

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 25th April, 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. APOLOGIES FOR ABSENCE

4. MINUTES (Pages 11 - 18)

To confirm the minutes of the last meeting of the Sub-Committee held on 28 March 2007 as correct record (attached).

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. CONFIRMATION OF TREE PRESERVATION ORDER EPF/21/06 (Pages 19 - 20)

Recommendation :

The Tree Preservation Order EPF/21/06–Gilwell Park, Bury Road, Chingford, be confirmed subject to a modification of the plan involving the replotting of

T100 (oak), T101 (horse chestnut), T102 (coastal redwood).

Tree Preservation Order EPF/21/06 was made to protect those trees considered worthy of preservation and updates the TPO/ESX/1/50 order (an order served by Essex County Council in 1950). The previous 'blanket' Order protected all trees within a designated area that were present when the order was made in 1950. Following a resurvey of this site the new Tree Preservation Order sets out to clarify which individual trees are protected. In addition other trees and woodlands considered worthy of preservation were included in the new Order.

Unfortunately, in the final plan three of the individual trees were plotted incorrectly. These have been replotted on the attached extract of the TPO plan.

It is recommended that Members confirm the Order subject to this plotting modification.

8. **DEVELOPMENT CONTROL (Pages 21 - 40)**

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

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

9. **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.

10. **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.

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

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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:** 28 March 2007

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.45 pm
High Street, Epping

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

Other Councillors:

Apologies: Mrs P Brooks, R Haines and D Spinks

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

58. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

59. 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.

60. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 28 February 2007 be taken as read and signed by the Chairman as a correct record.

61. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interest in agenda items 7 (3) (EPF/0202/07 Land rear of Antiques Centre, Paynes Lane Nazeing) and 7(4) (EPF/0002/07 – 34 North Street, Nazeing) by virtue of being a members of the Lea Valley Regional Park Association and a member of the 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (3) (EPF/0202/07 Land rear of Antiques Centre, Paynes Lane, Nazeing) by virtue of living near the site, being registered at the surgery and being a member of the 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 Mrs A Cooper declared a personal interest in agenda items 7 (4) (EPF/0002/07 34 North Street, Nazeing) by virtue of being a member of the 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.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in agenda items 7 (2) (EPF/0144/07 100 Honey Lane, Waltham Abbey) by virtue of having known with the Applicants Agent at Enfield Council. The Councillor declared that his interests were not prejudicial and indicated that he 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 S Stavrou declared a personal interest in agenda items 7 (3) (EPF/0202/07 Land rear of Antiques Centre, Paynes Lane, Nazeing) by virtue of being a member of the Lea Valley Regional Park Authority. 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.

62. ANY OTHER BUSINESS

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

63. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

64. 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

Report Item No: 1

APPLICATION No:	EPF/0144/07
SITE ADDRESS:	100 Honey Lane Waltham Abbey Essex EN9 3BG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Side extension to form garage with study extension over with front and rear dormers, and first floor extension to form gable end.
DECISION:	GRANT PERMISSION

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 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.

Report Item No: 2

APPLICATION No:	EPF/0306/07
SITE ADDRESS:	The Compasses PH Sewardstone Street Waltham Abbey Essex EN9 1HZ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Demolition of all existing buildings and erection of a block of six flats with access and parking. (Revised application)
DECISION:	GRANT PERMISSION

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 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.
- 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 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 in accordance with a management plan to be submitted concurrently with the assessment.
- 6 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.

- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 Notwithstanding the details shown on the approved plan, details of a building for the storage of refuse shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and shall be constructed in accordance with the agreed details prior to the first occupation of any of the dwellings hereby approved.
- 9 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

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

- 10 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.

- 11 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.

- 12 Prior to the commencement of the development details of the proposed surface materials for the access 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.

Report Item No: 3

APPLICATION No:	EPF/0202/07
SITE ADDRESS:	Land rear of Antiques Centre Paynes Lane Nazeing Essex EN9 2EU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retention of temporary modular building for use as a GP Surgery for a further period of two years.
DECISION:	GRANT PERMISSION

CONDITIONS

1. The consent shall inure for a limited period expiring two years from the date of this consent notice, at which time the development permitted by this notice including any ancillary uses of land shall be discontinued and the modular

building hereby approved together with ancillary structures, all materials brought onto the land to form the pedestrian access pathway and car parking areas, as shown on drawing No. 24015-SK001, and all lighting columns for the parking areas shall be removed from the land. At that time the land used for stationing the modular building together with the ancillary car parking areas and access path shall be covered with topsoil, which shall be levelled at approximately 25.1 AOD and seeded with grass.

