

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 28th February, 2007

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

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 and copies made available to those that request it.

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 P McMillan (Chairman), 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. WEBCASTING INTRODUCTION (Pages 5 - 8)

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

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 and copies of the recording could be made available for those that request it.

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

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

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

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

3. MINUTES (Pages 11 - 18)

To confirm the minutes of the last meeting of the Sub-Committee held on 29 November 2006 as correct record (attached).

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 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.

7. DEVELOPMENT CONTROL (Pages 19 - 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.

8. DELEGATED DECISIONS

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

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject

matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

EPPING FOREST DISTRICT COUNCIL

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



Introduction

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

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

Main provisions:

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

This would include:

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

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

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

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

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

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

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

Agenda Front Sheets and Signage at Meetings

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

WEBCASTING NOTICE

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

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

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

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

Conduct of Meetings

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

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

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

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Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

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

When and where is the meeting?

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

Can I speak?

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

Who can speak?

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

What can I say?

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

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

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

How are the applications considered?

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

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

Further Information?

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

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 29 November 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.37 pm
High Street, Epping

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

Other Councillors: D Stallan

Apologies: D Spinks

Officers Present: A Hall (Head of Housing Services), S Solon (Principal Planning Officer) and
A Hendry (Democratic Services Officer)

44. 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. He also informed those present, that this meeting was to be webcast live and would be capable of repeated viewing.

The Chairman announced that item 7(4) (EPF/1680/06 The Limes/ White Lodge, Sewardstone Road, Waltham Abbey) would be considered first, as the Head Of Housing Services, who was there to answer any questions on the Affordable Housing aspects of this application had to attend another meeting that evening.

He also announced that item 7(5) (EPF/1989/06, 2 Hollyfield Cottages, Hollyfield, Waltham Abbey) had been withdrawn from the agenda.

45. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 1 November 2006 be taken as read and signed by the Chairman as a correct record.

46. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S-A Stavrou declared a personal interests in agenda items 7 (4) (EPF/1680/06 The Limes/ White Lodge, Sewardstone Road, Waltham Abbey) by virtue of being the ward councillor. The Councillor declared that her interest was 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, Councillor Mrs D Borton declared a personal interest in agenda items 7 (1) (EPF/1843/06 64 & 66 North Street, Nazeing) and 7(2) (EPF/1908/06 Land rear of Pecks Hill/ Maplecroft Lane, Pecks Hill, Nazeing) by virtue of being a member of Nazeing Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in agenda items 7 (4) (EPF/1680/06 The Limes/ White Lodge, Sewardstone Road, Waltham Abbey) by virtue of being the Portfolio Holder for Housing. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration of the item.

47. ANY OTHER BUSINESS

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

48. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

49. PROBITY IN PLANNING - APPEAL DECISIONS, APRIL TO SEPTEMBER 2006

The Principal Planning Officer presented a report advising of the results of all successful appeals, particularly those refused contrary to officer recommendations. The purpose was to inform the panel of the consequences of these decisions and advise on cases where an award of costs might be made against the Council. Over the six-month period between April and September 2006, the Council received 59 decisions on appeals, 54 planning and related appeals and 5 enforcement appeals. Of the 54 planning and related appeals, 13 were allowed (or part-allowed contrary to the Council's case) (24%) and none of the 5 enforcement appeals – a combined total of 22% of the Council's decisions being overturned.

Of those 13 appeals allowed, 5 were allowed following decisions by committee to refuse contrary to officer's recommendation. No awards of costs were made in this 6-month period against the Council, but the Council were successful in obtaining a partial award of costs when an appellant withdrew his enforcement appeal at a very late stage, relating to Magdalen Laver Hall.

RESOLVED:

That the Planning Appeals Decision for the period April to September 2006 be noted.

50. 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/1843/06
SITE ADDRESS:	64 & 66 North Street Nazeing Essex EN9 2NW
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Amendments to RES/EPF/2321/04 for erection of a GP surgery with reduced no. of spaces for surgery car park from ten to eight.
DECISION:	REFUSE

REASON FOR REFUSAL:

The proposed reduction in off-street car parking provision is likely to result in vehicles being parked on the Highway, leading to conflict and interference with the passage of through vehicles to the detriment of highway safety. Accordingly, the proposal is contrary to policy T7 of the Essex and Southend-on-Sea Structure plan adopted 2001 and policy ST4 of the Epping Forest District Local Plan Alterations adopted 2006.

APPLICATION No:	EPF/1908/06
SITE ADDRESS:	Land rear of Pecks Hill/Maplecroft Lane Peck's Hill Nazeing Waltham Abbey Essex
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Erection of two loose boxes for horse stabling. (Revised 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 The stables hereby permitted shall only be used for the accommodation of 2 horses or ponies for private use by the owner of the stables and shall not be used in connection with any business use.

- 3 Prior to commencement of the development hereby permitted, adequate provision for drainage shall be provided in accordance with details previously submitted to and approved by the Local Planning Authority. Such details shall include details of the design and location of manure stores. The approved drainage details shall be retained unless otherwise agreed in writing by the Local Planning Authority.
- 4 The development shall not be commenced until details of the means of access to the development from Maplecroft Lane has been submitted to and approved in writing by the Local Planning Authority. The building shall not be used until the approved details have been implemented. The details of the access including its surface shall not vary from the details approved unless otherwise agreed in writing by the Local Planning Authority.
- 5 The building hereby approved shall not be used for keeping animals until details of a walled manure store have been submitted to and approved in writing by the Local Planning Authority and the approved store constructed. Manure shall not be stored on the land other than in the approved manure store. The approved manure store shall be retained on the land unless otherwise agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the details submitted, the development shall not be commenced until details of the siting of the stables and materials of the access way and car park/turning area have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details and thereafter be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority

Report Item No: 3

APPLICATION No:	EPF/1451/06
SITE ADDRESS:	Tower Nursery Netherhall Road Roydon Essex CM19 5JP
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Extension to existing glasshouses.
RECOMMENDED DECISION:	GRANT (subject to the prior completion of a section 106 agreement)

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 commencement of the development hereby approved and shall be adequately maintained.
- 3 The development shall be carried out in accordance with the amended plans received on 27/10/2006 unless otherwise agreed in writing with the Local Planning Authority.

INFORMATIVE: The building should be removed when no longer required and the land restored to its former condition in accordance with policy E13C of the Adopted Local Plan Alterations adopted 2006.

It is further recommended that this application is also subject to the prior completion of a **Section 106 Agreement** to secure landscaping on land owned by the Lee Valley Park Authority to the north of the access road and the landscaping on the application site to details and specifications to be set out in the Agreement.

Report Item No: 4

APPLICATION No:	EPF/1680/06
SITE ADDRESS:	The Limes/White Lodge Sewardstone Road Waltham Abbey Essex E4 7SA
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Outline planning application for redevelopment of site to provide 119 dwellings, car parking, community use, shop, means of access and other works ancillary to the development.
DECISION:	The application be referred to the District Development Control Committee with a recommendation that planning permission be granted subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990.

