

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 9th August, 2006

Place: Council Chamber, Civic Offices, High Street, Epping
Room: Council Chamber
Time: 7.30 pm
Democratic Services Officer Adrian Hendry, Research and Democratic Services
Tel: 01992 564246 email: ahendry@eppingforestdc.gov.uk

Members:

Councillors P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman), Mrs P Brooks, Mrs A Cooper, J Demetriou, R D'Souza, Mrs R Gadsby, R Haines, Mrs J Lea, Mrs M Sartin, Mrs P Smith, D Spinks, Ms S Stavrou and J Wyatt

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

1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 3 - 4)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

2. MINUTES (Pages 5 - 20)

To confirm the minutes of the last meeting of the Sub-Committee held on 12 July 2006 as correct record (attached).

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

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

5. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

6. DEVELOPMENT CONTROL (Pages 21 - 48)

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

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

7. DELEGATED DECISIONS

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

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

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

When and where is the meeting?

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

Can I speak?

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

Who can speak?

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

What can I say?

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

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

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

How are the applications considered?

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

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

Further Information?

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

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 12 July 2006

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

Members Present: P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman),
Mrs P Brooks, Mrs A Cooper, R D'Souza, Mrs R Gadsby, Mrs J Lea,
Mrs M Sartin, Mrs P Smith, Ms S Stavrou and J Wyatt

Other Councillors: (none)

Apologies: (none)

Officers Present: S Solon (Principal Planning Officer), P Sutton (Principal Planning Officer) and
A Hendry (Democratic Services Officer)

11. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

12. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 14 June 2006 be taken as read and signed by the Chairman as a correct record subject to:

- The inclusion that, Councillor Ms Stavrou had declared a personal and prejudicial interest in item 10(3) (EPF/0635/06 – Land at Manor Farm, 15 & 16 Mott Street, High Beech) as she is acquainted with the applicant. She declared that she would leave the meeting during the consideration and voting of the item;
- That Declaration of Interest (b) be amended in light of the above; and
- That Declaration of interest (c) should be deleted.

13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Borton declared personal interests in agenda items 6 (2) (EPF/0536/06 4 The Heights, Bumbles Green Lane, Nazeing) by virtue of being a Nazeing Parish Councillor. She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Mrs A Cooper, Mrs J Lea, Mrs R Gadsby and R D'Souza declared a

personal interest in agenda items 6 (3) (EPF/0648/06 Warlies Park Farm, Woodgreen Road, Waltham Abbey), 6(4&5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey) and 6(6) (EPF/1074/06 2 Marle Gardens, Waltham Abbey) by virtue of being local Ward Councillors. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda item 6 (4&5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey). She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms Stavrou declared a personal interest in agenda items 6 (3) (EPF/0648/06 Warlies Park Farm, Woodgreen Road, Waltham Abbey) by virtue of being the local ward member. She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms Stavrou declared a personal interest in agenda item 6 (1) (EPF/1084/06 Land at little Copped Hall, Copped Hall Estate, High Road, Epping), 6 (4 &5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey) and 6(6) (EPF/1074/06 2 Marle Gardens, Waltham Abbey) by virtue of being the Mayor of Waltham Abbey. She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(f) Pursuant to the Council's Code of Member Conduct, Councillor P McMillan declared a personal interest in agenda item 6 (4&5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey) by virtue of having past business dealings with the applicant. He declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

14. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

15. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

16. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1084/06
SITE ADDRESS:	Land at Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application)
DECISION:	GRANT

Subject to the conclusion of a satisfactory Section 106 Agreement – to secure the transfer of the defined land areas to the Copped Hall Trust and Corporation of London within six months of the granting of planning permission and agreement and implementation of a programme of landscape management of the old orchard, south of the walled garden and the land surrounding the lake north of the hall – permission be granted, subject also to conditions for approval of materials, landscaping and boundary treatment (including hard surfaces), a programme of archaeological investigation and access only along the historic Home Farm route eastwards towards Epping High Road and not through or alongside the Copped Hall mansion or immediate grounds.

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 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.

- 5 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.
- 6 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

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

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

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

- 8 Prior to the commencement of the development details of the proposed surface materials for the access into the site and the garage courtyard 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.

- 9 Access for the residential development shall be taken from the east through the Bell Common gates only.

10	Prior to the commencement of the development detailed drawings (at a scale of at least 1:5) shall be submitted to show the following aspects of the proposed new dwellings and extension to the existing building – windows (including cills and reveals), doors, rooflights, feature brick work (including gauged arches, stringcourses and chimneys), eaves, verges and soffits, dormer windows, and porches or canopies.
11	The existing brick boundary wall to the south edge of the site shall be retained.

Report Item No: 2

APPLICATION No:	EPF/0536/06
SITE ADDRESS:	4The Heights Bumbles Green Lane Nazeing Essex EN9 2SG
PARISH:	Nazeing
APPLICANT:	
DESCRIPTION OF PROPOSAL:	Erection of a storage building for maintenance machinery.
DECISION:	REFUSED

REASON:

- 1 The application site forms part of the Metropolitan Green Belt, the most important attribute of which is its openness. Because of its excessive height the storage building appears unduly prominent and fails to preserve the openness of the Green belt. No very special circumstances sufficient to override the harm caused exist. It therefore conflicts with the purposes of including land in it and is contrary to policy C2 of the Essex and Southend on Sea Replacement Structure Plan (2001), Policy GB2 of the Epping Forest District Local Plan (1998) and Policy GB2A of the Local Plan Alterations (2006).

Report Item No: 3

APPLICATION No:	EPF/0648/06
SITE ADDRESS:	Warlies Park Farm Woodgreen Road Waltham Abbey Essex EN9 3SD
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Two storey side extension to house and change of use of barn and dairy into two residential dwellings with associated outbuildings, garaging etc.
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 compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 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.

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

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

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

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

- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

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

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

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

- 7 The refurbishment and extension to the existing dwelling shall be completed prior to the first occupation of either the barn conversion or the dairy conversion hereby approved.

- 8 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 9 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, or D shall be undertaken without the prior written permission of the Local Planning Authority.

10	There shall be no access through the site to adjacent land for the purpose of holding or attending a market or car boot sale on that land.
11	No gates shall be erected at the access to the site off Woodgreen Road without the prior written approval of the Local Planning Authority. The design of any such gates shall be open and allow clear views into the site from Woodgreen Road.

Report Item No: 4

APPLICATION No:	EPF/1018/06
SITE ADDRESS:	23A Highbridge Street Waltham Abbey Essex EN9 1BZ
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Redevelopment of existing site to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space. (Resubmitted application)
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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 4 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.

5 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.

6 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 landscaping works shall be completed prior to the occupation or

use of any part of the development, unless the Local Planning Authority 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.

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

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

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

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

- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 9 Prior to the commencement of the development details of the proposed surface materials for the access way and parking 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.

- 10 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

- 11 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.

- 12 Details of any proposed external lighting shall be submitted to and approved in writing by the Local planning authority before the development hereby permitted is first occupied. Development shall be carried out in accordance with the approved details.
- 13 Except with the prior agreement of the Local planning Authority in writing, no construction work or demolition shall be carried out, or plant operated other than between 0.700 hrs to 18.00 hrs Monday to Friday and 0.800 hrs to 13.00 hrs on Saturday.
- 14 Before the development hereby permitted is commenced, details of the following matters shall be submitted to and approved by the Local planning Authority in writing:
 - i) Contractors' access arrangements for vehicles plant and personnel.
 - ii) Contractors' site storage area/compound.
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site.
 - iv) The arrangement for the parking of contractors' vehicles and contractors' personnel vehicles.Thereafter the development shall be undertaken in accordance with the approved details.
- 15 No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
- 16 A buffer zone of at least 6 metres shall be provided alongside the Cornmill stream along the full length of the site. This zone, to be agreed in writing with the Local planning Authority, shall be kept free of structures, hardstanding, footpaths and overhanging structures, and there shall be no formal landscaping within it. It shall be managed to develop a natural character and left to colonise and regenerate naturally and left as a natural area for wildlife.
- 17 Any fence along the boundary of the site with the Cornmill stream shall be of open construction, with gaps of at least 10cm between railings.