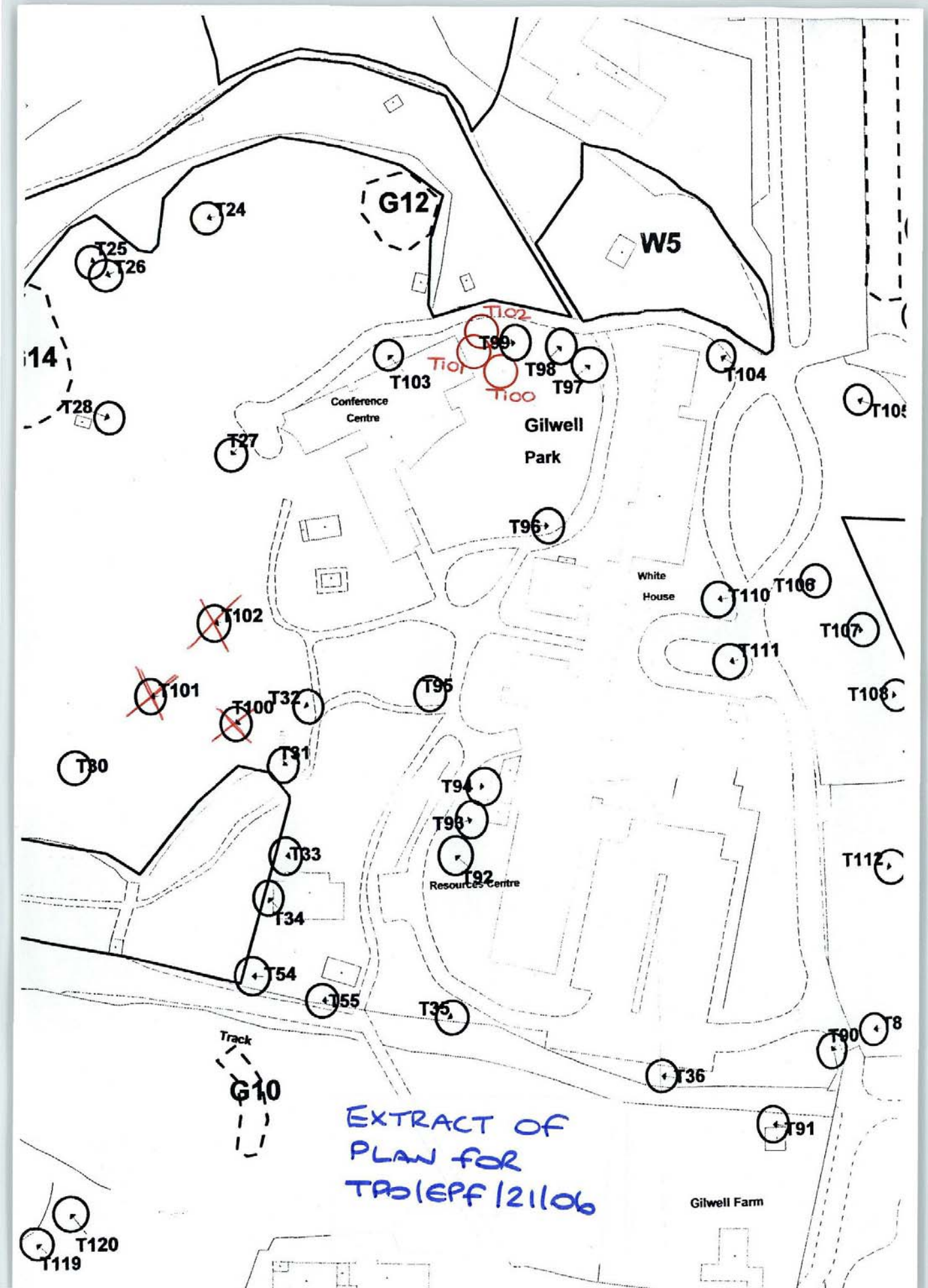
- 2 Within 4 months of the date of this consent notice detailed proposals to mitigate the potential for conflict between vehicles accessing the site and using the adjacent highways shall be submitted to the Local Planning Authority for written approval. The details so approved shall be implemented within 2 months of the date of their approval, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The temporary modular building hereby permitted shall not be open to customers/patients outside the hours of 08.00 am to 7.00 pm Monday to Fridays, 9.00 am to 1.00 pm Saturdays, and not at all on Sundays or Bank Holidays.
- 4 Deliveries and collections to the premises shall be restricted to 7.30 am to 7.00 pm Monday to Fridays, 9.00 am to 1.00 pm Saturdays, and not at all on Sundays or Bank Holidays.
- 5 Notwithstanding the requirements of condition no 1, the trees on the boundary of the site with Paynes Lane and adjacent to the southern site boundary shall be retained.

Report Item No: 4

APPLICATION No:	EPF/0002/07
SITE ADDRESS:	34 North Street Nazeing Waltham Abbey Essex EN9 2NN
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use from builders yard to use as a tool and plant hire depot.
DECISION:	GRANT PERMISSION

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 machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or despatched from the site outside of the following times; 08.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday, nor at any time on Sundays and Bank/Public Holidays.
- 3 No plant or machinery exceeding 3 tonnes in weight shall be kept at the site at any time.
- 4 No external lighting shall be installed at the site in connection with the use hereby approved without the prior written approval of the Local Planning Authority.
- 5 Vehicular access to the site in connection with the approved use shall be via the existing access at the front of the site directly off North Street and no vehicular access shall be taken via the access drive that runs between 36 and 38 North Street.
- 6 Vehicles operating from the site shall not exceed 7.5 Tonnes in weight.
- 7 Prior to the first use of the site for the use hereby permitted details of a turning space and parking area shall be submitted to and agreed in writing by the Local Planning Authority and shall be constructed and surfaced in accordance with the agreed details. The turning and parking areas shall thereafter be retained free of obstruction and used only for turning and parking in connection with the approved use.
- 8 Loading and unloading of vehicles collecting or delivering goods, equipment and plant at the site shall only be carried out in the yard area and shall not be carried out in front of the building nearest North Street, the highway or the access drive that runs between 36 and 38 North Street.



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AREA PLANS SUB-COMMITTEE 'D'

Date: 25 April 2007

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0325/07	Chamelion, Shop 4, Abbey Heights, Highbridge Street, Waltham Abbey	GRANT	23
2.	EPF/0413/07	St Leonards Barn, St Leonards Road, Nazeing	GRANT	26
3.	EPF/0346/07	Chambers Manor Farm, Epping Road, Epping Upland	GRANT	32
4.	EPF/0347/07	Chambers Manor Farm, Epping Road, Epping Upland	GRANT	37

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Report Item No: 1

APPLICATION No:	EPF/0325/07
SITE ADDRESS:	Chamelion Shop 4, Abbey Heights Highbridge Street Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Shoe Source Ltd
DESCRIPTION OF PROPOSAL:	Erection of illuminated sign on roller shutter.
RECOMMENDED DECISION:	GRANT (With Conditions)

CONDITIONS

- 1 The lighting provided shall be non-intermittent.
- 2 The maximum luminance of the sign granted consent by this Notice shall not exceed 1200 candelas per square metre.