Report Item No: 5

APPLICATION No:	EPF/1989/06
SITE ADDRESS:	2 Holyfield Cottages, Holyfield, Waltham Abbey EN9 2EL
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Removal of dilapidated former chapel and construction of similar replacement building for ancillary living accommodation. (Revised application)
DECISION:	WITHDRAWN

AREA PLANS SUB-COMMITTEE 'D'

Date: 28 February 2007

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/2086/06	Broughton Hall, Woodman Lane, Waltham Abbey	GRANT	21
2.	EPF/2176/06	Land rear of: 81 Monkwood Avenue, Waltham Abbey	REFUSE	25
3.	EPF/2189/06	Crossways, 1 Middle Street, Nazeing	GRANT	29
4.	EPF/2312/06	Springfields (1-96), Waltham Abbey	GRANT	35
5.	EPF/0067/07	Richmond Farm, Parsloe Road, Epping Upland	GRANT	39
6.	EPF/0069/07	Richmond Farm, Parsloe Road, Epping Upland	GRANT	44

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Report Item No: 1

APPLICATION No:	EPF/2086/06
SITE ADDRESS:	Broughton Hall Woodman Lane Waltham Abbey Essex E4 7QR
PARISH:	Waltham Abbey
APPLICANT:	Mr Ward
DESCRIPTION OF PROPOSAL:	TPO 9/86; Cypress: Fell and replace.
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.

Description of Proposal:

T1. Monterey cypress. **Fell and replace.**

Description of Site:

This 16m tall tree is located to the west of the main residence in a modestly sized rear garden within close proximity of outbuildings to the north and west of it. It forms a highly visible landscape feature at this point in this unmetalled residential lane. A 1.8m tall wooden boundary fence only marginally obscures the lower crown and stem from view.

Relevant History:

TPO/EPF/9/86 was served on 7 cypress trees and one poplar as a result of a planning application to develop part of the site.

TRE/EPF/623/03 permission was granted for the removal of 4 cypresses and 1 poplar following two refusals. The decision was based primarily on the presence of Coryneum Canker disease.

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

The application is made on the basis that the tree stands close to a building and its roots are near to the drainage system. These observations alone are not justifiable reasons for removal, where no clear evidence of damage has been produced. A visual inspection does, however, reveal the tree to be diseased with Coryneum Canker and this bears most heavily on the argument to allow the loss of this striking tree.

Consideration of this proposal turns on an assessment of the following matters:

1. The seriousness of the disease to this tree.
2. The impact on amenity that would be caused by the felling of the tree.
3. Any other material considerations.

1. How serious is the disease to this tree?

The signs of disease are plainly visible throughout the crown; typical of this slow but ultimately deadly fungal infection (*Seiridium cardinale*).

Previous cases have permitted the removal of trees infected in this way and it is clear that the future of this tree will be foreshortened even with extensive pruning of affected foliage. If left to nature, in time the tree's visible appeal will diminish as the disease spreads throughout the crown. The disease must therefore be deemed serious to the health and future of this tree.

2. How great would be the loss to amenity in the felling of the tree?

When viewed from Woodman Lane, the tree is strikingly visible at a number of viewpoints and contributes to the landscape character of the locality. Its loss will have a powerful impact on the area. However, the requirement to replant has been discussed with both the applicant and his appointed landscape consultant which has resulted in a proposal to plant a large Holm (Evergreen) oak sapling replacement at a location somewhat closer to the lane for greater long term visual impact.

3. What other matters should be considered?

Consideration was given to categorise the tree as exempt on the grounds of being either dying or dangerous. The current degree of infection is such that it was felt that this classification was not yet justifiable and that the case should be brought before members.

Conclusion:

The fact that the tree is clearly displaying signs of an ultimately fatal disease strengthens a conclusion to recommend approval of the proposal, in this case. This is reinforced by the conditioned requirement to replant with a suitable feature tree to provide future amenity.

It is therefore recommended to grant permission to this application on the grounds that the proposal is consistent with good arboricultural practice and in accordance with Local Plan Landscape Policy LL9.

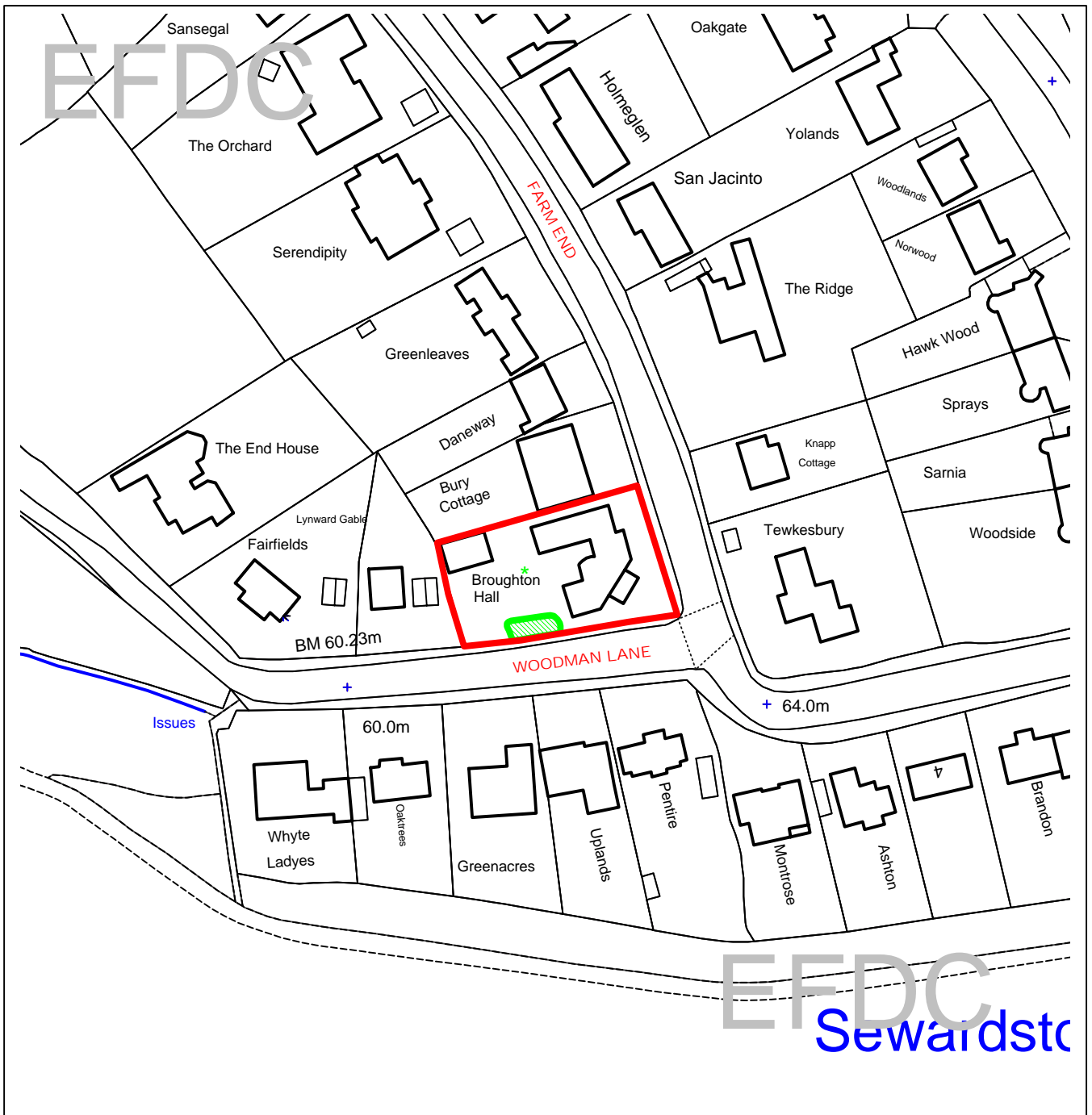
Summary of Representations Received

Waltham Abbey Town Council:- no objection.