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| 18 | The development hereby approved shall not be commenced until full details of a bin store have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved bin store has been completed and thereafter the bin store shall be permanently retained as approved unless otherwise agreed in writing by the Local Planning Authority. |
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Report Item No: 5

APPLICATION No:	EPF/0535/06
SITE ADDRESS:	23A Highbridge Street Waltham Abbey Essex EN9 1BZ
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Conservation Area Consent for the demolition of the existing B2 industrial unit and redevelopment to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space.
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.
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Report Item No: 6

APPLICATION No:	EPF/1074/06
SITE ADDRESS:	2 Marle Gardens Waltham Abbey Essex EN9 2DZ
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Two storey side and single storey rear extensions.
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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

- 3 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 2 Marle Gardens.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time on the western flank wall of the extension hereby permitted without the prior written approval of the Local Planning Authority.

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AREA PLANS SUB-COMMITTEE 'D'

Date: 9 August 2006

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0994/06	Sedge Green Nursery, Sedge Green, Nazeing	GRANT	23
2.	EPF/1046/06	Hyde Mead House, Hyde Mead, Nazeing, Waltham Abbey	GRANT	28
3.	EPF/1196/06	Unit 2 Birchwood Industrial Estate, Hoe Lane, Nazeing	GRANT	31
4.	EPF/0788/06	Land adj. 1 Hansells Mead, Roydon	GRANT	35
5.	EPF/1225/06	Land between 92 & 96 Crooked Mile, Waltham Abbey	REFUSE	39
6.	EPF/1283/06	Unit A, 2-4 Highbridge Street, Waltham Abbey	GRANT	45

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Report Item No: 1

APPLICATION No:	EPF/0994/06
SITE ADDRESS:	Sedge Green Nursery Sedge Green Nazeing Essex EN9
PARISH:	Nazeing
APPLICANT:	Mr O Gaiteri
DESCRIPTION OF PROPOSAL:	Erection of packing shed for the packing of salad produce grown at Sedge Green and Chalkfield Nurseries and formation of adjoining concrete hardstanding.
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 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.
- 3 The building hereby approved shall be used only for the storage and packing of produce grown at Sedge Green and Chalkfield Nurseries, as shown outlined in blue on the application drawings and shall not be used for any other purpose including the packing of produce brought in from other nurseries.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 5 Prior to the commencement of the development details of the proposed surface materials for the hard-standing areas 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.

Description of Proposal:

The application is for the erection of a packing shed building to serve Chalkfield and Sedge Green Nurseries, which are now in the same ownership. The proposed shed to be constructed of olive green profiled steel sheeting with a blockwork plinth. The proposed building measures 30m by 14m with an eaves height of 4.5m and a ridge height of 6m. An area of hardstanding is proposed, around the building for manoeuvring of lorries and vans that deliver materials and collect produce from the site. The packing shed is intended solely for the packing of produce grown on Sedge Green and Chalkfield Nurseries and not for the packing of any imported goods.

Description of Site:

Sedge Green and Chalkfield Nurseries are located on the southern side of Sedge Green, to the west of properties in North Street and to the east of the junction with Nursery Road and there are a number of large glasshouses at these nurseries. The red lined application site lies fairly central to the nurseries and is currently undeveloped, although earlier maps indicate that there were once sheds on this site. There is an extensive hedgerow along the road frontage, which will remain. The packing shed is to be set back from the road by about 22m. The shed will be about 42m from the nearest residential property (Little Oaks) to the east. There are also residential properties opposite the site on the other side of Sedge Green.

Relevant History:

Lots of applications in the 1960s and 70s for glasshouses.
A general purpose shed was approved back in 1966.

Policies Applied:

Structure Plan Policies:
C2 Green Belt.

Local Plan and Local Plan Alterations

GB2A Green Belt

GB11 Agricultural Buildings

E13A New and replacement Glasshouses

ST4 Road Safety

CP1 Achieving sustainable Development Objectives
CP2 protecting the quality of the Rural and Built Environment

Issues and Considerations:

This site is within the Metropolitan Green Belt but has also been identified as an area within which glasshouses will be acceptable. As the development is required for the purposes of agriculture within the site the development is not inappropriate in the Green Belt.

The main issues are therefore whether the size of the shed proposed can be justified and the impact of the development on the visual amenity of the area and the residential amenity of adjacent residents.

Justification

The applicants' agent has submitted details why the larger shed is needed. Essentially the existing packing shed can no longer meet the needs of the combined nursery and the stringent conditions placed on the nursery by the supermarkets in relation to packing. Since the original packing shed was constructed the growing area served has increased from about 0.4 of a hectare to 1.2 hectares and additionally production levels have increased by about 50%. Packaging has changed and supermarkets require the use of rigid reusable crates rather than flat packed boxes and this all takes up space. The eaves height of the building is required to enable stacking of 2 pallets of cucumbers. This is similar to the argument that has been put forward on other sites within the district and it is considered that the building now proposed is not excessive for the proposed use and is appropriate within the Green Belt.

Visual Amenity

The application site is within an existing nursery and the building type is typical of that found in this type of location. The shed would be taller than the adjacent glasshouses but will be set back 20m from the road frontage, behind a roadside hedge. The site is within the Lee Valley Regional Park, but given that it is within an existing nursery and surrounded by other buildings it is not considered that there will be an adverse impact on the park or on the visual amenity of the area generally.

Residential Amenity

The building will not have a direct physical impact on any residential properties, additionally the applicant has made it clear that there will be no increase in traffic as a result of the development. This is not a new use and no new activity will take place. The activity will however be moved from one section of the nursery to another. Most activity will be contained within the building, which is not the case at present. The existing hours of use of the site are not restricted and the applicant has indicated that there is currently 24-hour operation, although in practice packing takes place during the day and is normally collected in the afternoon. The applicant does however wish to maintain the current flexibility, which allows occasional out of hours activity when necessary. On the basis that the levels of activity generated are not changing it is not considered reasonable now to restrict the hours of use. There will be not be any significant harm to residential amenity as a result of the development.

Highway Safety

The access to the site is close to a sharp bend in the road and therefore the access does not meet the required site lines for safe access and Egress. However this is an existing access that has been used to serve both nurseries for over 8 years, and the development will not result in any additional use of the access. Additionally at present articulated lorries stop in Sedge Green and reverse into the site as there is no space on site for turning such vehicle, this will be rectified if the hard surfacing now proposed is laid, enabling lorries to leave in a forward gear which should improve highway safety.

It is considered that subject to a condition that the packing shed is used only for the packaging of produce grown at Chalkfield and Sedge green Nurseries, there will be no additional hazard to road safety.

Concern has been raised that the development will lead to an increase in HGVs but provided the use is restricted to that set out by the applicant then this is not the case.

Flooding

Concern has been raised that the area is notorious for flooding, and as there is an increase in hard surfacing there is potential for increased run off which could exacerbate this problem. Land Drainage engineers have therefore advised that a Flood Risk Assessment condition be applied to ensure that on site surface water storage will be provided to limit the problem.

Conclusion

In conclusion it is considered that the proposed development is reasonably necessary for the purposes of agriculture and is appropriate in the Green Belt. Additionally the use will not generate additional traffic or harm to highway safety, nor will it have a significantly adverse impact on the amenity of the area or on residential amenity. The development is in accordance with the adopted policies of the development plan and is recommended accordingly.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Although members understand that the existing packing shed is not adequate, members object to further development on the grounds that a new larger packing shed would attract more HGVs to transport produce. As in many of the applications in and around Nazeing, the roads cannot take the volume of traffic being created by the expansion of these horticultural businesses. Access to the site is not easy from the existing narrow roads and Sedge Green is notorious for heavy flooding. If car-parking facilities were granted, would this be considered. Members have asked that if this application is granted that the constraints set out in the Local Plan re-deposit in respect of packhouses be imposed.

SYCAMORE LODGE, SEDGE GREEN - No reasonable reason to object to the application in general, concerned about disposal of surface water, as the ditch already overflows in heavy rain, suggest a surcharge be levied to improve drainage. Also concerned about 24 hour working, surely residents should have some respite.