Description of Proposal:

The application is seeking permission for the retention of illuminated signage on the boxes of roller shutters.

It should be noted that an application for the roller shutters and box was recently approved, ref EPF/0324/07.

There are two separate shutters with each one just wide enough to cover the width of each window. Each sign is the same width of the boxes they are fixed to. They are externally illuminated by a trough light that shines down onto the signs.

Description of Site:

The premises comprise of the ground floor of a newly constructed building and it is situated at the edge of the Waltham Abbey shopping area. It is not in the Waltham Abbey Conservation Area. Above the premises the building is used for residential purposes. The current use of the shop is for the sale of shoes and accessories. Small businesses, e.g. real estate agents are located on both sides of the subject shop.

Relevant History:

EPF/0324/07 – Erection of roller shutters and boxes (approved).

Policies Applied:

Structure Plan;
CS2 Protecting the natural and built environment
TCR3 Town Centres

Local Plan Polices;
DBE12 Shop fronts
DBE13 Advertisements

Local Plan Alterations Policy;
TC3 Town Centre Function

Issues and Considerations:

The application is for the retention of illuminated signage to a shop front. The main issues to be addressed are impact on amenity and highway safety.

Given that the proposed signage is on the very edge of the town centre and that is not within the key frontage it is considered that the proposed signage would not have a significant impact in terms of disrupting the function or the character of the key frontage area of the town centre.

Furthermore, the signage does not harm the character of Highbridge Street when viewed from the street or to the existing building itself as the materials, colours and proportions are acceptable. It is considered that the design of the signage is unobtrusive and that it is not a dominant feature in the street.

The subject site/shop is located on a busy road, however it does not cause a distraction to passing vehicles or cause safety concerns.

As the form of illumination directs lighting down to the signage it does not cause harm to the amenities enjoyed by the occupants of flats above.

Conclusion:

The illuminated signage does not cause any harm to amenity or highway safety therefore it is recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS:

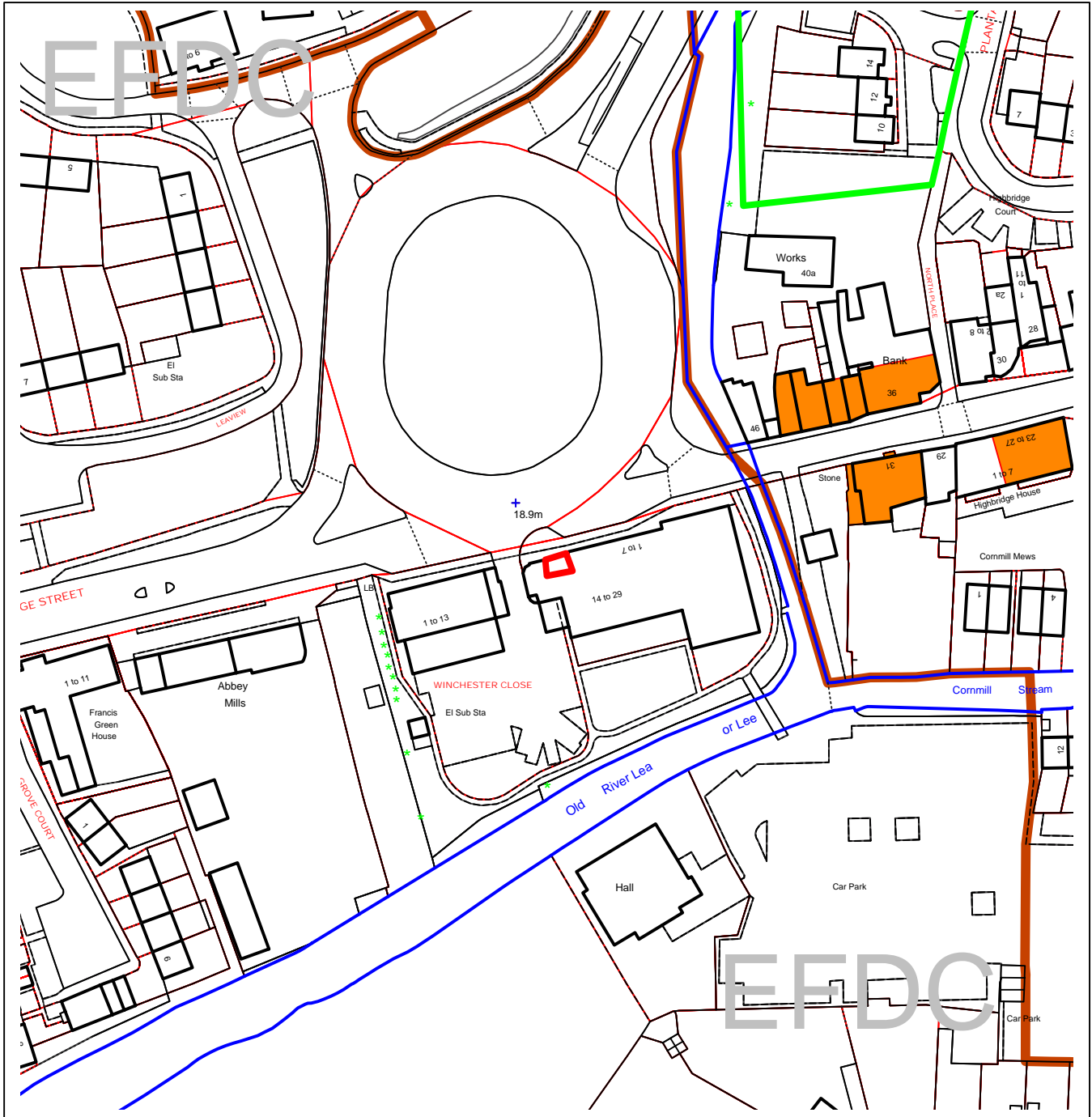
WALTHAM ABBEY TOWN COUNCIL: - The committee objected to the application, as it was believed that the signage would be a distraction to passing vehicles.

