not considered that this amount of vehicular activity would materially affect the amenities of the neighbouring properties, given also that the existing lawful use of the site is as a builder’s yard, which is considered to be more harmful to the neighbouring occupiers than the proposed use.

With regards to hours of operation the applicant states that they would be from 6am to 8pm each day including Sundays and Bank Holidays. However, these hours are considered to be excessive and anti-social given the close proximity of the neighbouring properties. It is therefore suggested that the hours of operation be limited to 7am to 6.30pm Mondays to Saturdays and not at all on Sundays or bank holidays in order to protect the amenities of the surrounding area.

Green Belt

The land to the rear of the site lies within the Metropolitan Green Belt. The proposed use would not be any more conspicuous than the existing lawful use. However concern has been raised that this area would be used in conjunction with the lawful use of the subject site. This area falls outside of the application site, however access to this land would be from the subject site. Given that indiscriminate parking and storage of vehicles could affect both the openness of the green belt and the amenities of the adjacent properties, conditions can reasonably be attached to ensure that this land is not subject to vehicular activity relating to the adjacent land.

Highways

County Highways have no objections to the scheme subject to conditions.

Conclusion:

The proposed use will retain the employment status of the land. The vehicular activity proposed is not considered excessive and arguably would be less intrusive than activity associated with a builders yard. The hours of operation proposed are considered excessive, especially on Sundays and Bank Holidays. A condition relating to hours of operation can be imposed. There is concern regarding the land to the rear and similarly conditions can be attached restricting access to this land for activity related to the use of the application site. The application therefore is recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

SHEERING PARISH COUNCIL – Object on the grounds of the site not being appropriate for taxi hire business and there are already 2 taxi firms in Lower Sheering. The sight lines are inadequate due to Church Lane and the Village Hall Lane. Also, the immediate neighbours have complained about the cars parking on the land.

SAXMUNDHAM – object on the grounds that green belt land has been flattened and the change of hours seem excessive as this is a residential village; if permission granted then would like to see a condition that the physical barrier is erected between the yard and the green belt land.

GREENLEAVES – object on the grounds that this application is a front for the applicant to move again into airport parking; green belt land has been flattened and a barrier that marked this has been removed; would like to see return of the barrier to stop any temptation of moving vehicles onto this land; should be a restriction on number of cars on site; consideration should be given to residents; vehicles in and out would lead to road hazard.

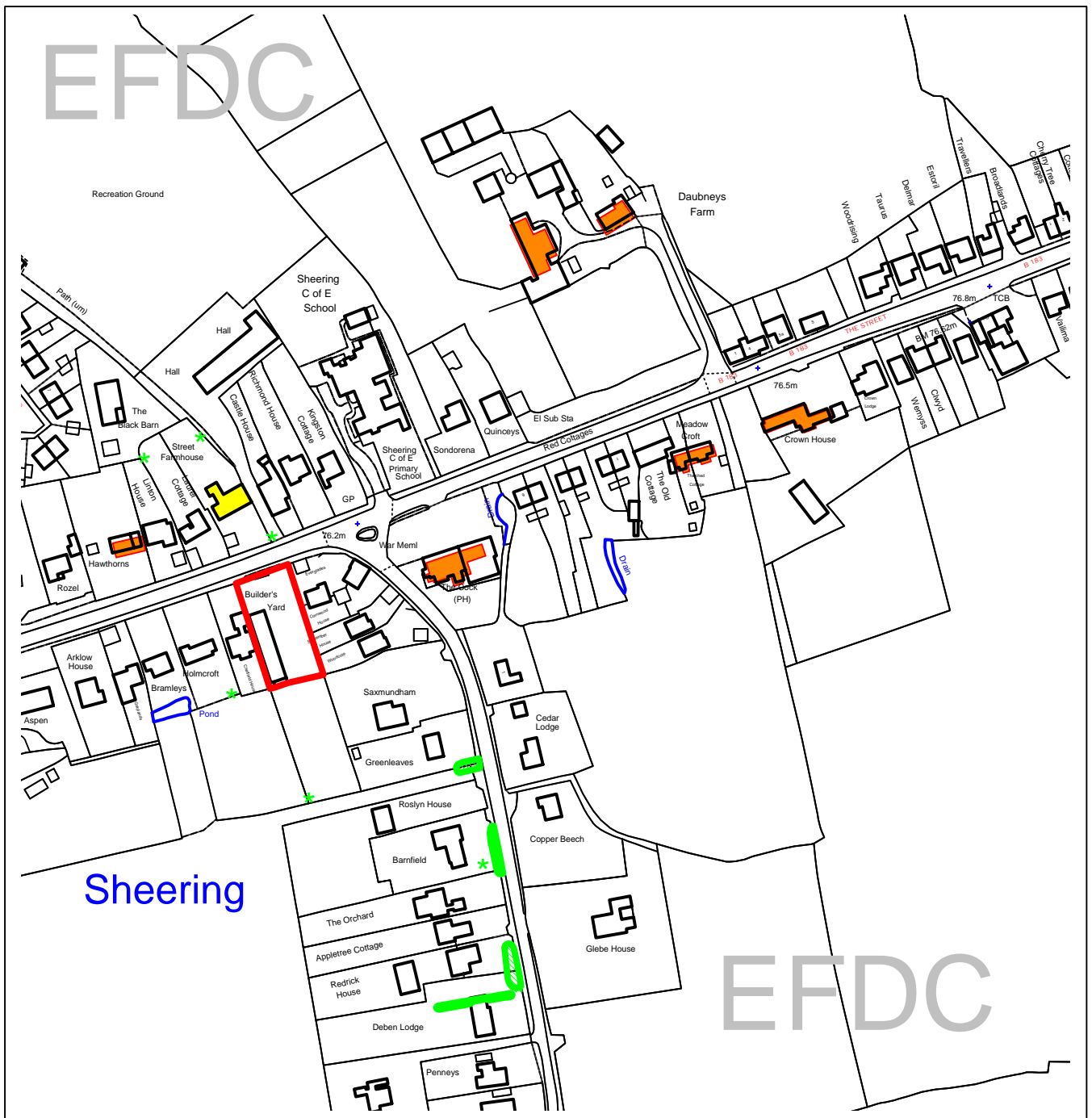
CHATFIELD HOUSE – object on grounds that letter received from new owners of site talk about it being used for car storage; green belt land has been flattened; hours of operation are not suitable; worried business will be used as airport car parking and green belt land will be destroyed.

