

# Committee Agenda



**Epping Forest  
District Council**

## **Area Plans Subcommittee B/C Wednesday, 18th April, 2007**

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

**Time:** 7.30 pm

**Democratic Services Officer** Mark Jenkins, Research and Democratic Services  
tel: 01992 564607 Email: mjenkins@eppingforestdc.gov.uk

### **WEBCASTING NOTICE**

**Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.**

**You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy 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 M Colling, Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, Mrs H Harding, D Jacobs, D Kelly, Mrs M McEwen, S Metcalfe, R Morgan, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse, J M Whitehouse and K Wright

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**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**

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 5 - 6)**

General advice to people attending the meeting is attached.

**3. MINUTES (Pages 7 - 20)**

To confirm the minutes of the Sub-Committee meeting of 21 March 2007.

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

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

**6. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

**7. DEVELOPMENT CONTROL (Pages 21 - 34)**

(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 Paragraph Number | Information |
|----------------|---------|-------------------------|-------------|
| Nil            | Nil     | Nil                     |             |

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

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

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

**Background Papers:** Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

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

advice of any political advisor.

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

## **Advice to Public and Speakers at Council Planning Subcommittees**

### **Are the 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](http://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 B/C                      **Date:** Wednesday, 21 March 2007

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 pm - 10.15 pm  
High Street, Epping

**Members Present:** M Colling, Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, D Jacobs, D Kelly, S Metcalfe, R Morgan, Mrs S Perry, Mrs P K Rush, D Stallan, Mrs J H Whitehouse, J M Whitehouse and K Wright

**Other Councillors:**

**Apologies:** Mrs H Harding, Mrs M McEwen and C Whitbread

**Officers Present:** B Land (Assistant Head of Planning Services), A Sebbinger (Principal Planning Officer), C Neilan (Planning and Economic Development Services), R Rose (Senior Lawyer), G J Woodhall (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

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### 8. 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.

### 9. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### 10. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 21 February 2007 be taken as read and signed by the Chairman as a correct record.

### 11. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, Mrs D Collins, A Green, Mrs A Grigg, S Metcalfe, Mrs S Perry, and D Stallan declared a personal interest in the following item of the agenda by virtue of the applicant being a District councillor for the Conservative Group. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

EPF/1213/06 – The Thatched House Hotel, High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Metcalfe declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0107/07 – 30 Bower Road, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following items of the agenda, by virtue of having been a member of Wansfell College's governing body. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2464/06 – Wansfell College, 30 Piercing Hill, Theydon Bois; and
- EPF/2470/06 – Former Caretaker's House, Wansfell College, 30a Piercing Hill, Theydon Bois.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of having an account with the Lloyds Bank. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2453/06 – 154 High Street, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Perry declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2185/06 – Purlieu House, 11 Station Road, Epping;
- EPF/0039/06 – 208-212 High Street, Epping;
- EPF/0060/06 CAC – 208-212 High Street, Epping;
- EPF/2453/06 – 154 High Street, Epping; and
- EPF/0107/07 – 30 Bower Road, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of the Epping Society and the Theydon Bois and District Rural Preservation Society. The Councillors had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2464/06 – Wansfell College, 30 Piercing Hill, Theydon Bois;
- EPF/2470/06 – Formers Caretaker's House, Wansfell College, 30a Piercing Hill, Theydon Bois;



- EPF/0039/06 – 208-212 High Street, Epping; and
- EPF/0060/06 CAC – 208-212 High Street, Epping.

(g) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2185/06 – Purlieu House, 11 Station Road, Epping;
- EPF/0039/06 – 208-212 High Street, Epping;
- EPF/0060/06 CAC – 208-212 High Street, Epping;
- EPF/2453/06 – 154 High Street, Epping;
- EPF/0107/07 – 30 Bower Road, Epping; and
- EPF/0113/07 – 182 High Street, Epping

## **12. ANY OTHER BUSINESS**

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

## **13. EXEMPTION OF OAK TREE SUBJECT TO TREE PRESERVATION ORDER, OAK TREES, HIGH ONGAR ROAD**

The Tree Preservation Officer presented a report regarding the exemption of an Oak Tree subject to Tree Preservation Order TPO 16/90 at Oak Trees, High Ongar Road, High Ongar. The tree preservation order had been made due to the local importance of the tree, its age, historic significance, and because of an impending change of ownership of the property. At the time the Tree Preservation Order was made, there had been no allegations of subsidence.