NEIGHBOURS: –No representations were received.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/0325/07
Site Name:	Chamelion, Shop 4, Abbey Heights, Waltham Abbey
Scale of Plot:	1:1250

Report Item No: 2

APPLICATION No:	EPF/0413/07
SITE ADDRESS:	St Leonards Barn St Leonards Road Nazeing Essex EN9 2HG
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	J Wild
DESCRIPTION OF PROPOSAL:	Conversion of existing outbuildings to dwelling.
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 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.
- 5 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, C, E, F and G, or by Part 2, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 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.
- 7 No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, 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.
- 8 Prior to the commencement of the development details of the proposed surface materials for the access 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.
- 9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 10 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 Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority 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 Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

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

Description of Proposal:

An existing single storey building would be converted into a dwellinghouse, comprising a living/dining/kitchen area, bathroom and three bedrooms. New fenestration would be provided in both the front and rear elevations of the building. Private gardens would be provided to the rear and front of the unit, with two car parking spaces in front.

Description of Site:

The application site lies within the green belt to the south of Nazeing. It is occupied by an attractive single storey (former agricultural) building, in a good state of repair. Its western elevation is open sided and it is finished in stock bricks and a plain tile roof. The frontage of the site is marked by an attractive 2m high brick wall. There is little existing landscaping or planting within the interior of site.

The site lies within open countryside, but there is some screening at the site boundaries, particularly to the south-east. Immediately to the north, there is another building that is being converted to residential purposes. Beyond that there is another dwelling. There is also another dwelling to the south.

Relevant History:

EPF/363/98 for the change of use of farm building to 3-bed dwelling and demolition of 4 farm buildings was approved with conditions in August 1998. The approved drawings for this application show the building the subject of this application used for parking purposes (6 bays).

EPF/1432/04 for the change of use of a redundant farm building to residential and the removal of 4 no buildings was approved with conditions in October 2004. This was essentially a resubmission of the expired earlier application.

Policies Applied:

Structure Plan (SP)

C2 - Development Within the Metropolitan Green Belt
RE2 - Re-Use of Rural Buildings

Adopted Local Plan and Alterations (LP)

GB2A – Development in the Green Belt
GB8A – Change of Use or Adaptation of Buildings
GB9A – Residential Conversions
DBE6 – Car Parking
DBE8 – Private Amenity Space
DBE9 - Impact of New Development
ST1 – Location of Development
ST4 – Road Safety
ST6- Vehicle Parking
RP4 – Development of Contaminated Land

Issues and Considerations:

The main issues in this application are the appropriateness of the development in the Green Belt, its effect on its openness and character, its functional quality, its effect on the amenities of neighbouring residential properties, and its transportation implications.

1. Green Belt

The proposed building is of permanent and substantial construction and is capable of conversion with little significant alterations. Moreover, as a traditional agricultural building it is in keeping with its rural surroundings. The earlier application showed the current site as part of the curtilage for that conversion. Given this, and that no other new buildings are proposed, it is unlikely that the new use would have a materially greater impact on the Green Belt than that existing, or that permitted. Moreover, it could, with appropriate conditions, assist in safeguarding the countryside from encroachment, and it would not conflict with any of the other purposes of including land in the Green Belt. The establishment of one residential unit in this location is unlikely to give rise to levels of traffic generation that would harm the character and amenities of the countryside. In fact traffic flows could be reduced if this building were used for residential purposes rather than car parking as previously envisaged. Furthermore, the building was not completed within the last ten years and a residential use is unlikely to harm the functioning of nearby shopping areas. Therefore, it is considered that the criteria of Local Plan policy GB8A are met.

However, Local Plan policy GB9A on residential conversions must also be satisfied. In this context the applicant has not made a convincing case for a residential conversion as would usually be required, but as the building is located in a small cluster of dwellings, where a business use would be unsuitable in environmental terms, it is considered that there are advantages of permitting the development. Moreover, the alterations to the appearance of the building retain its overall rural character. Indeed, the submitted drawings show the retention of attractive existing boundary walls and appropriate conditions can effectively control any further potentially harmful development at the site, and require new soft landscaping to be provided. Therefore, it is considered that, on balance, the provisions of Local Plan policy GB9A are satisfied.

The site is about 1.1 km from the centre of Nazeing and as such it cannot reasonably be regarded as isolated. Given this and the above considerations, the provisions of Structure Plan policy RE2 are satisfied. As result, it is considered that the development is appropriate in the green belt in the context of policy C2 of the Structure Plan and Local Plan policy GB2A.

2. Functional Quality

The car parking spaces proposed for the development would be provided in a secluded and screened position that would also be convenient for the occupiers of the building, in accordance with Local Plan policy DBE6.

The proposed development would have four habitable rooms, which according to Local Plan policy GB8 would require private amenity space of some 80 sqm, whereas the application makes provision for 305 sqm, located at both the front and rear of the proposed dwelling. Moreover, these areas are flat, easily accessible, of a regular shape and capable of providing privacy in accordance with that policy.

3. The Amenities of Neighbouring Residential Properties

The establishment of a residential unit nearby to those existing and proposed is unlikely to generate excessive levels of noise and disturbance to those other dwellings and indeed, its impact in this respect will be less than a business conversion. Moreover, the building will retain its single storey bulk and would have no windows facing other nearby houses, thus avoiding causing those dwellings any material loss of light, outlook or privacy. Therefore, it is considered that the

development would not harm the amenities of neighbouring residential properties, in accordance with Local Plan policy DBE9.