Epping Forest District Council

Area Planning Sub-Committee D



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Agenda Item Number:	ONE
Application Number:	EPF/2086/06
Site Name:	Broughton Hall, Woodman Lane, Waltham Abbey
Scale of Plot:	1:1250

Report Item No: 2

APPLICATION No:	EPF/2176/06
SITE ADDRESS:	Land to rear of: 81 Monkswood Avenue Waltham Abbey Essex EN9 1LD
PARISH:	Waltham Abbey
APPLICANT:	Mrs R Willis
DESCRIPTION OF PROPOSAL:	Erection of a detached two bedroom house with parking.(Resubmitted application)
RECOMMENDED DECISION:	REFUSE

REASON FOR REFUSAL

- 1 The proposed new dwelling on this restricted site would result in a cramped appearance to the property, which detracts from the character of the area and would be out of keeping with the prevailing pattern of development, thus detrimental to visual amenity. It is therefore contrary to policies DBE1 and CP7 of the adopted Local Plans and Alterations.
- 2 The proposed development would by reason of its proximity to neighbouring properties cause an overbearing impact and a loss of privacy which would have an adverse effect on the living conditions of adjacent occupiers contrary to Policies DBE2 and DBE9 of the adopted Local Plans and Alterations..

Description of Proposal:

The application is seeking permission for the construction of a two storey detached dwelling to be sited at the rear of 81 Monkswood Avenue, Waltham Abbey.

The proposed dwelling at both ground floor and first floor will have a width of 5.8 metres by a depth of 7.5 metres. The dwelling will have a height of 8.5 metres to the ridge of a gabled roof. Materials are to comprise yellow brick and red concrete tiles.

The dwelling will be set back 5.4 metres from the front boundary, 1.2 metres from the western side boundary, 0.3 of a metre from the eastern side boundary and 6.5 metres from the rear boundary.

The site will include a private open space area of approximately 67 square metres to the rear of the dwelling.

Description of Site:

Currently located on 81 Monkswood Avenue is a two storey semi detached dwelling with a garage located to the rear of it. The site itself is relatively level and is enclosed by a large hedge on the side and rear boundaries. Currently the site has vehicle access via a private road, which also provides off street car parking for residents.

The site is to be subdivided into two plots to accommodate the new dwelling. The new plot will form an 'L' shape with a frontage of 7.4 metres, a width of 10.4 metres towards the rear and a depth of 20.3 metres. The total site area would be approximately 166 square metres.

A new vehicle crossover will be constructed on Monkswood Avenue to provide vehicle access and off street parking to the site. A telegraph pole would have to be moved to form the access. There would be potential room for a vehicle to park on the hard surface towards the front of the dwelling.

Buildings within the surrounding area consist of two storey semi detached dwellings with the majority of them comprising of similar materials, bulk, and scale. The dwellings in the area generally have large private open spaces to the rear and consistent front setbacks from the highway. To the north of the subject site there is a school.

Relevant History:

EPF/587/98 – Two storey side extension (approved)

EPF/1149/06 – Erection of a detached two bedroom house with parking (refused)

Policies Applied:

Structure Plan;
BE1 Urban Intensification
H4 New Residential Developments

Local Plan;
DBE1, DBE2, DBE6, DBE8 and DBE9 relating to design, impact on neighbours and locality.
LL10 Impact on existing landscaping
LL11 Landscaping provisions
T14 Car Parking

Local Plan Alterations;
CP1 Sustainable Development
CP3 New Development
H1A Housing Land Availability
H3A Residential outside Green Belt

Issues and Considerations:

The proposed scheme is a revision to the proposal that was refused (EPF/1149/06) in mid 2006. It should be noted that the previous application was refused as Council considered the development would appear cramped and an overdevelopment of the site which would have an adverse impact on the character of the street scene and visual amenity.

The only difference between the scheme that was refused previously and the current application is that the applicant has made amendments to provide a larger private open area to the rear of the

dwelling. There has been no change in relation to the design, layout or the location of the dwelling on the site.

It is considered that increasing the size of the plot by approximately 19 square metres to the rear of the site is not enough to satisfy Council's initial concerns regarding the proposed development. The proposed development would still be an overdevelopment of the site and still appear cramped. Consequently the development would continue to have a significant adverse impact on the character of the street scene. Furthermore, it is considered that the relationship of the house to 83 Monkswood Avenue would result in excessive overlooking of the rear part of the rear garden of No 83.

Representations received expressed concern about the impact of the development on drainage, and sewerage systems. The suitability of such existing infrastructure is not considered to be an issue that would warrant a reason for refusal for this particular development in its own right because of its limited scale within an urban area. Moreover, these are matters that are largely outside the planning system and could be dealt with under separate powers, e.g. building regulations. In any event, land drainage officers have raised no objections subject to the submission of a flood risk assessment.

Representations received have also expressed concern about traffic generation. It is considered that if the proposed development were to be approved, there would be sufficient room for off street parking and that there would be no adverse effects on traffic movement in Monkswood Avenue. The removal of the telegraph pole would undoubtedly need to be agreed with British Telecom.

Conclusion:

For the reasons outlined above it is recommended that planning permission be refused as the proposed development is in contrary to Policies CP7, DBE1, DBE2 and DBE9 of the Local Plan and Local Plan Alterations.

SUMMARY OF REPRESENTATIONS:

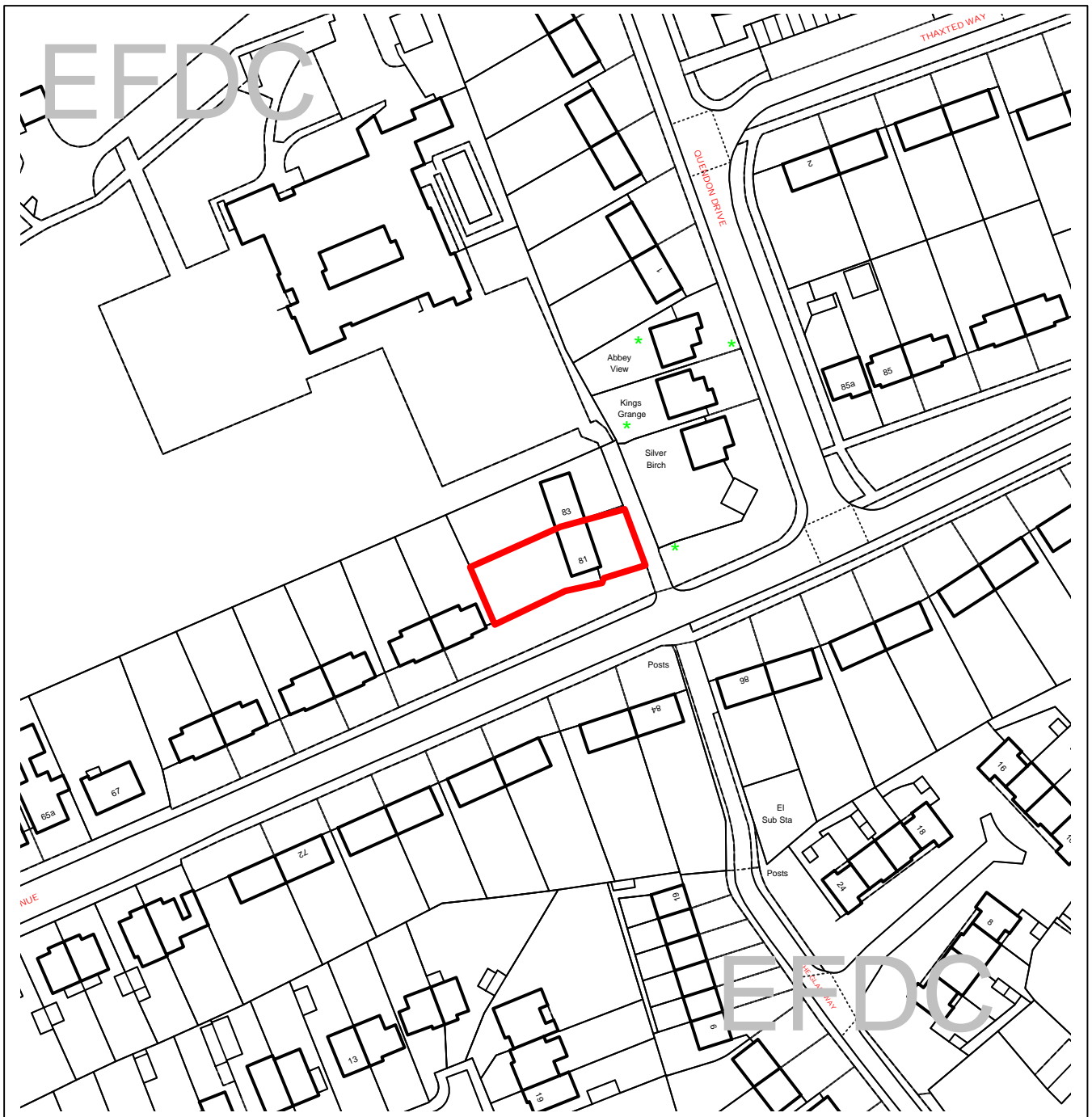
WALTHAM ABBEY PARISH COUNCIL:- The committee objects to the application as it is considered to be an overdevelopment of the site.

NEIGHBOURS: - Two representations were received expressing concern about the impact of the development on drainage and sewerage systems and traffic generation.



Epping Forest District Council

Area Planning Sub-Committee D



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Agenda Item Number:	TWO
Application Number:	EPF/2176/06
Site Name:	Land R/O 81 Monkswood Avenue, Waltham Abbey.
Scale of Plot:	1:1250

APPLICATION No:	EPF/2189/06
SITE ADDRESS:	Crossways 1 Middle Street Nazeing Waltham Abbey Essex EN9 2LB
PARISH:	Nazeing
APPLICANT:	Teejay Construction
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of 2 no. house and 1 no. chalet bungalow.
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor rear elevations of plots 1 and 2 shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 in the flank and rear walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a

timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

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

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

- 6 Prior to the commencement of the development details of the proposed surface materials for the accesses and parking 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.
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 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.
- 9 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.

Description of Proposal:

This application is for the demolition of an existing dwelling and erection of two 4-bedroom houses and a 3-bedroom chalet bungalow. The two houses are semi detached fronting North Street; they are set 6m back from the wide verge between the public footway and the site boundary. The bungalow is sited towards the junction of North Street and Middle Street.

The scheme utilises two existing access points with plot 1 having a private drive and plots 2 and 3 a shared drive. Each property has a single garage.

Description of Site:

The property is a detached 3-bedroom bungalow located at the junction of Middle Street and North Street. The front elevation faces North Street and panel fencing and trees at its boundary with the adjoining roads enclose a large side garden. An electricity sub station is located between the site and number 4 North Street. To the east is Bentley; a bungalow set 1.2m from the boundary. A 1.8m high timber panel fence encloses the boundary.

The site is within an established residential area characterised by a mix of two-storey housing and bungalows in varying plot sizes.

Relevant History:

EPF/327/2005 Outline application with just siting and access to be determined for demolition of the existing bungalow and erection of 2 two-storey houses and 1 bungalow. Approved 5/07/06

Policies Applied:

Structure Plan

- CS1- Sustainable urban regeneration.
- CS2 - Protecting the natural and built environment
- CS4 - Sustainable new development
- BE1 - Urban intensification
- H2 - Housing development sequential approach
- H3 - Location of residential development
- H4 - Development form for new residential development
- T3 - Promoting accessibility
- T7 - Road hierarchy
- T12 - Vehicle parking

Local Plan and Local Plan Alterations

- CP1- Sustainable Development
- CP2 – Quality of rural and built environment
- CP7 - Urban form and quality
- H2A - Previously developed land
- H3A – Housing density
- DBE1 – Impact on neighbours
- DBE3 – Development in urban areas
- DBE6 – Car Parking
- DBE8 – Private amenity space
- DBE9 – Impact on amenity
- LL11 – Landscaping schemes
- ST2 – Accessibility of development
- ST6 – Vehicle parking.

Issues and Considerations:

This is a full planning application, but it follows the approval last year of an outline scheme that was very similar. The access proposed remains as approved but the size of the dwellings has increased slightly.

The development complies with the policy preference for providing new dwellings within existing urban areas with good access to community facilities as set out in national planning guidance and adopted local planning policy. The principle of the development of three dwellings on the site utilising two accesses has already been agreed, the main concerns therefore relate to the size and design of the three dwellings and their impact on the street scene and on neighbouring residents.

1. Street Scene and Design:

It is considered that the proposed development is appropriate to its setting and that the buildings proposed will fit well within the existing street scene of mixed residential development. They are suitably sited to maintain the building line and, subject to details of the materials, will blend well with the surrounding development.

Although the rear elevations of the two storey dwellings include gable ends with no first floor window (to avoid overlooking problems) which is not ideal in design terms, these elevations will not be readily visible from any public area and it will not therefore have an adverse impact on the amenity of the area.

No landscaping scheme has been submitted with the application, but this can be required by condition. The intention is that the trees along the roadside boundaries of the site will be retained to maintain the leafy character of this part of Nazeing.

Each of the dwellings has private amenity space and parking space sufficient to meet the current adopted standards and will provide suitable living conditions.

2. Impact on Neighbours:

Since the site is separated from 4 North Street by the width of the site of the electricity sub station (8m) it is not considered that the development will have any adverse impact on the amenities enjoyed by the occupants of that property.

The flank wall of Bentley only contains a secondary window to a habitable room and this is within 1.2m of a 1.8m high fence. The development has been carefully designed to ensure that there are no first floor windows overlooking the garden of Bentley and there will not therefore be any loss of privacy as a result of the development.

The rear of the two storey dwelling proposed for plot 1 will be closer to the side boundary of the rear garden of Bentley than the originally approved siting, (by about 4m) but due to the position of the property this nearer element will not be readily visible from the rear windows of Bentley and most of the dwelling is still some 12m from the boundary. This positioning will not result in undue overshadowing and it is not considered that the development will be overbearing.