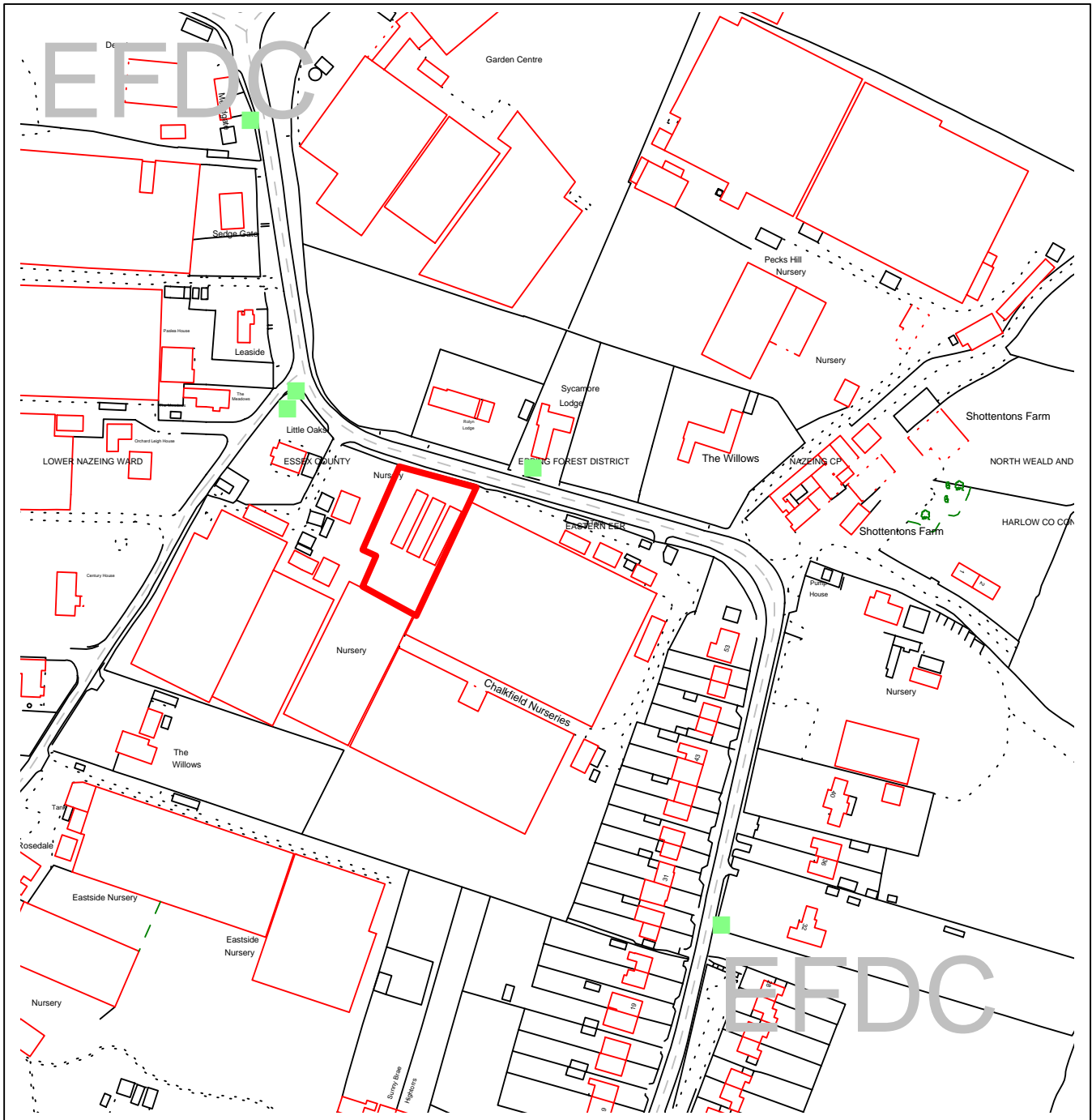
CPRE ESSEX - Object because it is in the green Belt and the use of large lorries in Nazeing should be discouraged.

NAZEING CONSERVATION SOCIETY - Generally in line with legitimate nursery activities, should only be used for foodstuffs grown in Nazeing and not elsewhere to reduce impact of traffic on unsuitable roads. If approved activities should be restricted to normal trading hours.



Epping Forest District Council

Area Planning Sub-Committee



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EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/994/06
Site Name:	Sedge Green Nursery, Sedge Green, Nazeing
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/1046/06
SITE ADDRESS:	Hyde Mead House Hyde Mead Nazeing Waltham Abbey Essex EN9 2HT
PARISH:	Nazeing
APPLICANT:	EFDC
DESCRIPTION OF PROPOSAL:	New aerial mast to provide digital signals to all residents at sheltered housing scheme.
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 Antenna shall be removed if no longer required.

Description of Proposal:

Proposed new aerial mast to provide digital signal to residents at the sheltered housing scheme. Aerial is a straight antenna rising some 12m situated on the southern rear roof slope.

Aerial situated on the eastern side of the main building, with some residential properties opposite.

Description of Site:

Sheltered housing building situated on the eastern side of Hyde Mead, with detached properties to the northeast and northwest and some semi detached properties to the south.

Relevant History:

EPF/2463/04 - New aerial mast to provide digital signals to residential sheltered housing scheme- not determined

Policies Applied:

DBE9 - Impact on amenity for neighbouring properties

U6 - Other masts and aerials

Issues and Considerations:

The key issues for consideration relevant to this application are the impact upon neighbouring properties and the appropriateness of this proposal in light of Local Plan telecommunications policy.

This telecommunications antenna is relatively high, (12m) and is required (through the technical justification) to improve the digital reception, which is poor in the Nazeing area.

The property most affected by this proposal is likely to be 31 Barnard Acres, of which the rear windows face this antenna, (approximately 10m from the first floor windows). However, given that this property is set obliquely, the outlook of the house would not directly overlook this development. There is in addition high conifer screening on the boundary, which obscures the ground floor outlook.

To the north the antenna is less visible, (approximately 8m to appear from the top of the building), although the nearest properties are situated at least 35m away. To the east, while numbers 46 and 70 have an outlook over Hyde Mead House where this antenna is being erected, given that there is some tree screening and that they are located approximately 30-35m away, the amenities enjoyed by these properties would not be materially affected.

The antenna would be visible from the surrounding residential streets, although it would not be visible from the skyline and general horizon due to the low lying nature of the site.

Conclusion

While the antenna will be clearly visible from the top of Hyde Mead House to some residential properties in Barnard Avenue, given the social benefits of the scheme and in light of the numerous other high domestic aerials in the vicinity, this antenna is considered acceptable. Approval is therefore recommended.

SUMMARY OF REPRESENTATIONS:

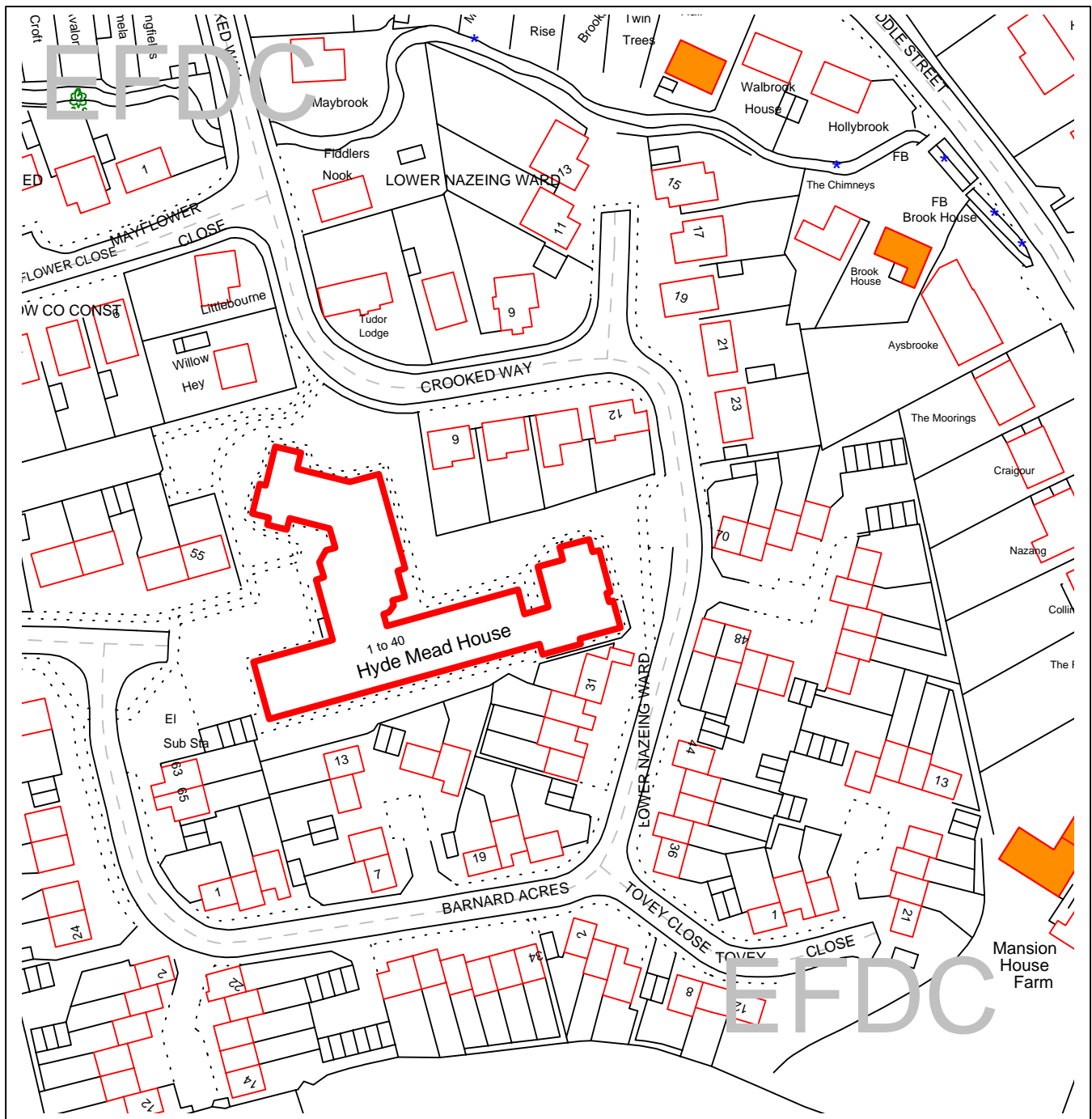
PARISH COUNCIL - No objections

LOCAL RESIDENTS- No objections received.



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Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/1046/06
Site Name:	Hyde Mead House, Nazeing
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1196/06
SITE ADDRESS:	Unit 2 Birchwood Industrial Estate Hoe Lane Nazeing Essex EN9 2RJ
PARISH:	Nazeing
APPLICANT:	Arco Engineering
DESCRIPTION OF PROPOSAL:	Two storey extension to incorporate additional office accommodation.
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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 8 shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Unit 2 (including its extension) shall not be sub-divided, sublet or otherwise altered to create additional units.
- 5 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.

Description of Proposal:

This application is for the erection of a two storey extension that is to incorporate additional office accommodation. The extension is to be 5.7 metres tall, and 5.8 metres deep.

Description of Site:

The application site comprises a large metal clad building forming part of an industrial business unit, located in an industrial estate accessed off Hoe Lane, Nazeing. The building, which also contains several other industrial units, is reached via a long track that also serves as access to the adjacent nurseries. The site is in the Metropolitan Green Belt but is bounded by industrial premises to the north, south and west.

Relevant History:

None at this unit, however a workshop extension was approved at Unit 3 on 22/12/2004.

Policies Applied:

Countryside and Transport Policies from the Essex and Southend on Sea Replacement Structure Plan:

C2 – Development within the Metropolitan Green Belt.
T3 – Promoting accessibility.

Core Policies, Green Belt, Design, Amenity and Highway Policies from Epping Forest District Council's Replacement Local Plan:

CP1 – Achieving sustainable development objectives.
GB2A – Development within the Metropolitan Green Belt
DBE4 – Design of new buildings within the Green Belt.
DBE9 – Amenity considerations.
ST4 – Road safety.
ST6 – Vehicle parking.

Issues and Considerations:

The main issues with this application relate to the appropriateness of extending the industrial unit in terms of the Green Belt, the design of the additions, and how it would affect the surrounding area, particularly in terms of traffic movements.

Green Belt

Green Belt Policies seek to restrain inappropriate development. The extension to commercial premises such as this is not explicitly identified as an acceptable form of development in the Replacement Local Plan. Policy GB9 in the former Local Plan, however, permitted such proposals providing, *inter alia*, it had existing use rights and was not excessive in size.

The site and building have existing use rights, in fact it has been an industrial building for many years, and the building itself is a typical metal clad structure that is not dissimilar to others found in the Green Belt with nursery and agricultural uses and as such it is difficult to argue that it has an adverse impact on the character of the area. The extension is required to accommodate the expansion of the existing business of stair and balustrade manufacturing. Workload has increased by 30% over the last two years, and larger accommodation is required to employ additional staff. Three additional members of staff are to be employed as a result of this expansion, which will bring the total number of employees to 13.

Looking at the extension itself, this represents a 24% increase in the floorspace of the unit and it is not considered that this is disproportionate, and is an infill of the existing building. The existing

building reads as a single entity, and whilst the proposal will represent an increase in the height of part of the building, it will not be taller than (indeed, it will be two metres below) the main ridge of the building. The curtilage of the site will not be enlarged and consequently the objectives of the Green Belt will not be unduly harmed.

However, it is a fact that policy GB9 has been deleted and the development is inappropriate and needs to be supported by very special circumstances. The above analysis demonstrates that any harm to the Green Belt is very limited and the extension would aid a thriving local business. The committee may feel then that permission can be granted despite the deletion of policy GB9.

Design

In terms of size the extension does not dominate the existing building, and is aesthetically similar to its bulk and character. It is acknowledged that the treatment of the roof is unusual, however when viewed in the context of the site and the character of the main building it will not appear unduly intrusive. This is aided by the tree and bush screening between the site perimeter and the access road.

Effect on the Surrounding Area and Vehicle Movements

The structure itself is positioned in such a manner that there are no immediate neighbours that would be affected by the built form of the extension. Concern has however been raised that the addition would give rise to vehicle movements that would be detrimental to the character of the surrounding rural area.

Currently the numbers of vehicle movements associated with this business are that five cars and two light goods vehicles visit the site during each working day. As a result of this extension, the applicants state that three additional cars will visit the site each day, bringing the total to 8 cars. No other vehicles will visit the site as a result of this. In terms of amenity, three additional vehicle movements in the morning and evening, and possibly at lunch-time are not considered to give rise to levels of traffic generation that would be materially detrimental to the amenities of the surrounding area.

It should also be noted that highways officers have raised no objections to the proposal.

Conclusion

Whilst not explicitly classified as an appropriate form of development in the Green Belt, this proposal is not considered to result in undue harm to its objectives. Given the nature of the existing building and the character of the site, the application is considered acceptable and is recommended for approval.