ROSLYN HOUSE – object on the grounds that this type of business would not be suitable in this type of area as there would be considerable disturbance from vehicles late into the night and early morning; small businesses in villages should be kept to farm outbuildings; green belt to the rear should be maintained with old tree being protected; business should be restricted to weekday and Saturday.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/929/06
Site Name:	Land at Builders Yard, The Street, Sheering
Scale of Plot:	1/2500

Report Item no.2

APPLICATION No:	EPF/0406/06
SITE ADDRESS:	17 The Paddocks Stapleford Abbots Epping Essex RM4 1HG
PARISH:	Stapleford Abbots
APPLICANT:	Mr P Konchesky
DESCRIPTION OF PROPOSAL:	Retention of railings and gates.
RECOMMENDED DECISION:	GRANT

CONDITIONS

None.

Description of Proposal:

This application is for the retention of front railings and gates. The railings are wrought iron, and are approximately 1.3 metres tall whilst the gates are approximately 1.9 metres to their tallest part.

Description of Site:

The application site comprises a detached two storey dwelling located within a modern housing development (comprising detached two storey dwellings), set on the northern side of The Paddocks. The site is located within the Green Belt.

Relevant History:

No planning history.

Policies Applied:

Residential Development and Highway Policies from Epping Forest District Council's Replacement Local Plan:-

DBE1 – Design of new structures.

DBE2 – Effect of new structures on surroundings.

DBE4 – New structures within the Green Belt.

DBE9 – Amenity considerations.

ST4 – Road safety.

Issues and Considerations:

The main issues with this application relate to the design and appearance of the railings and gates in the context of the surrounding area, and whether or not any highway issues arise.

The railings themselves are of a lightweight design and of a relatively modest height, which enables the open aspect of this estate to be retained. Aesthetically they do not represent a dominant feature within the street-scene, and are similar to those at No.1 (near the junction with Murthering Lane). Although the gates are taller, these are not excessively so, and the fact that a view can be observed through the wrought ironwork ensures that they are not visually dominant.

Landscaping could be requested behind the railings to soften the appearance of the structure, but officers do not consider that this is necessary. Indeed this would have the effect of reducing the open aspect currently afforded.