On 6 September 2006, an application was received to fell the tree on the grounds of subsidence to the adjacent property - The Cedars, High Ongar Road, Ongar - by representatives for their insurers. Following a meeting at the property, an independent engineer advised that while there was no doubt that the adjacent property was suffering from subsidence, and that the subsidence was linked to root activity of the oak trees in the adjacent property, the reason for the damage was that the foundations were sub-standard. In the engineers opinion the current solution was to make good the foundations, which would allow the tree to be retained.

Furthermore it was discovered that no application for planning permission had been received for the damaged part of the adjacent building, which was a front extension, and no record could be found for any application for Building Control approval for the details of the foundation design. It appeared that a proper foundation design would have prevented the damage occurring. It could have been foreseen that the tree would cause problems, and therefore it would be expected that proper foundations would be put in place. It was intended that the application to fell the tree be reported to Committee for refusal, however the issue was then appealed for non-determination before the matter was presented to Committee. The hearing had been set for 1 May 2007.

On 18 December 2006 a letter was received from the appellants stating that, following a decision on a recent case, the current case should be treated as exempt as the consent of the Council would not be required for the abatement of a nuisance. In this particular case the felling of the tree being a remedy was not at dispute, what was resolved was that it was not open to the Council to say it would be possible to resolve the issue by such measures as a root barrier or improved foundations.

This argument by the appellants had been the subject of a legal opinion specially commissioned on behalf of the Council. Effectively this opinion had confirmed the submission of the appellants in all major respects and confirmed that there was no likelihood of the Council succeeding in a case that the tree was not exempt as a result of the failure to construct proper foundations. This has rendered the legal process of the appeal redundant since the Council cannot argue that the case falls within its jurisdiction to agree.

**RESOLVED:**

- (1) That, an oak tree subject to TPO 16/90 at Oak Trees, High Ongar Road, High Ongar be declared exempt in respect of damage to the adjacent property;
- (2) That, this exemption be confirmed to the agents and owners of adjacent property; and
- (3) That, the current appeal not be contested.

**14. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 14 be determined as set out in the schedule attached to these minutes.

**15. DELEGATED DECISIONS**

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

**CHAIRMAN**

**Report Item no: 1**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/1737/06   |
| <b>SITE ADDRESS:</b>            | Hall Farm<br>Greensted Road<br>Ongar<br>Essex<br>CM5 9LD            |
| <b>PARISH:</b>                  | Ongar   |
| <b>WARD:</b>                    | Chipping Ongar, Greensted and Marden Ash                            |
| <b>DESCRIPTION OF PROPOSAL:</b> | Construction of private stables and manege with new vehicle access. |
| <b>DECISION:</b>                | <b>GRANTED</b>  |

## 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 approved shall be used for private stabling purposes only and not for any commercial or business activity, including livery.
- 3 The development shall be carried out in accordance with the amended plans received on 15/01/07 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of development details of the post and rail fencing shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of the site hereby approved and maintained in the agreed positions.
- 6 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

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

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

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

- 8 The gates hereby approved at the new vehicle access shall only open inwards and shall be set back a minimum of 14 metres from the edge of the highway.
- 9 Prior to commencement of the development hereby approved the visibility splay of the new access shall be a minimum of 150 metres by 2.4 metres to the west and 130 metres by 2.4 metres to the east as measured from and along the edge of the carriageway shall be provided and maintained thereafter.
- 10 Prior to the commencement of the development details of the proposed surface materials for the new access 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.
- 11 Prior to occupation of the site the existing access shall be permanently closed and shall thereafter be retained as such.
- 12 There shall be no external lighting of the stable yard, manege or roadway.
- 13 Burning of manure and other animal waste shall not take place on the site.
- 14 Manure shall be stored in a manner that does not give rise to nuisance from odour, vermin or flies, and run-off shall not pollute any surface or groundwater.
- 15 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 16 No horses shall be exercised on the public highway without the prior permission in writing from the Local Planning Authority.