SUMMARY OF REPRESENTATIONS:

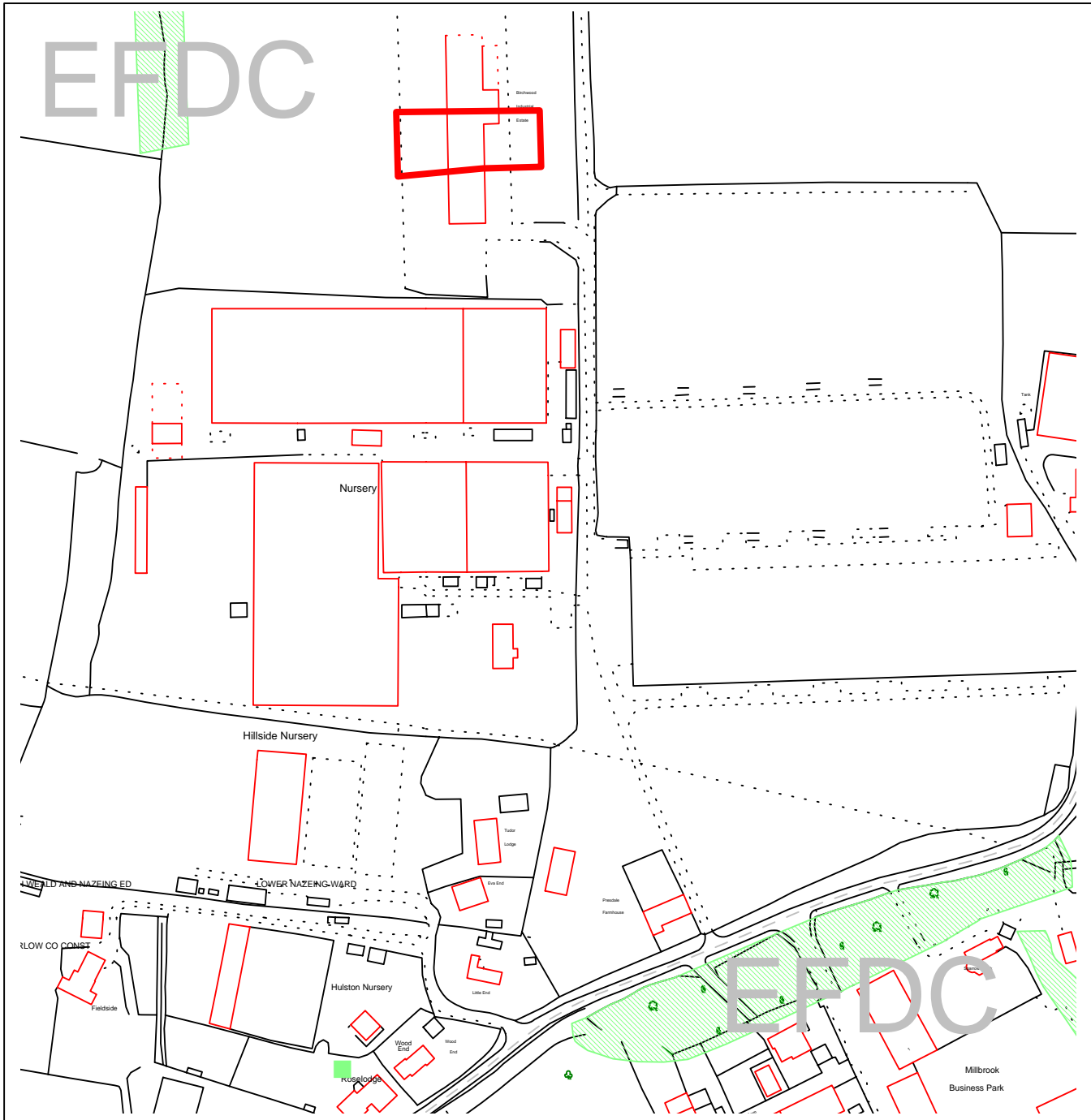
PARISH COUNCIL – Members voiced concerns that redundant farm building, which have now become industrial units should not exceed the footprint of the existing building. Concerns were also voiced regarding the expansion of commercial activities on such sites affecting residents due to the increase in traffic throughout the village. This Council objects to this application on the grounds that the application does not comply to policy GB2a clause 5.19a of the Local Plan re-deposit.

CAMPAIGN TO PROTECT RURAL ESSEX – We object to expansion of further activities into the Green Belt (GB2A Redeposit Local Plan) and the additional traffic the expansion would bring to the lane, an already heavy industrialised area.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	3
Application Number:	EPF/1196/06
Site Name:	Unit 2, Birchwood Ind Estste, Hoe Lane, Nazeing
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0788/06
SITE ADDRESS:	Land adj, 1 Hansells Mead Roydon Harlow Essex CM19 5HY
PARISH:	Roydon
APPLICANT:	Miss D Batterbury
DESCRIPTION OF PROPOSAL:	Outline application for a three bedroom detached house.
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 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 compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

Description of Proposal:

Outline application for a three bedroom detached house.

All matters of detail other than means of access are reserved for subsequent approval. Access would be via an existing vehicle crossover.

Description of Site:

The site is located on the southern edge of Hansells Mead at the Junction of Epping Road (B181). The site is currently being used as garages and stationing a caravan, which would be either removed or demolished.

The site is situated in an established residential area. To the east of the site are detached cottages on Epping Road. To the north and west of the site is Hansells Mead, which mainly consists of semi-detached dwelling. To the south of the site is a block of four terraced dwellings on Epping Road.

The site is surrounded by dense evergreen vegetation such as mature trees, shrubs and directly opposite the site on Epping Road is a small grass mound that adds to the horticultural

characteristics of the area and the site. Existing mature hedges surround the site to screen of the boundary both on Epping Road and Hansells Mead.

The site is not in the Green Belt or a Conservation Area

Relevant History:

EPF/1529/79 - Erection of single storey extension and car port and formation of new drive and access onto Epping Road - Withdrawn.

Policies Applied:

Structure Plan:

- CS4 Sustainable New Development
- BE1 Urban Intensification
- H3 Location of Residential Development
- H4 Form of New Residential Development

Local Plan:

- CP3 New Development
- H2A Previously Developed Land
- ST1 Location of Development
- ST2 Accessibility of Development

Issues and Considerations:

This is an outline planning permission for a three bedroom detached house. The application is for the principle of residential use on the subject site and access only with reserved matters to be determined at a later stage via further formal planning applications.

Principle of Residential Use

Previously developed land is defined in national planning policy guidance and it includes gardens for houses. Accordingly the proposal is for development on previously developed land and meets the requirements of Local Plan policy H2A.

There would be scope for a new residential dwelling subject to reserved matters, particularly siting. The siting would need to be set back either in-line or further setback with the front building lines of the dwelling on Epping Road to the South of the site. This would be acceptable as then it would not be regarded as prominent in the street scene. The setback would not be detrimental to the established character of the area and would further enhance the character of the surrounding area subject to other reserved matters such as design, external appearance and landscaping.

Access & Parking

The vehicular access from Hansells Mead is considered acceptable, as it would in no way be detrimental to the existing vehicles using Epping Road and Hansells Mead. Furthermore, the access would have minimum impact with pedestrian passing by on the public footpaths on both Epping Road and Hansells Mead.

The site has adequate space to provide new car parking space/facility for the proposed new residential unit. As the plans indicate the existing caravan and garages are to be demolished, this will create more floor area to accommodate the car parking in accordance with the Councils Policies. Therefore the site would be considered acceptable for car parking.

Neighbour and external objections:

To address the objections:

Site not large enough – the site is considered acceptable for a residential dwelling as the floor area is substantially large compared to the size of the dwelling on Epping Road to the south and Hansells Mead to the west.

Sitting and height not specified – this is an outline planning application with access for determination and other reserved matters to be considered at a later stage such as sitting, design, external appearance and landscaping.

Proposal in line with houses on Epping Road – addressed above when an application for reserved matters submitted for siting will be considered on its merits.

Too many accidents – The access of the proposal would be from Hansells Mead, which is not a classified road.

Unauthorised use of garages as commercial and outbuilding being used as residential – reported to enforcement as of 20/07/06 although the application does indicate the garages and caravan are to be demolished.

Conclusion:

The proposed outline for residential and access, are in accordance with the Council's guidelines and would have minimum impact with the adjoining and surrounding occupiers.

The proposed outlined application is recommended for planning permission with the access considered acceptable.

SUMMARY OF REPRESENTATIONS:

ROYDON PARISH COUNCIL -_Object to the proposal, would be seen as an overdevelopment of the site. Also parking concerns on the Junction of Hansells Mead and Epping Road, which is a busy junction.