3. Access:

As has been stated, the proposed scheme utilises two existing accesses with amended alignment and width of that for plots 2 and 3 to enable two cars to pass on the access. This is as was approved in the outline application. Although it is recognised that this access is very close to the traffic lights at the junction of Middle Street with North Street, such that at busy times access to the site may be difficult, it is not considered that this is sufficient ground to warrant refusal of the application. That is because traffic generated by the proposal will be low and certainly no more than that which would be generated by the approved Outline scheme. Accordingly, the development would not cause harm to the free flow of traffic on the adjacent roads.

Conclusion.

In conclusion, it is considered that this application makes good use of existing previously developed land and that the scheme is appropriate to the plot and will not have any adverse impact on amenity or the character of the area. The proposal is in accordance with the adopted policies of the Structure and Local plans and the application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

NAZEING PARISH COUNCIL – Although members are aware that outline planning has been granted on this site, concerns were raised in respect of the positioning of the properties closer to the adjacent property than the outline plans indicated. Concerns also regarding the positioning of the drive/drives onto the main highway at such a busy junction were raised.

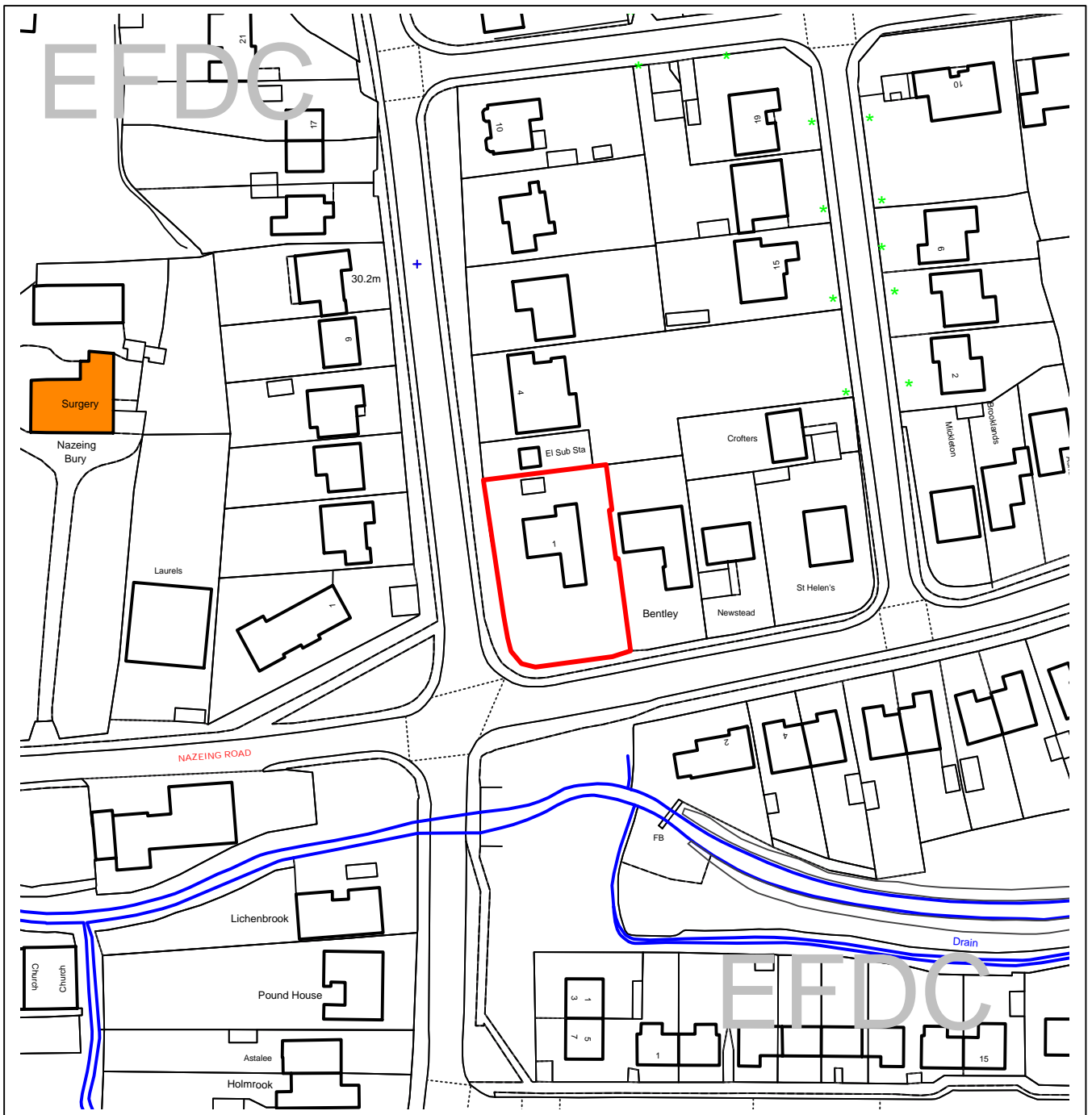
9 NORTH STREET - Overdevelopment exacerbating the already existing traffic problems in the area. The access routes are often completely blocked by traffic. This part of the road already has a high accident rate.

BENTLEY – I object to the movement of the two new houses closer than previously approved to my dwelling and request that the original spacing is maintained.



Epping Forest District Council

Area Planning Sub-Committee D



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Agenda Item Number:	THREE
Application Number:	EPF/2189/06
Site Name:	Crossways, 1 Middle Street, Nazeing.
Scale of Plot:	1:1250

Report Item No: 4

APPLICATION No:	EPF/2312/06
SITE ADDRESS:	Springfields (1-96) Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
APPLICANT:	EFDC Housing Services
DESCRIPTION OF PROPOSAL:	Building refurbishment, alterations and landscape improvements.
RECOMMENDED DECISION:	GRANT (with conditions)

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 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Description of Proposal:

This is a council application for alterations and refurbishment of 5 blocks of flats and maisonettes that make up 1-96 Springfields. The works include: provision of barrel vaulted metal roof over the existing flat roofs, over cladding of façade, infilling of existing garage door recesses, new garage doors, new mechanical extract ventilation, replacement of all remaining timber doors and frames, removal of drying areas, resiting and rebuilding of refuse storage compounds, increased parking provision and demarcation of spaces, fencing of undercroft area to rear of garages with metal fencing and lockable gates, new staircase to end of block to improve means of escape.

Description of Site:

Springfields is a 1960's Council Housing Estate. The blocks provide 3 storeys of accommodation with undercroft parking below and they stand on elevated land surrounded by housing within the extended Roundhills development. Springfields is different in design to any of the surrounding housing and more prominent. The buildings have walkways at maisonette level, concertina balconies and flat roofs. The existing drying area and refuse areas have been subject to

vandalism and the undercroft areas attract anti social behaviour. Some of the original landscaping has become overgrown.

Relevant History:

None

Policies Applied:

Local Plan and local plan Alterations Policies:
CP7 Urban Form and Quality
DBE1 , DBE2, DBE3 relating to design issues.
LL10, LL11 Landscaping and tree protection

Issues and Considerations:

The main concerns in the determination of this application relate to the impact of the proposed changes on the character and amenity of the area, the impact on residential amenity of residents of the Springfields and the surrounding area, parking, landscaping and amenity space issues.