The position of the gates is set in line with the railings. Usually there is a requirement for gates to be recessed back 4.8 metres from the edge of the carriageway. In this case the gates are 2.4 metres away from the road. Sometimes this would be unacceptable due to the risks posed to highway safety caused by a vehicle overhanging the roadway whilst waiting for the gates to open. Given the fact that this is a cul de sac the risks posed to highway safety are far less than a through road. Consequently it is considered that the gates in this position in this instance will not compromise highway safety.

On the basis of the above the application is considered to be acceptable and is recommended for approval.

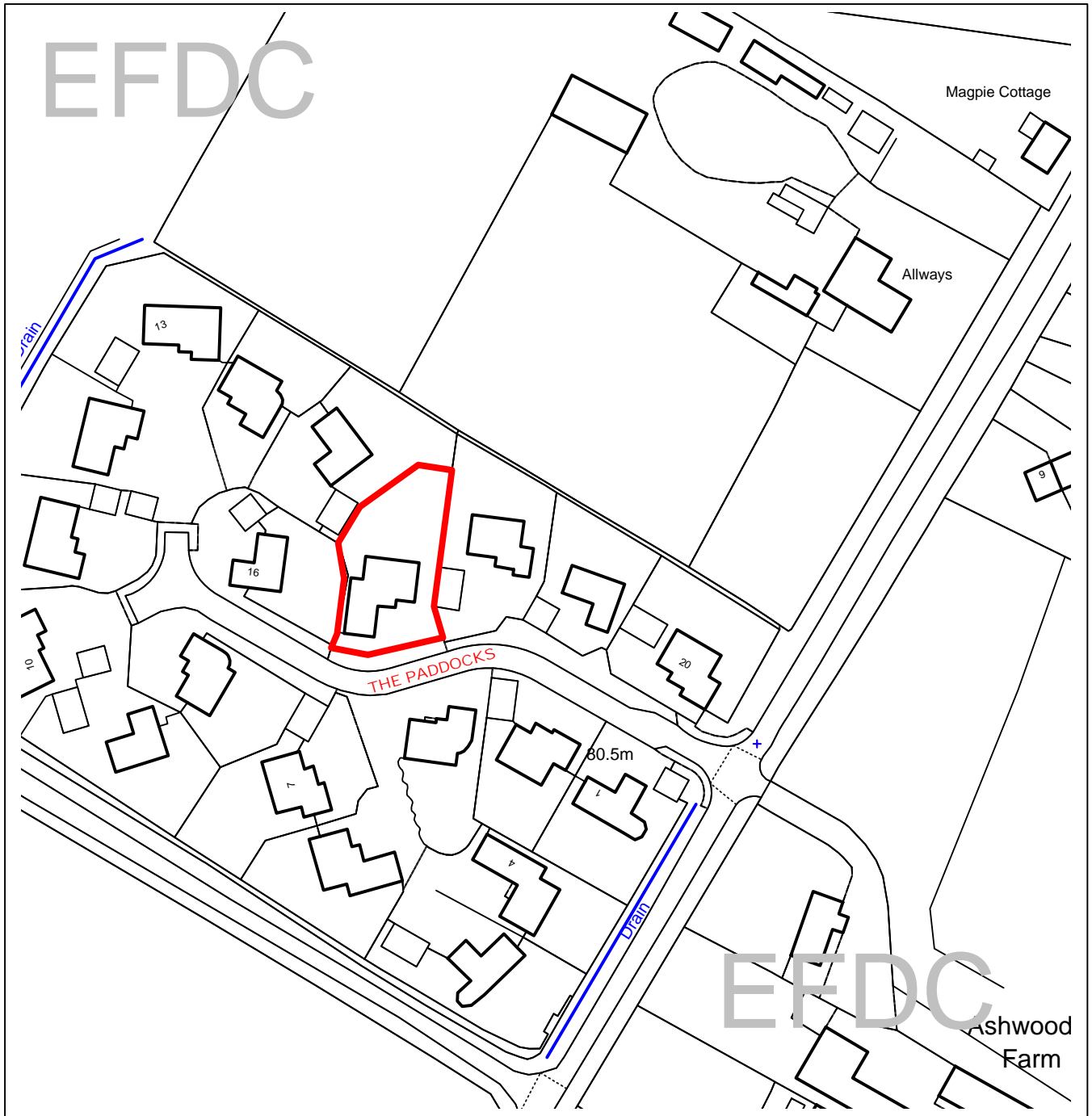
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Councillors were unanimous in recommending refusal of this application as the railings are out of character with the surrounding dwellings.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/406/06
Site Name:	17 The Paddocks, Stapleford Abbots
Scale of Plot:	1/1250