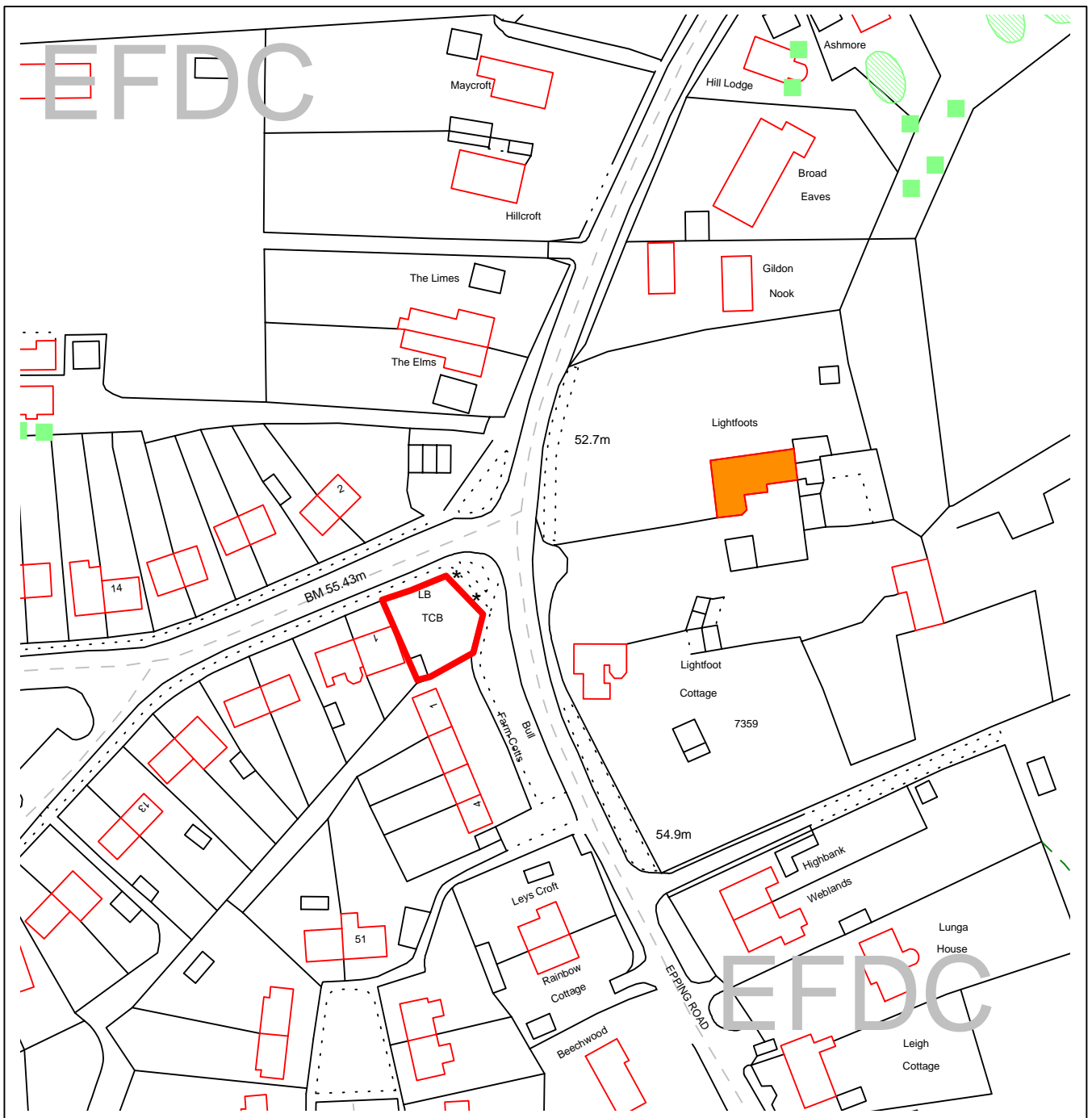
THE ROYDON SOCIETY -_The main concerns are:

1. Hansells Mead and Epping Road is a very busy junction, the entrance to Hansells mead is often used as a turning point for lost drivers, in particular those with large HGV lorries lost en-route to the glass house areas.
2. The entrance to the new property is very close to the new entrance of the existing property, which could be a potential problem/hazard.
3. The plans could be misleading, as it is not known what is the position and size of the new building.
4. Plan shows that existing garages are to be demolished but does not show the location of garages for new and existing plots.
5. If permission was to be granted then a condition should be imposed that the existing hedging remains.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	4
Application Number:	EPF/788/06
Site Name:	Land adjoining 1, Hansells Mead, Roydon
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1225/06
SITE ADDRESS:	Land between 92 & 96 Crooked Mile Waltham Abbey Essex EN9 1QN
PARISH:	Waltham Abbey
APPLICANT:	Mr G Demitriou
DESCRIPTION OF PROPOSAL:	Proposed new dwelling house. (Revised application)
RECOMMENDED DECISION:	REFUSE

REASONS::

- 1 The proposed dwelling, by reason of its siting and design would not respect its setting and would be an unduly bulky and intrusive feature in the street scene, detrimental to its form and appearance, contrary to Structure Plan policy BE1 and policy DBE1 and DBE2 of the adopted Local Plan.
- 2 This proposal deprives number 92 Crooked Mile of existing rear garden space, to the detriment of the layout and form of this residential area. This is contrary to policy DBE8 of the adopted Local Plan.
- 3 The proposed dwelling as a result of its excessive height, bulk and poor siting would cause the adjoining property at number 96 Crooked Mile, to suffer from an overbearing visual impact. This is contrary to Structure Plan policy BE1 and policies DBE2 and DBE9 of the adopted Local Plan.
- 4 The proposed development is situated within a flood risk area, with a recent history of flooding and it has not been demonstrated to the Local Authority that this development will not result in an increased risk of flooding either on site or elsewhere. This scheme is therefore contrary to Local Plan policy U2A.
- 5 The position of this new dwelling in close proximity to the nearby electricity substation, is likely to result in noise nuisance from low level hum particularly during the summer months, which is contrary to Local Plan Policy RP5A.

Description of Proposal:

It is proposed to erect a detached dwelling, within a plot formed from the rear garden of number 92 Crooked Mile. This proposal is a revised application following a recent refusal for a similar scheme (EPF/740/06), with the only change being a reduction in roof height of 0.9m.

The scheme proposes a 2 storey house with 4 bedrooms on the first floor and a lounge kitchen and dining room on the ground floor.

The height of the proposed dwelling is to measure 7.1m, (as apposed to 8m relating to the previous application), with a distance of 8.5m to the highway at the closest point.

The scheme will also involve the provision of a vehicle crossover to bridge an existing main drain.

Description of Site:

The parcel of land to be developed has an area of 390m² and is situated on the eastern side of the Crooked Mile.

An electricity substation abuts the rear garden to the south east and a large detached garage to the south owned by number 92.

The proposed dwelling is between 3 existing residential properties, numbers 92 and 96 Crooked Mile and number 1 Hereward Close.

The site is within the urban area of Waltham Abbey and is not within a Conservation Area or the Metropolitan Green Belt.

Relevant History:

EPF/740/06- Proposed new dwelling house- refused

Policies Applied:

Southend On Sea and Essex Structure Plan

BE1 - Urban Intensification

T3 - Promoting Accessibility

T8 - Improvements to the primary route network

T12 - Vehicle Parking

Supplementary Planning Guidance

The Essex Design Guide

Local Plan Policy

CP2A - Protecting the quality of the rural and built environment

DBE1 - Design of new buildings

DBE2 - Detrimental effect on existing surrounding properties

DBE8 - Private amenity space

DBE9 - Amenity considerations

U2A - Floodplain proposals

RP5A - Adverse environmental impacts

ST4A - Road safety

ST6A - Vehicle parking

Issues and Considerations:

The issues for consideration relevant to this application are of design and siting, impact upon neighbouring properties, amenity space issues, highway concerns and potential flood risk. In addition, whether this revised application addresses the previous reasons for refusal.

Design and Siting

Local Plan policy DBE 2 states that in assessing the scale of any new buildings which are situated within an 'infill' site, attention must be paid to plot size, character of the street scene and the width and depth of the site.

This large proposed 2 storey dwelling fits uncomfortably within the existing street pattern. Numbers 92 to 98 have developed through infilling in the 1960's and 1970's and are set obliquely to the highway.