1. Visual Impact:

The main visual change in this proposal is the addition of metal barrel vaulted roofs over the existing flat roofed buildings; this will increase the height of the buildings by less than 2m. The proposed material is non-shiny metal, which will dull down over time and will not be excessively bright or reflective. The addition is not entirely sympathetic with the design of the original buildings, which are strongly angular, with no curved elements, but it provides a practical solution to the problem of water pooling on the flat roofs and will not be prominent or unsightly. The recladding of the buildings and enclosure of the undercroft areas will tidy up and improve the look of the buildings.

2. Residential Amenity.

The changes proposed will not result in any loss of amenity to residents of Springfields or surrounding properties. The visual improvements from the removal of the unsightly refuse areas and improvements to landscaping will have a positive impact on the amenity of residents. The proposed changes to the parking areas do not bring vehicles any closer to surrounding dwellings and there should be no adverse light pollution from the proposed car park lighting, which is oriented to light the car park and access roads and not the surrounding area.

3. Parking.

The scheme includes the provision of additional parking spaces completing a line of parking located to the rear of Blocks B and C. The additional parking areas are suitably laid out for easy manoeuvring and the area is overlooked by the flats and maisonettes in line with adopted policy. The scheme includes improved lighting of the access and parking areas, which will improve safety and potentially reduce risk of crime.

4. Landscaping.

The site is currently fairly well treed with amenity trees. The landscape provisions include replacement trees for the few that are to be removed and includes additional tree planting to soften

the visual impact of the new rubbish compounds. It is considered that the proposals are in accordance with the adopted landscaping and tree protection policies.

Conclusion:

In conclusion, this scheme has been drawn up in consultation with the residents of Springfields and it is considered that the proposals will enhance the amenity of the area and are in accordance with the adopted policies of the Local Plan and Alterations. The application is therefore recommended for approval subject to conditions.

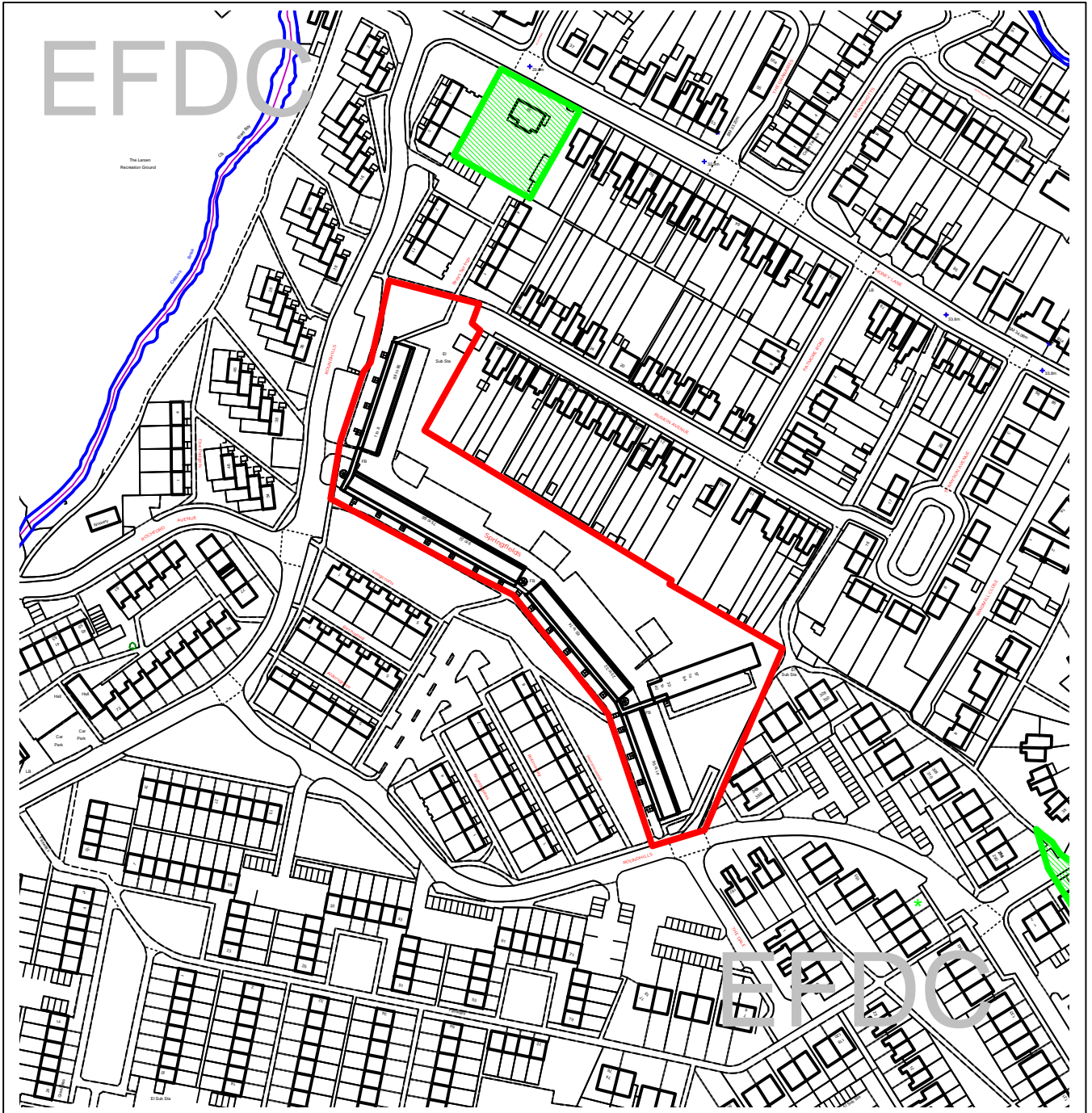
SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL – No objection



Epping Forest District Council

Area Planning Sub-Committee D



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Agenda Item Number:	FOUR
Application Number:	EPF/2312/06
Site Name:	Springfields (1-96), Waltham Abbey.
Scale of Plot:	1:2500

Report Item No: 5

APPLICATION No:	EPF/0067/07
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB
PARISH:	Epping Upland
APPLICANT:	Messrs Woods
DESCRIPTION OF PROPOSAL:	Change of use of Essex barn to single dwelling, incorporating two former farmyard buildings to be converted to integral work units.
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window opening on the first floor of the northeast elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 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 in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 The proposed work units to the rear of the converted dwelling shall only be used as ancillary with the main dwelling by the occupiers of that property.

- 7 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 Class A to H shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway 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 applicant is seeking permission for the conversion of an existing barn into a single dwelling and converting two former farmyard buildings into associated work units. The barn and outbuilding were until recently within the curtilage of a Grade II listed Farmhouse, immediately north of the barn, and remain curtilage listed. Accordingly an application for listed building consent for the associated works to the buildings has been submitted, Ref. LB/EPF/0069/07, and is considered elsewhere on this agenda.

It should be noted that the applicant has also applied for planning permission under a separate planning application, Ref EPF/0068/07, to remove existing buildings on the site and replace them with small B1 business units with secure lock up yards. At the time of writing of this report, that application has not been decided.

This report only relates to the planning merits of the conversion of the barn into a dwelling and farmyard buildings to associated work units.