**Report Item no: 2**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0052/07  |
| <b>SITE ADDRESS:</b>            | Land to the east of Willow Mount<br>Epping Road<br>Ongar<br>Essex<br>CM5 |
| <b>PARISH:</b>                  | Stanford Rivers  |
| <b>WARD:</b>                    | Passingford  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed manege associated with private stables.                         |
| <b>DECISION:</b>                | <b>GRANTED</b>   |

**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 lighting or illumination is to be installed for the manege hereby approved.
- 3 No commercial or business use of the manege hereby approved shall take place at any time.
- 4 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.

**Report Item no: 3**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0213/07   |
| <b>SITE ADDRESS:</b>            | Lyngs Farm<br>Nupers Lane<br>Stapleford Abbots<br>Romford<br>Essex<br>RM4 1JR |
| <b>PARISH:</b>                  | Stapleford Abbots   |
| <b>WARD:</b>                    | Passingford   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Formation of a access road to existing buildings.                             |
| <b>DECISION:</b>                | <b>GRANTED</b>  |

**CONDITIONS**

- 1 No fencing or lighting or other structures shall be erected along the course of the driveway
- 2 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 3 Within 3 months of the date of the permission the first 6m of the driveway from the edge of the highway boundary shall be treated in an approved bound material to prevent loose materials being carried onto the highway, and approved in writing by the Local Planning Authority.

**Report Item no: 4**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2464/06  |
| <b>SITE ADDRESS:</b>            | Wansfell College<br>30 Piercing Hill<br>Theydon Bois<br>Epping<br>Essex<br>CM16 7SW  |
| <b>PARISH:</b>                  | Theydon Bois   |
| <b>WARD:</b>                    | Theydon Bois   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use, alteration and extension of former college building to contain 14 no. residential flats with on-site parking. (Revised application) |
| <b>DECISION:</b>                | <b>REFUSED</b>   |

The Committee's attention was drawn to a further representation from 32 Heath Drive, Theydon Bois.

**REASON FOR REFUSAL**

- 1 The proposals represent overdevelopment in the Green Belt since the substantial car parking area deriving from 14 units adds further built development in the Green Belt, harming openness and the character of the surroundings. The proposals therefore amount to inappropriate development in the Green Belt, contrary to the purposes of including Land within it and thus contrary to adopted Local Plan policy GB8A and the provisions of PPG2.

**Report Item no: 5**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2470/06   |
| <b>SITE ADDRESS:</b>            | Former Caretakers House<br>Wansfell College<br>30A Piercing Hill<br>Theydon Bois<br>Epping<br>Essex<br>CM16 7SW |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Outline application for the erection of new dwelling on new plot 30A Piercing Hill.                             |
| <b>DECISION:</b>                | <b>WITHDRAWN</b>  |

**Report Item no: 6**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/1213/06  |
| <b>SITE ADDRESS:</b>            | Thatched House Hotel<br>High Street<br>Epping<br>Essex<br>CM16 4AP   |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey side extension to approved reception for two proposed bedrooms with wheelchair access. (Revised application) |
| <b>DECISION:</b>                | <b>REFUSED</b>   |

## CONDITIONS

- 1 The proposal would result in the loss of off-street parking, and would result in an insufficient number of spaces for the hotel, causing increased congestion. This is contrary to Policy ST6 of the Adopted Local Plan and Alterations.