4. Transportation Implications.

It is acknowledged that the rural location of the development is not particularly sustainable but as discussed, there are advantages in permitting a residential conversion in this location. Moreover, as indicated above, the level of traffic generation from the development is unlikely to be significant. Therefore, it is considered that the provisions of Local Plan policy ST1 would not be compromised.

The development is well related to the road hierarchy, and with vehicular access onto a lightly trafficked 'cul-de-sac' road it is unlikely to give rise to traffic conditions that would harm highway safety. Given this and the above considerations, it is considered that the provisions of Local Plan policy ST4 are satisfied. Moreover, the level of car parking proposed does not exceed that in the adopted standards thus effecting compliance with Local Plan policy ST6.

5. Other Matters

It is possible that due to its past use, the site may contain contaminants but subject to the imposition of a suitable condition, it is considered that the safety of the local environment, and that of the occupants of the site and those adjoining can be safeguarded, in accordance with Local Plan policy RP4.

A bat survey submitted in respect of the earlier application found that there were no bats roosting in the building the subject of this application. Therefore, should permission be granted for this proposal, it is not necessary to impose any conditions in this respect.

Conclusion

The provisions of the relevant development plan policies are met and approval is recommended.

The representations made have been examined, but they are not sufficient to outweigh the above considerations.

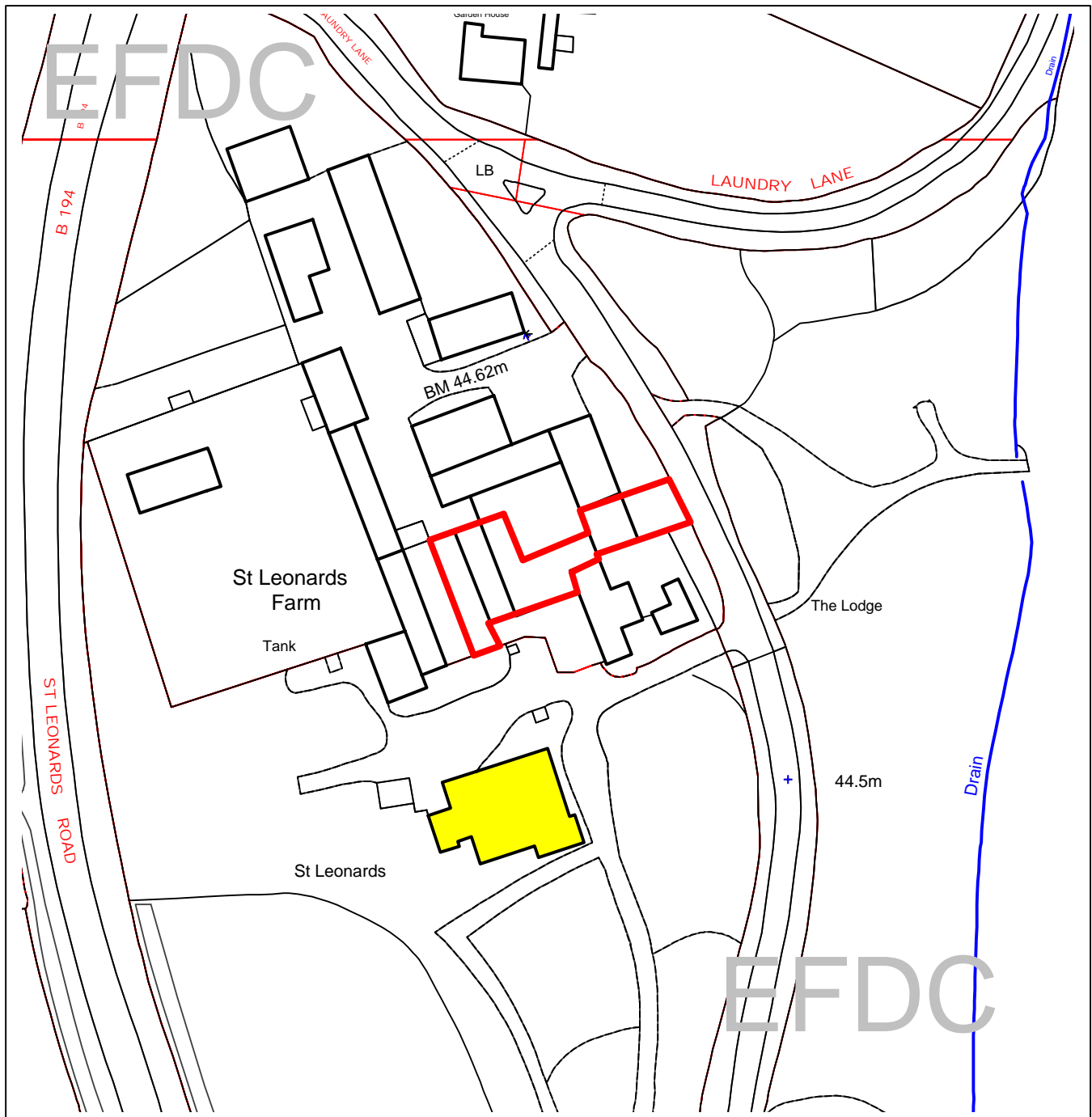
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object. It is wrong to change agricultural land to residential, which would set a precedent for more development in the Green Belt.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/0413/07
Site Name:	St Leonards Barn, Nazeing
Scale of Plot:	1:1250

Report Item No: 3

APPLICATION No:	EPF/0346/07
SITE ADDRESS:	Chambers Manor Farm Epping Road Epping Upland Epping Essex
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr & Mrs S Harrison
DESCRIPTION OF PROPOSAL:	Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence. (Revised application)
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 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.