Currently the existing building line (numbers 92 and 96) is set back approximately 12.5m from the edge of the highway at the front. However, the proposed dwelling is positioned with just 8.5m separating it from the highway and represents a prominent addition, out of scale with the existing properties in the vicinity. While it is appreciated that there is little special character in terms of house design, this proposed dwelling breaks up the relationship of buildings and spaces, which has evolved, in the street scene.

While this location is an appropriate one in terms of the wider principles outlined in Structure Plan policy BE1, the policy also states that the quality of the existing built environment should be retained. In addition, the policy makes it clear that new development, which results in unsympathetic, overdevelopment, should be resisted. By way of the relationship with the existing buildings, spaces and the highway this development does not satisfy the objectives of this policy.

The alterations to this proposal by way of the reduced roof height, do not remedy concerns regarding the position of this building in the street scene.

Impact upon neighbouring properties

The key issue in terms of the impact on amenity of this development is the visual intrusion to number 96. Number 96 is situated only 5.4m from this development and clearly overlooks the site by way of a large dormer window in the roof of this chalet bungalow.

The proximity of number 96 means there is barely 10 m separating principle windows to the rear of the new proposed dwelling and the bedroom dormer outlook from number 96. While the reduced roof height to 7.1m is a small improvement with regard to the relationship with the 6.5m high bungalow, the visual impact is still overbearing to this property and unacceptable with regard to Local Plan policies DBE 2 and DBE 9.

Comments have been received from the owners of the near electricity substation regarding the location of new buildings in this area. This substation emits a low background hum and it is advised that new dwellings should be a least 7m away. The proposed house is positioned barely 5m from this substation and the likelihood of disturbance for future residents of this property, (particularly during the summer months) is likely. Rooms of high occupancy of the proposed dwelling to the rear also directly overlook the substation.

Provision of amenity space

Policy DBE 8 sets out the criteria of amenity space to be 20m² per habitable room. Given that the large lounge area is partitioned, then it would be appropriate to class this as 2 rooms for the purposes of amenity space. On this basis 140 m² of amenity garden will be required. The planned provision of amenity space for this proposed new dwelling is only 126m², below that required by Local Plan policy criteria. However, it does accord to the minimum standard of 100m² detailed within *The Essex Design Guide*.

Conversely, of greater concern is the loss of amenity space to number 92. While the land parcel may be registered as a separate plot, it would appear to have been part of the garden of number 92 for some time. The rear amenity space to this property will be reduced to approximately 55m² of patio as a result of this infill development. In addition, this amenity space is barely 5m deep, which is both cramped and has limited usability. This is not in accordance with guidance set out in *The Essex Design Guide* for rear garden amenity space.

Highway Considerations and Flooding

The highways authority has not objected to this proposal. This application generally satisfies policy criteria in terms of highway safety and adequate parking provision.

Concerns have been raised however regarding potential flood risk. The application would require the construction of another access over a principle watercourse, which has a history of flooding. Clearly further built development in this area is unwise and with regard to the revised application, Land Drainage Engineers recommend refusal on this basis.

Furthermore, it has not been demonstrated to the Local Planning Authority that there would be no increased risk of flooding, either on site or elsewhere.

Conclusion

This scheme is located in a flood risk zone and has a recent history of flooding. Further built development and bridging of the main drain is unwise and this application could be refused on this basis alone.

This proposed dwelling also represents overdevelopment of an existing residential area, detrimental to the existing street scene and amenity of neighbouring properties. It would appear cramped, out of character in this area.

The scheme will result in insufficient amenity space for number 92, the garden of which forms the development site. On this basis refusal is recommended.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL - No objections

2 HEReward CLOSE - Development too close to the substation and site is too cramped for a new dwelling. Also impact upon amenity (light) and flood risk issues raised.

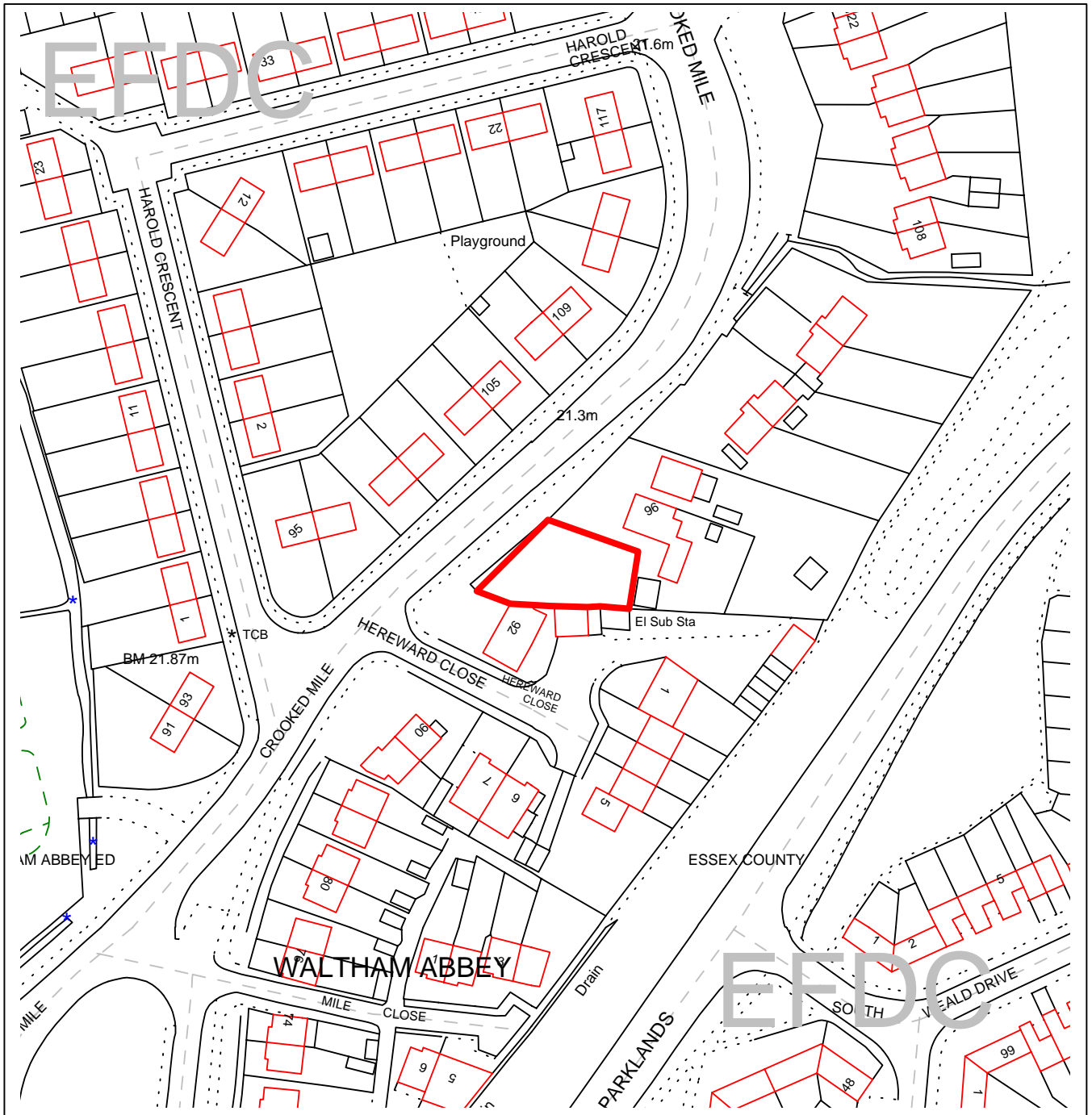
96 CROOKED MILE - Concerns regarding loss of outlook, light and loss of garden space to number 92. Also the block plan is believed to be incorrect and further issues regarding flooding in the area.

EDF ENERGY NETWORKS - New development should be situated at least 7m from this electricity substation due to background low-level hum. Also buildings should be designed so that rooms of high occupancy do not overlook the substation.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	5
Application Number:	EPF/1225/06
Site Name:	Land between 92 and 96, Crooked Mile, Waltham Abbey
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1283/06
SITE ADDRESS:	Unit A, 2-4 Highbridge Street Waltham Abbey Essex EN9 1BA
PARISH:	Waltham Abbey
APPLICANT:	Mr G Swain
DESCRIPTION OF PROPOSAL:	Application to remove condition 2 of EPF/1280/96, to use premises as Estate Agents.
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 This consent relates to change of use only and shall not extend to any physical alterations to the building whatsoever.