### *Report Item no:7*

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2185/06   |
| <b>SITE ADDRESS:</b>            | Purlieu House<br>11 Station Road<br>Epping<br>Essex<br>CM16 4HA |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Hemnall  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use from shop to office/reception use. (A1 to B1)     |
| <b>DECISION:</b>                | <b>GRANTED</b>  |

## CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

### *Report Item No: 8*

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0039/06  |
| <b>SITE ADDRESS:</b>            | 208 - 212 High Street<br>Epping<br>Essex<br>CM16 4AQ   |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of buildings and redevelopment of site to provide a mixed use development comprising A1 retail and 8 residential units. |
| <b>DECISION:</b>                | <b>GRANTED</b>   |

## 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 4 No development shall take place until the applicant has secured the implementation of a programme of historic building recording and archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the planning authority.
- 5 Details of a screen to surround the first floor terrace area shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The screen shall be erected in accordance with this agreed scheme and be permanently retained thereafter.
- 6 Details of a wall to be erected to the boundary of number 2 Hemnall Street shall be submitted to and approved by the Planning Authority and the boundary wall shall be erected in accordance with these approved plans and permanently retained thereafter.
- 7 The rating level of noise (as defined by BS4142:1997) emitted from any air conditioning units, condenser units and other mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 8 The servicing of the retail unit hereby approved shall not take place between the hours of 06:30 and 18:00 every day and the unit shall be serviced from the High Street entrance only and not from the rear Hemnall Street side of the premises.
- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 10 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.
- 11 The retail unit hereby approved shall be let as one unit and not sub-divided without the prior written consent of the Local Planning Authority.
- 12 The development shall be carried out in accordance with the amended plans received on 21/03/07 unless otherwise agreed in writing with the Local Planning Authority.
- 13 Prior to the commencement of the development, and notwithstanding the approved plans, details of a bin store shall be submitted for approval in writing by the Local Planning Authority (LPA). The bin store shall be provided in accordance with these

details and be permanently retained as such thereafter, unless the Local Planning Authority gives it's written consent to any variation.

- 14 No development shall commence without having in place the measures to secure a contribution towards the enhancement of the Conservation Area.

**Report Item no: 9**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0060/06 CAC  |
| <b>SITE ADDRESS:</b>            | 208 - 212 High Street<br>Epping<br>Essex<br>CM16 4AQ                                   |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Conservation area consent for demolition of 208-212 High street and buildings to rear. |
| <b>DECISION:</b>                | <b>GRANTED</b>   |

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**In addition, it is recommended that this permission is subject to the prior completion of a satisfactory section 106 agreement ensuring that the demolition does not commence until a contract has been entered into for the construction of the replacement building.**

**Report Item no: 10**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2453/06  |
| <b>SITE ADDRESS:</b>            | 154 High Street<br>Epping<br>Essex<br>CM16 4AQ                                   |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | New bank signage: illuminated hanging sign and non illuminated fascia type sign. |
| <b>DECISION:</b>                | <b>GRANTED</b>   |

## CONDITIONS

- 1 The maximum luminance of the sign granted consent by this Notice shall not exceed 800 candelas per square metre.

### *Report Item no: 11*

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0107/07                                  |
| <b>SITE ADDRESS:</b>            | 30 Bower Hill<br>Epping<br>Essex<br>CM16 7AD |
| <b>PARISH:</b>                  | Epping                                       |
| <b>WARD:</b>                    | Epping Hemnall                               |
| <b>DESCRIPTION OF PROPOSAL:</b> | Retention of non illuminated hoarding sign.  |
| <b>DECISION:</b>                | <b>GRANTED</b>                               |

## NO CONDITIONS

### *Report Item no: 12*

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0113/07                                    |
| <b>SITE ADDRESS:</b>            | 182 High Street<br>Epping<br>Essex<br>CM16 4AQ |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall                                 |
| <b>DESCRIPTION OF PROPOSAL:</b> | Replacement shopfront.                         |
| <b>DECISION:</b>                | <b>GRANTED</b>                                 |

## CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item no: 13**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0109/07   |
| <b>SITE ADDRESS:</b>            | Land to the rear of 12 New Farm Drive<br>Lambourne<br>Romford<br>Essex<br>RM4 1BT |
| <b>PARISH:</b>                  | Lambourne   |
| <b>WARD:</b>                    | Lambourne   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Retention of shed for agricultural purposes.                                      |
| <b>DECISION:</b>                | <b>GRANTED</b>  |

**NO CONDITIONS*****Report Item no: 14***

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0033/07  |
| <b>SITE ADDRESS:</b>            | Chase Meadow<br>140 London Road<br>Lambourne<br>Romford<br>Essex<br>RM4 1XX  |
| <b>PARISH:</b>                  | Lambourne  |
| <b>WARD:</b>                    | Lambourne  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of front boundary garden wall, railings and associated planting to form boundary separation to front of site. (Revised application) |
| <b>DECISION:</b>                | <b>GRANTED</b>   |

The committee's attention was drawn to the receipt of a letter of support signed by 12 near neighbours.