Description of Proposal:

The application is for the construction of a two-storey side extension and a single storey rear extension to the original dwelling, the partial demolition, extension and conversion of a detached garage/outbuilding and the construction of a front gate and fence.

The double storey extension at ground floor will have a maximum width of 4.9 metres by a depth of 7 metres and will comprise of a new breakfast area. The first floor will also have a width of 4.9 metres, however it will have a depth of 5 metres and will comprise of a bedroom.

The single storey rear extension will act as an entrance/porch and it will project 1.2 metres from the rear façade and will have a width of 2.1 metres.

The existing garage/outbuilding is to be converted into living accommodation, which includes a kitchen, bathroom, games and sunroom. Part of the building serving as a double garage is to be demolished as would a separate detached building used as a playroom. Extensions are proposed to the northern and eastern elevations of the remaining outbuilding to provide undercover car parking and a playroom. The extension to be constructed on the northern elevation will have a width of 5.3 metres by a depth of 8.3 metres. The extension to be constructed on the eastern elevation is to have a width of 5.1 metres by a depth of 4.7 metres.

It is also proposed to construct a new gate, which will be 2.1 metres high and will be constructed from timber and brick.

Description of Site:

The subject site is located on the southern side of Epping Road. The site is irregular in shape and is located within the Metropolitan Green Belt. The curtilage of the site is relatively level and there is mature vegetation scattered along the boundaries and throughout the property.

Located on the site is a double storey detached dwelling constructed of brick and render. It should be noted that the dwelling is a Grade II listed building. Also located on the site there are a number of outbuildings for the upkeep and maintenance of the property. Vehicle access to the site is via a track that runs off Epping Road. Currently the site has plenty of room for vehicle parking.

Relevant History:

EPF/2351/06 – Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence (refused).

EPF/2352/06 – Listed building application for the above (refused).

Policies Applied:

Structure Plan;
C2 Development Within the Metropolitan Green Belt

Local Plan Polices;
DBE1, DBE2, DBE3, DBE4 and DBE10 relating to design, impact on neighbours and locality.
HC10 Listed Building

Local Plan Alterations Policy;
GB2A Development in Green Belt
GB14A Residential Extensions
ST6 Vehicle Parking

Issues and Considerations:

The site is within the Green Belt and the main concerns are the impact on the openness of the Green Belt, the visual amenity of the area, highway and parking issues, and on the amenities of neighbours.

1. Green Belt

It should be noted that a previous application for a similar development (EPF/2351/06) was refused as it was considered that a double storey side extension would have an impact on the open character of the Green Belt due to its size and scale and that it would not be subservient to the original dwelling.

The difference between the previous application that was refused and the proposed scheme is that the applicant has significantly reduced the floor space of the double storey side extension from 94 square metres to 54 square metres. The proposed rear extension (porch) would not provide meaningful floorspace.

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the green belt.

In considering the impact and reasonableness of extensions located in the green belt, the Local Plan states that residential extensions may be permitted where they do not result in disproportional additions of more than 40% of the total floor space of the original building, up to a maximum of 50 metres square. When the maximum amount of floor space has been reached further applications for extensions including conservatories will not be permitted.

As mentioned above, the proposed floor space to be added to the original dwelling is to be 54 square metres, which is an increase of 15.8% of the total floor space. Although the floor space is slightly over what is allowed under Council's policy, it is considered that this is a minor infringement, as the double storey side extension will not have a significant impact to the openness of the green belt.

In relation to the proposed extensions to the existing outbuilding it is believed that the proposed additional floor space can be justified as the applicant is removing part of the outbuilding and a detached playroom to compensate for the extra floor area. In other words 60 square metres is being removed by demolishing part of the garage and playroom and 68 square metres is being added to the existing outbuilding. Therefore there is only going to be an additional 8 square metres added to the outbuilding. This is considered to be acceptable since the minor scale of the development would not have a material impact on the openness of the green belt.

2. Visual Amenity:

Policies DBE1, DBE2, DBE3 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 should not prejudice the environment of occupiers of adjoining properties.

The design of any development to a listed building requires careful consideration. Close attention to the setting of the site and massing, detailing and materials of the proposed development is essential.

It is considered that the design response in terms of proportions, scale, bulk and materials all contribute to a well articulated design. The proposed extensions will be subservient to the original building without causing material detriment to the surrounding area.

Also the extensions to and the conversion of the existing outbuilding is appropriate in the context of the listed building and green belt because of their small scale and low intensity.

The proposed gates and wall are appropriate in terms of design, materials and height in relation to the surrounding area without causing material impact to adjoining properties or having an impact to the openness of the Green Belt.

3. Highway/Parking Issues:

Policies DBE9 and ST6 of the Epping Forest District Local Plan seek to safeguard the amenity of residents located close to the application site and ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards. The standard states that in rural areas where public transport services are poor, three off-street car parking spaces should be provided for a four or more bedroom dwelling. There is plenty of room on the site either in the proposed garage or on the hard surface for vehicles to park.

4. Impact on Neighbours:

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

Given the orientation of the site and the siting of dwellings, overshadowing to the adjoining properties' private open space would not occur. The shadow would generally cast over the subject site itself.

It is considered that there would not be a significant loss of privacy to adjoining properties due to the distance the dwelling is set back off the boundaries.

Conclusion:

In conclusion it is considered that the proposal is of an appropriate design that preserves the special character of the listed building, would not have a significant impact on the openness of the green belt or be harmful to amenity.