The proposed conversion of the barn would include the demolition of a single storey lean-to addition to the front elevation, minor external works to the facades of the building, which includes a number of new windows and openings, replacing the cladding to the roof and walls as the original materials are in poor condition and the removal of the existing lean-to facing the highway. There would also be internal alterations to the building to accommodate living areas by removing and adding new walls.

The two farmyard buildings to be converted to work units are attached and were once used as a stock shed and a small barn. They are located behind the existing barn. The only proposed external changes to the two buildings are to re-clad the facades and replace some existing windows as the existing materials are also in poor condition. It is proposed that the two buildings will be used in association with the applicant's business as a home office and, should application EPF/0068/07 be approved, they would also be used to run the proposed B1 use to the rear of the site.

Description of Site:

The subject site is located on the northern side of Parsloe Road approximately 185 metres north east of the Epping Road. The site and relevant buildings until recently formed part of the curtilage of Richmond's Farmhouse, a Grade II Listed Building. The land has now been sold off and is in separate ownership.

The site is irregular in shape and has a frontage onto Parsloe Road. It is relatively level with vegetation located on the side and rear boundaries. The site has a total area of approximately 2 acres. It comprises of a number of outbuildings that are in poor condition and were once used for the maintenance and storage in connection with Richmond Farm.

The application site and the surrounding area to the south and west are located within the Metropolitan Green Belt. To the northeast of the site, the outskirts of the town of Harlow are approximately 100 metres away. The main use of the properties to the south and west of the site are agriculture and horticulture while the properties to the northeast are mainly residential.

Relevant History:

None relevant

Policies Applied:

Structure Plan:

- C2 Development Within the Metropolitan Green Belt
- RE2 Re-Use of Rural Buildings
- HC3 Protection of Listed Buildings
- HC4 Conversion of Listed Buildings

Local Plan:

- HC10 Works to Listed Buildings
- DBE1, DBE2, DEB4, DBE8 and DBE9 relating to design, impact on neighbours and locality.
- LL10 Impact on existing landscaping
- LL11 Landscaping provisions

Local Plan Alterations:

- GB2A Development in Green Belt
- GB8A Change of Use or Adaptation of Buildings
- GB9A Residential Conversions
- ST6 Vehicle Parking

Issues and Considerations:

The application is for the conversion of an existing barn into a dwelling and the conversion of two farmyard buildings into work units associated with the new dwelling. The site is located within the Metropolitan Green Belt where the main issues to be addressed are the impact on the openness of the Green Belt or purposes of including the land in the Green Belt resulting from the change of use, the design of the development and its impact on the amenities enjoyed by the occupants of neighbouring properties.

1. Green Belt:

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversion of rural buildings must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected.

The only external changes to the barn and the two farmyard buildings would be new cladding (black feather edge boarding & hand made clay tiles) to replace the existing as it is in poor condition, some new windows and the removal of the existing lean-to. It is not considered that these alterations or the proposed change of use would have a detrimental impact to the Metropolitan Green Belt as they will not detract from the amenities or the character of the rural area or cause a significant increase in traffic and noise.

The proposals for the removal of the lean-to and making good the front elevation of the barn are well designed and sympathetic to the character of the building in that they maintain its appearance as a barn. They also have the benefit of improving the openness of this part of the Green Belt. The Parish Council's concerns about the loss of the lean to are appreciated but given the quality of the design proposed, benefits to the Green Belt, and having regard to the fact that the barn is not listed in its own right, the objection on the basis of the loss of the lean-to cannot be supported.

2. Design and the Built Environment:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seeks to ensure that a new development is satisfactorily located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

Although the proposal is not a new development, the change of use requires alterations to the existing buildings. Building materials are a key factor in determining the local character.

It is considered that the choice of traditional materials such as plain clay tiles and weatherboard for the alterations of the buildings would reflect and blend into the rural location and the street scene.

Given that the buildings are located within the Green Belt and located on the adjoining property there is a listed building, it is important that the detailing of the buildings is of a high standard. It is believed that the application has taken into account the sensitive location that the buildings are within and they have been designed and repaired to replicate the surrounding area in terms of detailing.

It is considered that the proposed change of use to the existing buildings complies with the objectives of the above policies and would integrate with the surrounding environment in terms of scale, form, bulk, materials and detailing.

3. Residential Amenity Space:

Policy DBE8 of the Epping Forest District Local Plan in respect to amenity space requires that new dwellings should have at least 20 square metres of private open space for each habitable room in the dwelling over 13 square metres in size. The proposed dwelling would have 7 habitable rooms (five bedrooms, kitchen and living room over 13 sqm), which means that 140 square metres of

amenity space would be required. It is considered that there is an adequate amount of recreational space to serve the needs of the residents behind the proposed dwelling.

4. Highway/Parking Issues:

Policies DBE6 and ST6 of the Epping Forest District Local Plan and Local Plan Alterations states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards.

As the existing crossover would provide access to the proposed B1 units to the rear of the site (to be decided under separate planning application) a new crossover is required to provide vehicle access and off street parking for the proposed converted dwelling. The crossover will be located approximately 18 metres east of the existing crossover. Considering the low amount of vehicle movements to and from the site, it is not considered that there would be a detrimental impact to the safety of entering and exiting the site or affecting the traffic movements along Parsloe Road. It is also believed that there wouldn't be a significant impact to the adjoining property east of the site in relation to noise or headlights. Adequate car parking to service the needs of the residents would be available on the hard surface to the rear of the proposed dwelling.

5. Impact on Neighbours:

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primarily in respect to privacy and overshadowing.

Since the buildings already exist, there would not be a significant difference in relation to overshadowing to adjoining properties.

In relation to protecting the privacy of adjoining properties a new flank window on the north east elevation that is to provide light for bedroom 3 is to be fixed and obscured glazed. It is considered that there would not be any significant amount of overlooking into adjoining properties private open space areas or habitable rooms.

Conclusion:

In conclusion it is considered that the development is appropriate development in the Green Belt, is acceptable in terms of scale, form, bulk and that it would respect the character of the surrounding area appearing appropriate in the street scene, safeguarding the setting of the adjacent listed farmhouse. Furthermore, the development would provide a good standard of accommodation that would not be harmful to the amenities enjoyed by the occupants of adjacent property. Therefore it is recommended that the application be approved subject to conditions

SUMMARY OF REPRESENTATIONS:

EPPING UPLAND PARISH COUNCIL: The committee objects to the application as it has concerns regarding the historical significance of the lean-to that is to be removed and what exactly is the proposed use intended for the proposed work units.

NEIGHBOURS: No representations received.

Report Item No: 6

APPLICATION No:	LB/EPF/0069/07
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB
PARISH:	Epping Upland
APPLICANT:	Messrs Woods
DESCRIPTION OF PROPOSAL:	Curtilage Grade II listed building application for change of use of Essex Barn to single dwelling and use of former farmyard buildings as integral work units.
RECOMMENDED DECISION:	GRANT (with conditions)

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.

Description of Proposal:

The proposed works relate to works to facilitate the conversion of an existing barn into a single dwelling and converting two former farmyard buildings into integral work units. The buildings were until recently within the curtilage of a Grade II Listed Building and, since they pre-date 1948, are curtilage listed. Even though they are not listed in their own right, therefore, Listed Building Consent is required for the works.