**CONDITIONS**

- 1 Within 2 months of the date of this permission, details shall be submitted for approval to the Local Planning Authority, indicating the removal or reduction in height of the two wing walls at the extremities of the front boundary and the works carried out within two months of that approval.

## AREA PLANS SUB-COMMITTEE 'B/C'

Date 18 April 2007

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

| ITEM | REFERENCE   | SITE LOCATION   | OFFICER<br>RECOMMENDATION | PAGE |
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| 1    | EPF/0143/07 | 3 Boundary Court,<br>High Road,<br>Epping                                       | GRANT                     | 23   |
| 2    | EPF/2268/06 | Essex Shooting Ground,<br>Willingale Aerodrome,<br>Off Cannons Lane,<br>Fyfield | NOT LAWFUL                | 26   |
| 3    | EPF/0538/07 | Grassy bank by Pleasance Car<br>Park,<br>High Street,<br>Ongar                  | GRANT                     | 31   |

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**Report Item no: 1**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0143/07  |
| <b>SITE ADDRESS:</b>            | 3 Boundary Court<br>High Road<br>Epping<br>Essex<br>CM16 4DQ |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Lindsey and Lindsey and Thornwood Common              |
| <b>APPLICANT:</b>               | Mr and Mrs J Harvey  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Rear conservatory.   |
| <b>RECOMMENDED DECISION:</b>    | <b>GRANT</b>   |

**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 proposed conservatory shall be constructed of hardwood to match the timber used on the doors and windows of the main dwelling and the brickwork of the plinth shall match the bricks used on the main house.

**Description of Proposal:**

This application is for the erection of a rear conservatory.

**Description of Site:**

The site comprises a detached house built recently in a small gated development, set well back from the High Road (B1393) and has panoramic views over agricultural land to the north

**Relevant History:**

Consent for four dwellings granted in September 2000; EPF/556/00.

**Policies Applied:**

GB2A, GB14A (Green Belt)  
HC6, HC7 (Heritage Conservation)  
DBE9, DBE10 (Amenity and Extensions)

**Issues and Considerations:**

The main issues with this application relate to the impact on the Green Belt, any impacts on amenity and the design and effect on the Conservation Area.

### Green Belt

The conservatory amounts to 23 square metres and sited within an angle at the rear of the house will have no impact on the Green Belt or result in any loss of openness.

### Amenity

There is a solid block wall on the eastern boundary with No. 2 and virtually only the roof of the conservatory will be seen above wall level. The effect on that property will be minimal as that dwelling is set approximately four metres away from its boundary.

### Design / Conservation Area

The conservatory is well hidden and integrates well into the layout of the existing house. It is of conventional design with a hipped end reducing its visual bulk and there will be no adverse impact on either the main rear elevation of the house or on the surrounding Conservation Area, subject to matching materials. This is an acceptable proposal and approval is recommended.