It is therefore recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

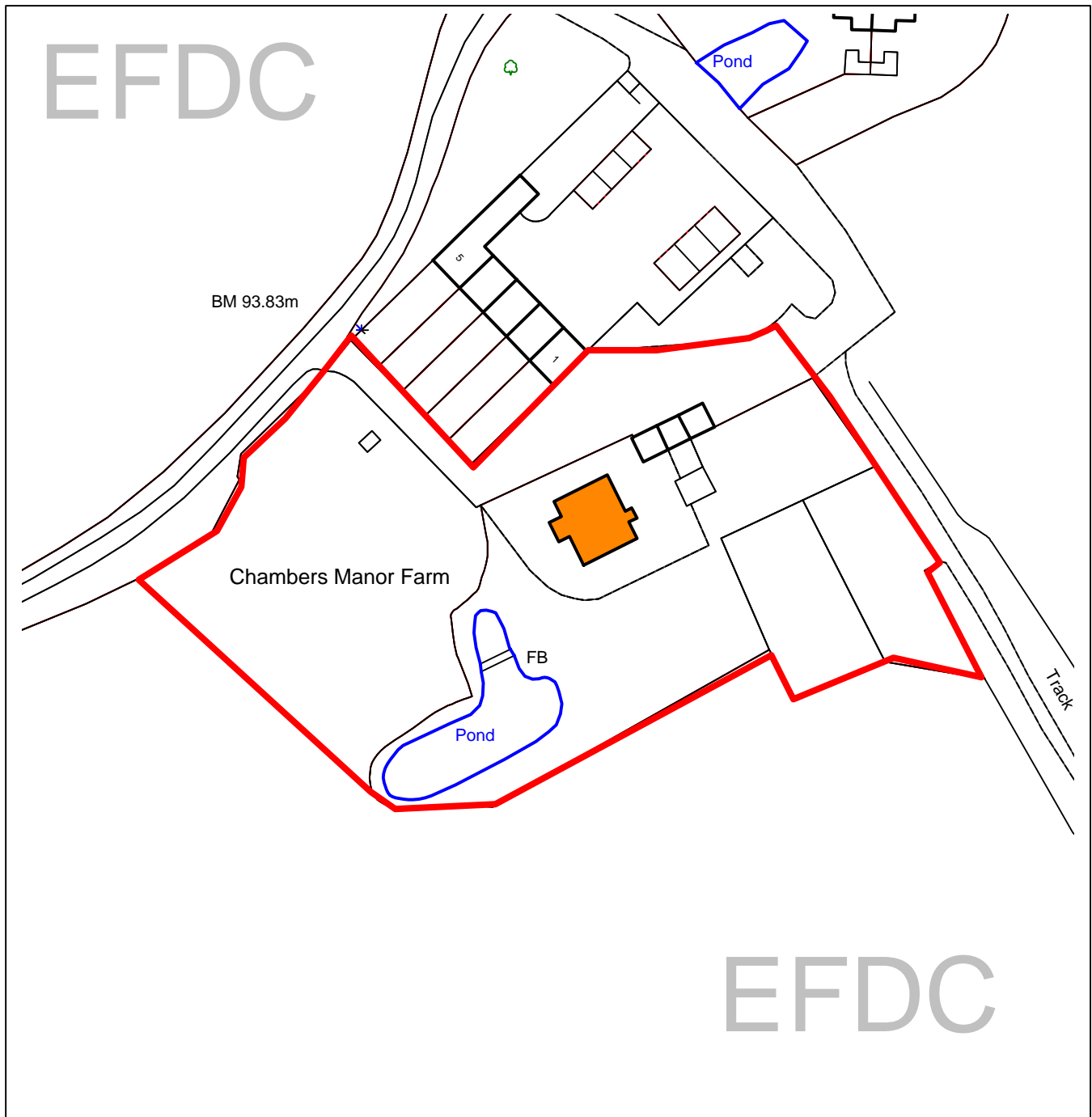
ROYDON PARISH COUNCIL: - The committee object to this application as it is believed that the proposed development is an overdevelopment of the site and would have an impact to the green belt.

NEIGHBOURS: - One letter of representation was received by Mr John Morrell of No. 5 Chambers Mews. The main concern related to the size of the proposed wall and extensions to the existing outbuilding as it was thought they would have an impact to the open character of the Green Belt.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	3
Application Number:	EPF/0346/07
Site Name:	Chambers Manor Farm, Epping Upland
Scale of Plot:	1:1250

Report Item No: 4

APPLICATION No:	EPF/0347/07
SITE ADDRESS:	Chambers Manor Farm Epping Road Epping Upland Epping Essex
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr & Mrs S Harrison
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a two-storey side and single-storey rear extensions, extension and conversion of outbuilding and erection of gates and fence. (Revised application)
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 Notwithstanding the details shown on the approved drawings, the works hereby approved shall not be commenced until the details of the number, size and location of windows in the gable end of the western elevation of the outbuilding have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details unless otherwise agreed in writing by the local Planning Authority.

Description of Proposal:

The application is for the construction of a two-storey side extension and a single storey rear extension to a Grade II Listed Building.

The double storey extension at ground floor will have a maximum width of 4.9 metres by a depth of 7 metres and will comprise of a new breakfast area. The first floor will also have a width of 4.9 metres however it will have a depth of 5 metres and will comprise of a bedroom.

The single storey rear extension will act as an entrance/porch and it will project 1.2 metres from the rear façade and will have a width of 2.1 metres.

Demolition of one outbuilding and partial demolition and extension of another is also proposed.

Description of Site:

The subject site is located on the southern side of Epping Road. The site is irregular in shape and is located within the Metropolitan Green Belt. The curtilage of the site is relatively level and there is mature vegetation scattered along the boundaries and throughout the property.