The proposed conversion of the barn would comprise of minor external works to the facades of the building which includes a number of new windows and openings, replacing the cladding to the roof and walls as the original materials are in poor condition and the removal of the existing lean-to facing the highway. There would also be internal alterations to the building to accommodate living areas by removing and adding new walls.

It should be noted that the two farmyard buildings located behind the existing barn are attached together and were once used as a stock shed and a small barn. The only external changes to the two buildings are to re-clad the facades and replace some existing windows as the existing materials are also in poor condition. It is proposed that the two buildings will be used in association with the applicants business as a home office and if granted under a separate application, will also be used to run the proposed B1 use to the rear of the site.

Description of Site:

The subject site is located on the northern side of Parsloe Road approximately 185 metres north east of the Epping Road. The site and relevant buildings until recently formed part of the curtilage of Richmond's Farmhouse which is a Grade II Listed Building. The land has now been sold off and is now in separate ownership.

The site is irregular in shape and has a frontage onto Parsloe Road. The site itself is relatively level with vegetation located on the side and rear boundaries. The site has a total site area of approximate 2 acres.

The site comprises of a number of outbuildings which are in poor condition and were once used for the maintenance, storage and the upkeep of Richmond Farm. The subject site and the surrounding area to the south and west are located within the Metropolitan Green Belt. To the northeast of the site, the outskirts of the town of Harlow is approximately 100 metres away. The main use for the properties to the south and west of the site is for agricultural and horticulture and the properties to the northeast are mainly residential.

Relevant History:

None relevant

Policies Applied:

Structure Plan;
HC3 Protection of Listed Buildings
HC4 Conversion of Listed Buildings

Local Plan Polices;
HC10 Works to Listed Buildings

Issues and Considerations:

The application is for the conversion of an existing barn into a dwelling and the conversion of two farmyard buildings into work units. The site is located within the curtilage of a listed building therefore the main issues to be addressed would relate to if there would be any impacts to the adjoining listed building itself and the historical significance to the surrounding area.

Council's Historic Building advisors have commented on the proposed works and concluded that the proposed alterations are in keeping with the original character of the building and will enhance the setting of the adjacent Grade II listed building (Richmond's Farmhouse). Furthermore, it is

considered the removal of the existing lean-to would not cause material detriment to the original building and that it would not have an impact to the historical significance of the surrounding area.

The proposals for the removal of the lean-to and making good the front elevation of the barn are well designed and sympathetic to the character of the building in that they maintain its appearance as a barn. The Parish Council's concerns about the loss of the lean to are appreciated but given the quality of the design proposed and having regard to the fact that the barn is not listed in its own right, the objection on the basis of the loss of the lean-to cannot be supported.

Conclusion:

In conclusion it is considered that the alterations and change of use to the existing buildings are acceptable as they would not have any adverse impact to the surrounding area in terms of historical importance, would preserve the special architectural and historic character of the existing curtilage listed buildings and would enhance the setting of the adjacent Grade II Listed Building. Therefore it is recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS:

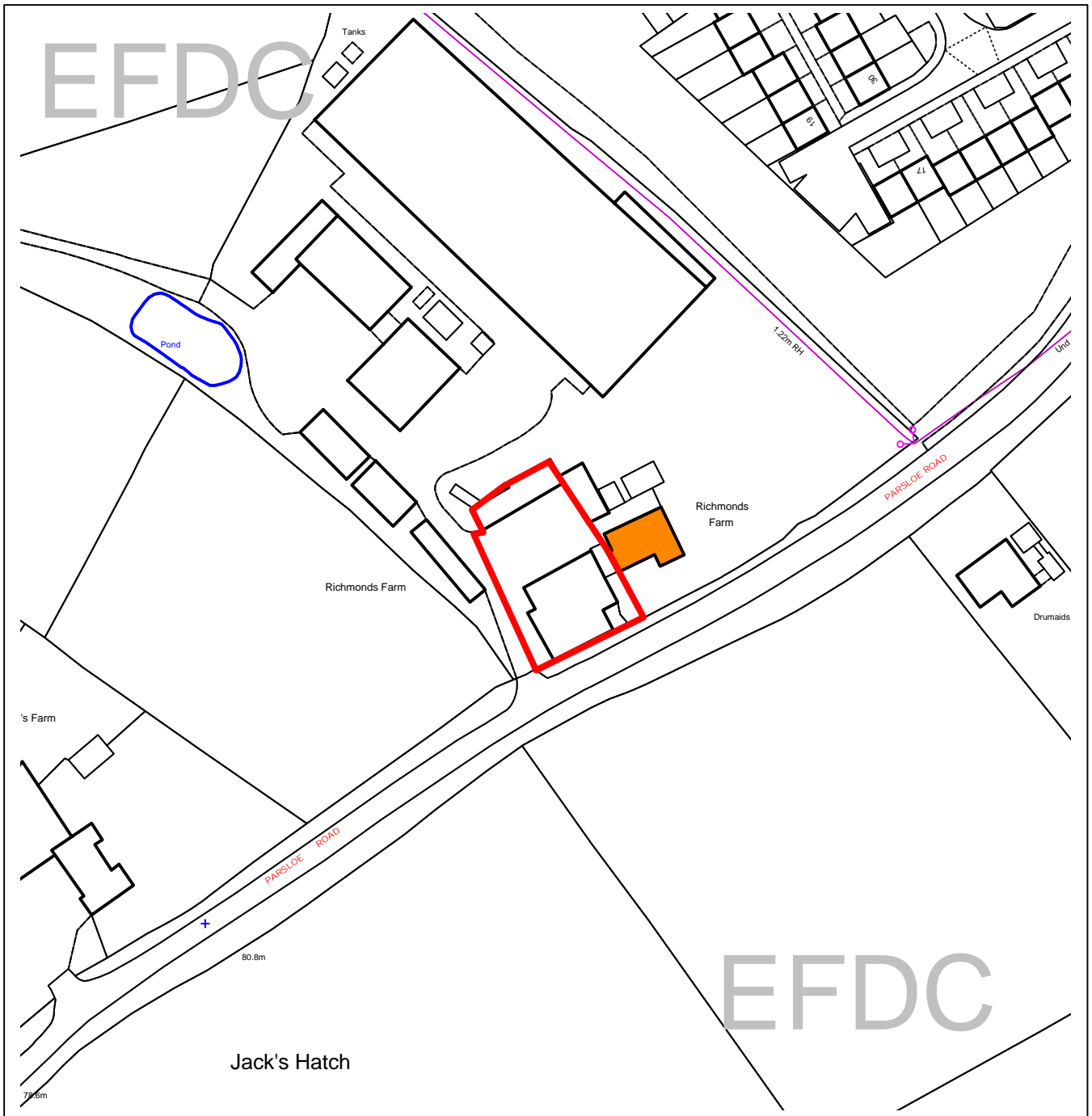
EPPING UPLAND PARISH COUNCIL:- The committee objects to the application as it has concerns regarding the historical significance of the lean-to that is to be removed.

NEIGHBOURS:- No representations received.



Epping Forest District Council

Area Planning Sub-Committee D



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Agenda Item Numbers:	FIVE & SIX
Application Number:	EPF/0067/07 & LB/EPF/0069/07
Site Name:	Richmond Farm, Parsloe Road, Epping Upland.
Scale of Plot:	1:1250

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