### **SUMMARY OF REPRESENTATIONS:**

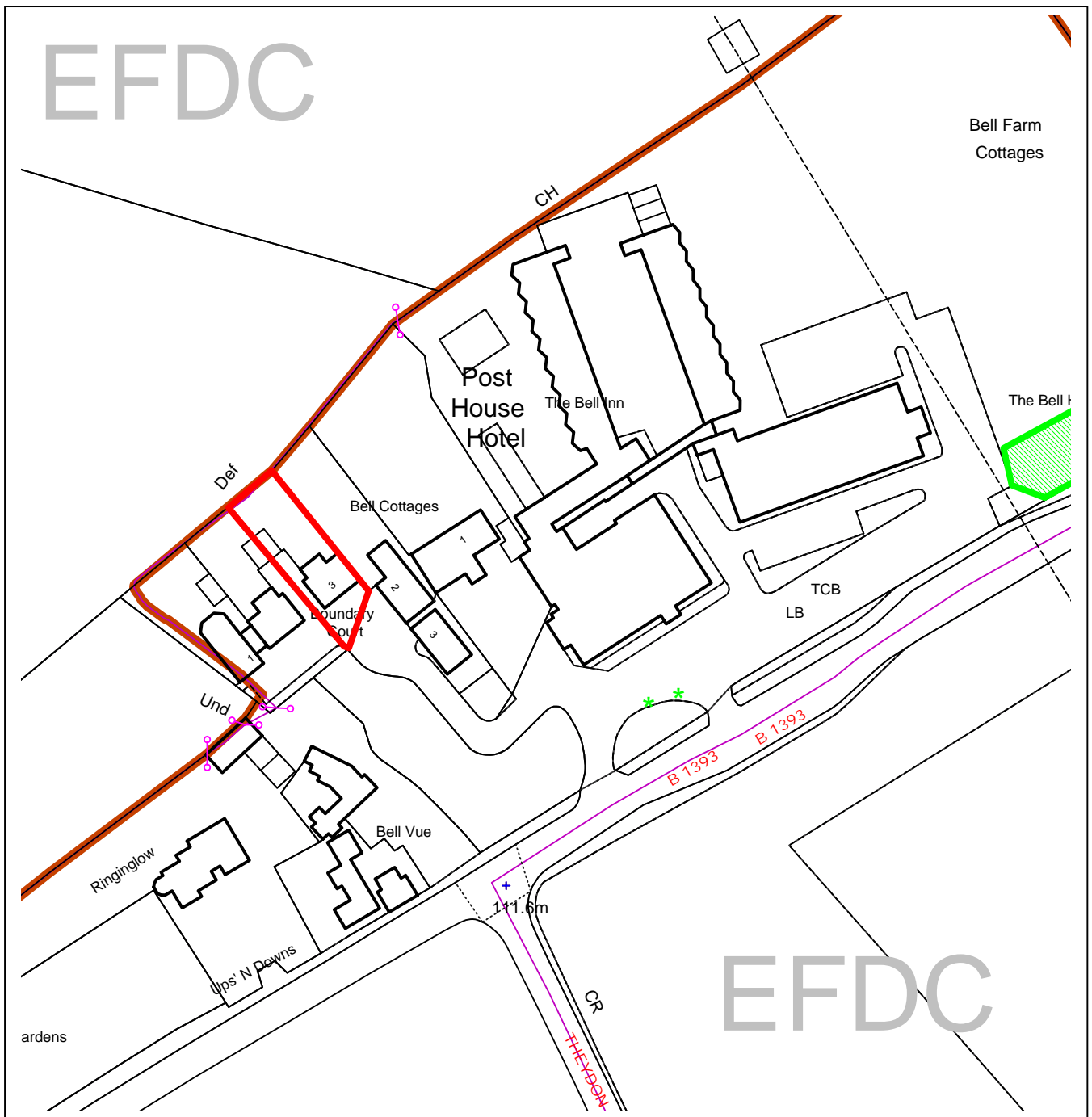
TOWN COUNCIL – Committee objects to this application because the development is in the Green Belt and is inappropriate.





# Epping Forest District Council

## Area Planning Sub-Committee



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|                            |                                     |
|----------------------------|-------------------------------------|
| <b>Agenda Item Number:</b> | <b>1</b>                            |
| Application Number:        | EPF/0143/07                         |
| Site Name:                 | 3 Boundary Court, High Road, Epping |
| Scale of Plot:             | 1/1250                              |

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2268/06   |
| <b>SITE ADDRESS:</b>            | Essex Shooting Ground<br>Willingale Aerodrome<br>off Cannons Lane<br>Fyfield<br>Essex<br>CM5 0SA                        |
| <b>PARISH:</b>                  | Fyfield   |
| <b>WARD:</b>                    | Moreton and Fyfield   |
| <b>APPLICANT:</b>               | Mr C G White  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Certificate of lawful development for existing use of ground for use by Essex Shooting Ground for clay target shooting. |
| <b>RECOMMENDED DECISION:</b>    | <b>NOT LAWFUL</b>   |

**REASON FOR REFUSAL**

- 1 Insufficient, unambiguous evidence has been submitted to satisfy the Council that, on the balance of probabilities, this activity has been carried out on this part of the site for a continuous period of 10 years prior to the date of the application.