Description of Proposal:

This application proposes an alteration of a planning permission to use these premises as estate agents.

The unit benefits from consent for A2 use in relation to planning application EPF/1280/96, although there is a condition attached which limits this use solely to that of a tourist information centre.

Description of Site:

The application relates to unit A, which is a ground floor premise currently vacant, (with flats above), situated on the northern side of Highbridge Street, close to the Abbey Church.

The adjoining premises (unit B), is the recently refurbished tourist information centre.

The application site is situated within the town centre area of Waltham Abbey, although it is not within the key frontage. Previously, (prior to the recently adopted Local Plan Alterations) this section of Highbridge Street was designated a secondary shopping frontage.

The site is located within Waltham Abbey Conservation Area.

Relevant History:

(Unit A)

EPF/1280/96 - Change of use from A1 (hairdressing salon) to A2 use (tourist information centre)- Approved.

(Unit B)

EPF/1716/00 - Change of use from mixed use, (showroom) to A2 (tourist information office) and A3 tea room – Approved

Policies Applied:

Structure Plan

HC2 – Conservation Areas

TCR3 – Town Centres

Adopted Local Plan (including Alterations)

TC1A – Town centre hierarchy

TC3A- Town centre function

TC4A- Non Retail frontage

TC5A Window Displays

HC7- Development within Conservation Areas

Issues and Considerations:

The issues relevant to this application are how it relates to town centre policy and any impact upon the integrity of the Conservation Area.

The recently adopted Local Plan Alterations detail changes to the criteria for assessing change of use applications in the town centre. Previously, an application for a non retail use to those premises situated within the secondary retail frontage, might be acceptable provided the amount of non retail frontage did not exceed 60%. However, policy TC4A (adopted under the recent alterations) states that while in the revised 'key retail frontage' the balance should not exceed 30%, non retail within other non-key areas should be assessed on other policies, particularly TC1A and TC3A.

In light of the above the key issue is whether this proposal is appropriate given the principle town centre function of Waltham Abbey. Based on the most recent town centre survey (April 2005), the percentage of non-retail units was at 68.3%. While this figure is rather high, given that these premises have traded for some years as a mortgage lenders (albeit without planning consent but without complaint), this unit has clearly been considered for some time as premises with A2 use rather than retail.

In terms of policy TC1A, the key concern is whether this change of use would adversely affect the vitality and viability of this part of Waltham Abbey town centre and whether the proposal would be contrary to the objectives of policy TC3A. The units use as an estate agents is not considered likely to prejudice the potential of upper floors as living and or business accommodation and would not result in 'dead' daytime frontage. Furthermore, currently the unit is vacant and whilst an A1 retail unit would be preferable, the proposed use would at least bring the unit back into occupation thus improving vitality.

With regard to policy TC5A, the shop front facade associated with the mortgage lenders, (previously trading from this unit) was of a drab appearance and added little to the vitality of the

surrounding area. A new use as an estate agents for the buying and selling of properties is likely to improve the general appearance of the unit, (both the window display and fascia), to the benefit of other shops in the vicinity.

This scheme would not result in the loss of the tourist information centre, which now is located in the adjacent unit B. On this basis approving this change of use will not harm the town centre viability to a 'significant degree' as detailed in the revised Local Plan policy criteria.

The proposed change of use to A2 is judged to have minimal impact upon the Conservation Area, given that no structural changes are intended. In accordance with policy HC6 therefore, the development is not deemed to be detrimental to its sensitive location.

Conclusion:

Given that these premises have been used as an A2 use for some years, granting consent for this application will not be detrimental to the balance of retail and non-retail premises in the town centre. Furthermore, the proposal would preserve the character and appearance of the Waltham Abbey Conservation Area. On this basis approval is recommended.

SUMMARY OF REPRESENTATIONS:

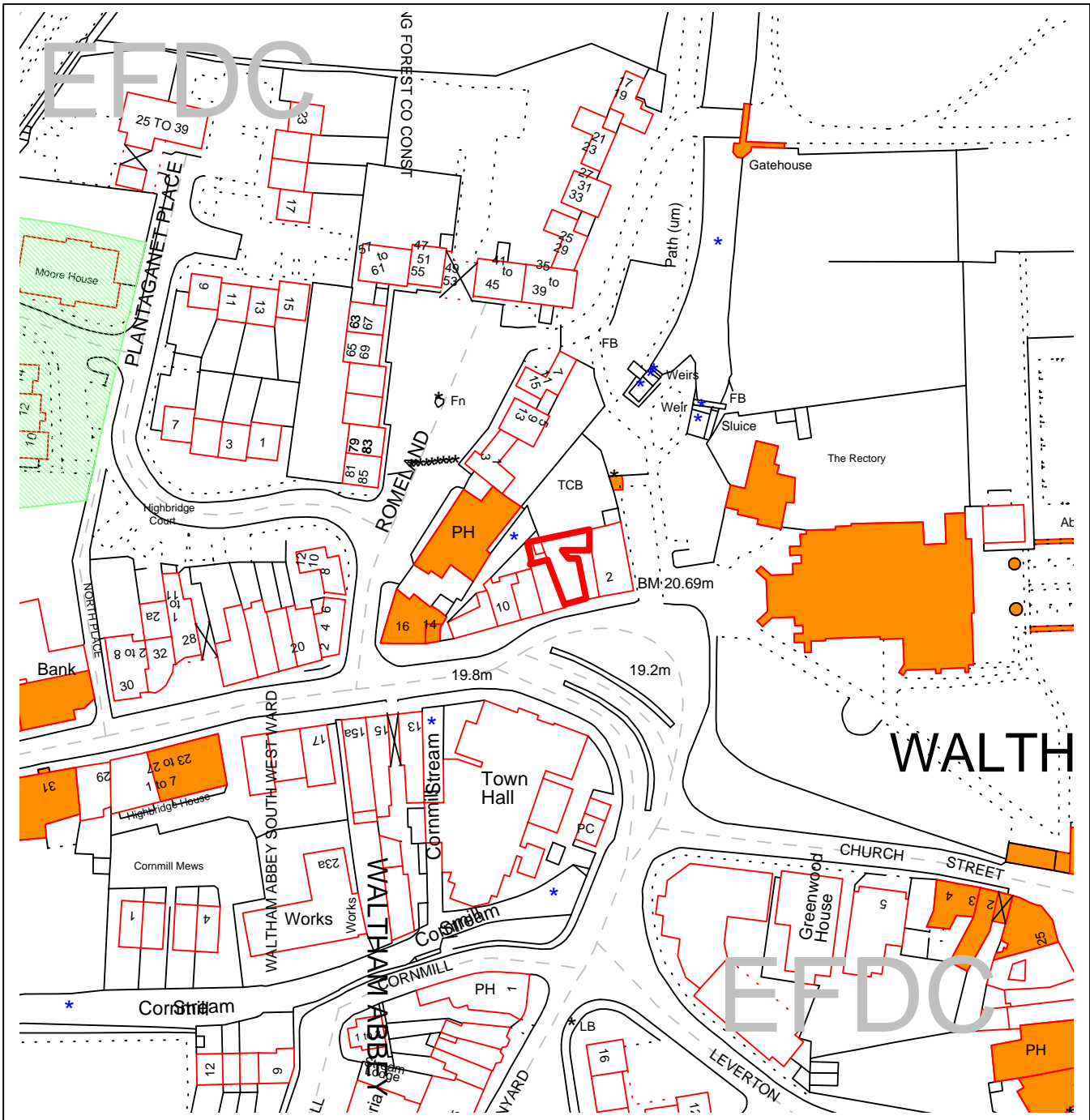
TOWN COUNCIL - Object due to the loss of a retail unit in the town centre.

DUNCAN PHILLIPS LTD - Oppose application as there is already enough A2 uses in the town.



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Agenda Item Number:	6
Application Number:	EPF/1283/06
Site Name:	Unit A, 2&4, Highbridge Street, Waltham Abbey
Scale of Plot:	1/1250