Located on the site is a double storey detached building which is Grade II Listed. The listed description states: "C 1600, timber framed and clad in yellow grey stock brick, with red plain tile roof. 2 storeys. Originally an L-shaped plan with staircase tower on internal angle, now with C17 and early C19 gabled north wings. South front has 3 window range early C19 vertical sliding sashes with glazing bars. Simple doorcase with pilasters, rectangular fanlight, and flat hood. Original red brick concertina chimney stack in west wing, and original red brick chimney stack at east end. Internally there is extensive early C19 detailing, including doors and architraves. Some original and C17 stop chamfered bridging joists exposed. Circa 1600 roof has arch braced side purlins with massive queen struts."

The outbuildings are curtilage listed.

Relevant History:

EPF/2351/06 – Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence (refused).

EPF/2352/06 – Listed building application for the above (refused).

Policies Applied:

Structure Plan;
Policy HC3 Protection of Listed Buildings

Local Plan Polices;
HC10 Listed Building

Issues and Considerations:

The proposed works are both to a listed building and to the existing outbuilding that is within the curtilage of the listed building. Therefore the main issues to be addressed are their impact on the special architectural or historic character of the listed building.

The application was referred to Essex County Council's historic advisor. It should be noted that the previous application (EPF/2342/06) was refused as the historic buildings advisor had concerns regarding the design of the proposal, in particular the bulk and scale of the double storey extension.

The historic buildings advisor considers that the revised scheme is acceptable provided a condition is imposed on any grant of consent to the effect that all external materials are to be agreed upon before any work begins. He also recommends that there is to only be one central window on the gable end (western elevation) of the outbuilding instead of two on the basis that this would look more satisfactory and would avoid the effects of duality. This can also be secured by condition

Conclusion

The proposed works to the listed building would preserve the special character of this Grade II listed building therefore it is recommended that the conditional consent be granted.

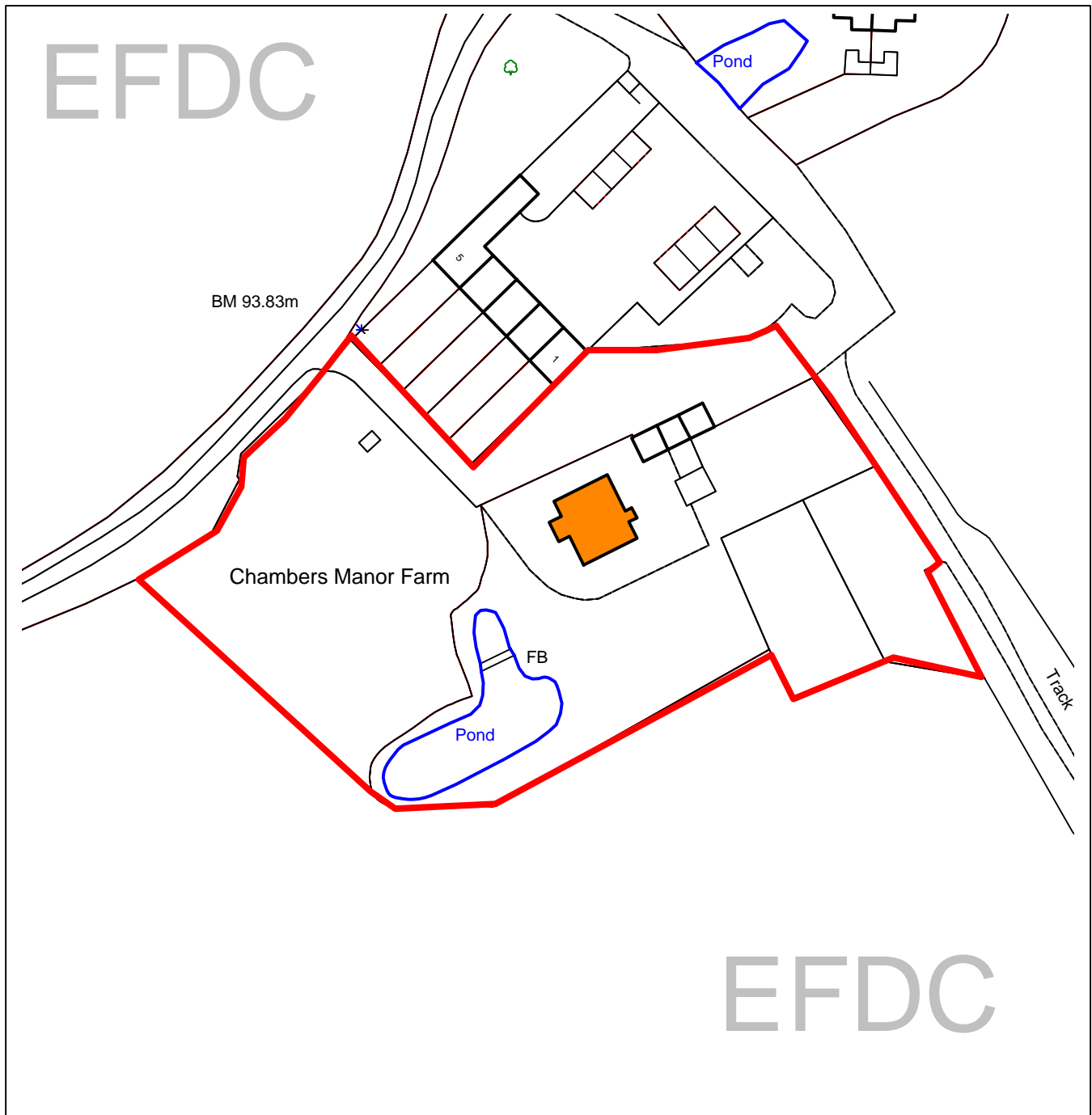
SUMMARY OF REPRESENTATIONS

ROYDON PARISH COUNCIL: - The committee object to this application as it is believed that the proposed development is an overdevelopment of the site and would have an impact on the green belt.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	4
Application Number:	EPF/0347/07
Site Name:	Chambers Manor Farm, Epping Upland
Scale of Plot:	1:1250