**Description of Proposal:**

This is an application for a Certificate of Lawfulness in relation to an existing use. An area of land at the former Willingale Airfield is being used for clay-pigeon shooting. Planning permission was granted in 1985 for a small area to shoot from but a larger area is being used beyond the boundaries of the approved site. This application is asking the Council to certify that this unauthorised use has been going on for over 10 years (between 1996 and 2006) and is thus exempt from enforcement action.

The determination of this application is made on the basis of evidence and fact, not upon opinion. It is not relevant to consider whether the use is acceptable at this location, whether noise and disturbance result, whether there are any problems with access or whether it is appropriate to the Green Belt – only on whether sufficient evidence has been submitted to conclude, on the balance of probabilities (not beyond doubt), that the applicants claims are true.

It is for this reason that these types of applications are usually determined under delegated powers, but in this instance, in view of the local interest and at the request of the local member, the application is reported to committee for decision.

**Description of Site:**

Essex Shooting Grounds are located on part of the former Willingale Airfield accessed off Cannons Lane, Fyfield. The area with planning permission is a former concrete apron area extending to some 0.5ha (1.2 acres), whilst the area under contention is a further 1.75 ha (4.3 acres) adjacent to the south.

The application site is largely grassed with some areas of shrubbery and includes a pond.

### **Relevant History:**

- In 1985, planning permission was granted for clay pigeon shooting with conditions limiting days and hours of use, no more than 2 stands and requiring a bund and landscaping to be carried out.
- The landscaping and bunding were approved in December 1985 and carried out in 1986.
- Also in 1986 an application for further works including a large canopy area was refused. The report confirms that only 2 stands were in use. (This does not mean that only two 'guns' are in use at any one time for the operation generally involves up to 6 shooters lining up to take their place on each stand.)
- Despite the limitations placed on the planning permission, complaints were still being received from local residents about noise and disturbance and the Council served a Notice under the Control of Pollution Act in April 1987 limiting even further the hours and days at which shooting could take place.
- An appeal against this notice was dismissed at Chelmsford Crown Court in May 1988. The limitations imposed by this notice are:
  - Shooting for no more than 4 hours on any day between 10 a.m. and 6 p.m. in one or two periods only
  - No more than 4 days per week Mondays to Saturdays and
  - Not consecutive Saturdays.
- The area of land in use was not part of this notice, but is controlled by the site of the planning permission.

### **Issues and Considerations:**

This application is not concerned with the limitations placed on the use by the Notice under Environmental Health legislation. In general the Council are satisfied that these limitations are being complied with, but officers of the Council's Environmental Services are open to investigating any reports to the contrary.

This application relates solely to the area from which shooting takes place and at this point it is necessary to explain that there are different forms of clay-pigeon shooting: Skeet, Down-the-Line and English Sporting. This latter is where clay targets are launched in a variety of formats – incoming and going away, crossing, rising or dropping, high in the air or bouncing along the ground. The applicants state that the additional area to the south of the concrete apron has always been used for this form of shooting – English Sporting.

The evidence first submitted with the application was 3 statements from the owners and manager of the grounds. These explained the history of the use: that the grounds were heavily used in the late 1980s but that expansion onto this additional land largely took place soon after the Noise Nuisance Notice was obtained in 1987 in order to recoup lost business, that the owners ran the site until about 1992 when it was rented to another (whose main interest was Sporting) for 3 years after which it reverted to the owner to run until 2005, the shooting ground was improved in 2002 with material from a related building site, it was then leased to the current manager in 2005.

The dates quoted corresponded with the Council's files in that a number of complaints from noise were received in the late 80s and despite the Noise Notice these complaints continued, it seems due to the increased use made of the facility as a whole. However, the complaints ceased around 1993 and this seems to coincide with the change in management. More recently, complaints re-started about 2/3 years ago once again coinciding with a change in management.

An application for a certificate is only concerned with a continuous use throughout the 10 years prior to the date of the application, so was the Sporting range used continuously between 1996 and 2006? The Council did not consider that the statements submitted were conclusive, since it appeared to show a period of low activity between 1996 and 2005 after the specialist manager left the business (“..not much of a businessman..”) and the ground was managed by the owner, Mrs White, while juggling family responsibilities, Mr White being employed elsewhere until 2000 when he ..”partially retired..”.

The applicants were asked if any further corroborating evidence could be submitted to cover the relevant years. The Council has now received:

- (i) Letters from Essex Police to say that the grounds were properly managed with the correct licences in 1985 and from 1997 – *though little specific over the years in question to confirm regularity or intensity of use;*
- (ii) Aerial photographs of 1999 and 2005 – *clearly showing the paraphernalia of the Sporting range in 2005 though clearly less intensively in 1999;*
- (iii) 36 statements from customers who have regularly visited the site over various periods claiming to have used the Sporting range, some since the late 80s and some since only 2005 – *again not detailed but do present a general picture; and*
- (iv) Extracts from Sporting Gun Magazine, Pull Magazine and Shooting Times magazine covering the years 1996-2006 advertising the days (up to 3 or 4 days a week) when the Shooting Grounds are open and including reference to English Sporting – *the range has been available but does not indicate to what extent used.*

Various letters have also been received from local residents setting out their recollections of the intensity of the activities at the site. They are summarised below and they all insist that activity has only increased at the site in recent years.

### Conclusions

The evidence is clear that a Sporting range was set up on the disputed land in the late 1980s but the evidence would also point to a running down of the activities at the grounds generally from the mid 1990s to around 2005. The evidence would also seem to indicate that there was an intention to keep the range in use throughout the relevant 10 year period but there is little evidence that this range was extensively used to a degree that constitutes a material use of the land sufficient to make lawful the continued use at a significantly greater intensity since 2005.

With this type of application, the onus is always on the applicant to provide sufficient, unambiguous evidence of lawfulness and in this case it is considered that the balance of probability has not been proved.

### Summary of Representations

FYFIELD PARISH COUNCIL – the sworn statements provide no independent verification of the activity; if the shooting ground had been operating at the current level for the past 10 years there would have been a continuous stream of complaints; volumes of traffic along Cannons Lane have followed a similar pattern.

WILLINGALE PARISH COUNCIL – there has been a considerable increase in noise over the past 2 years.

COUNTY COUNCILLOR - rate of firing has been increased recently coinciding with residents complaints about increased traffic in Cannons Lane.

THE MILL HOUSE, FYFIELD – over the past year there has been a considerable expansion of this operation.

PEAR TREE COTTAGE, WILLINGALE ROAD – lived here for two decades and the current intensity of noise is of relatively recent years; the statements appear to exaggerate as they fail to align with the forceful gunfire noise presently heard in comparison to that emanating from the site in earlier years; accept some violation but dispute the length of time claimed.

8 CANNONS LANE – lived here for 20 years and until 2 years ago had no qualms about the existence of the shooting ground; had to take regular walks in 2003 and at no time saw any person shooting from outside the concrete apron; stands first appeared here about 2004.

31 CANNONS LANE – walk daily over airfield and before March 2006 did not see one person firing from the unlawful area; increase in gunfire and traffic from about 2 years ago; a 10 year use would have created complaints over that period.

15 CANNONS LANE – lived here for 6 years and noticed increase in noise and traffic about 2 years ago and further from March 2006.

9 CANNONS LANE – lived here for 40 years but noticed increased activity only over last 18 months with increased noise and traffic.

MILL LODGE, QUEEN STREET – lived here for 16 years and noticed increased noise in recent years.

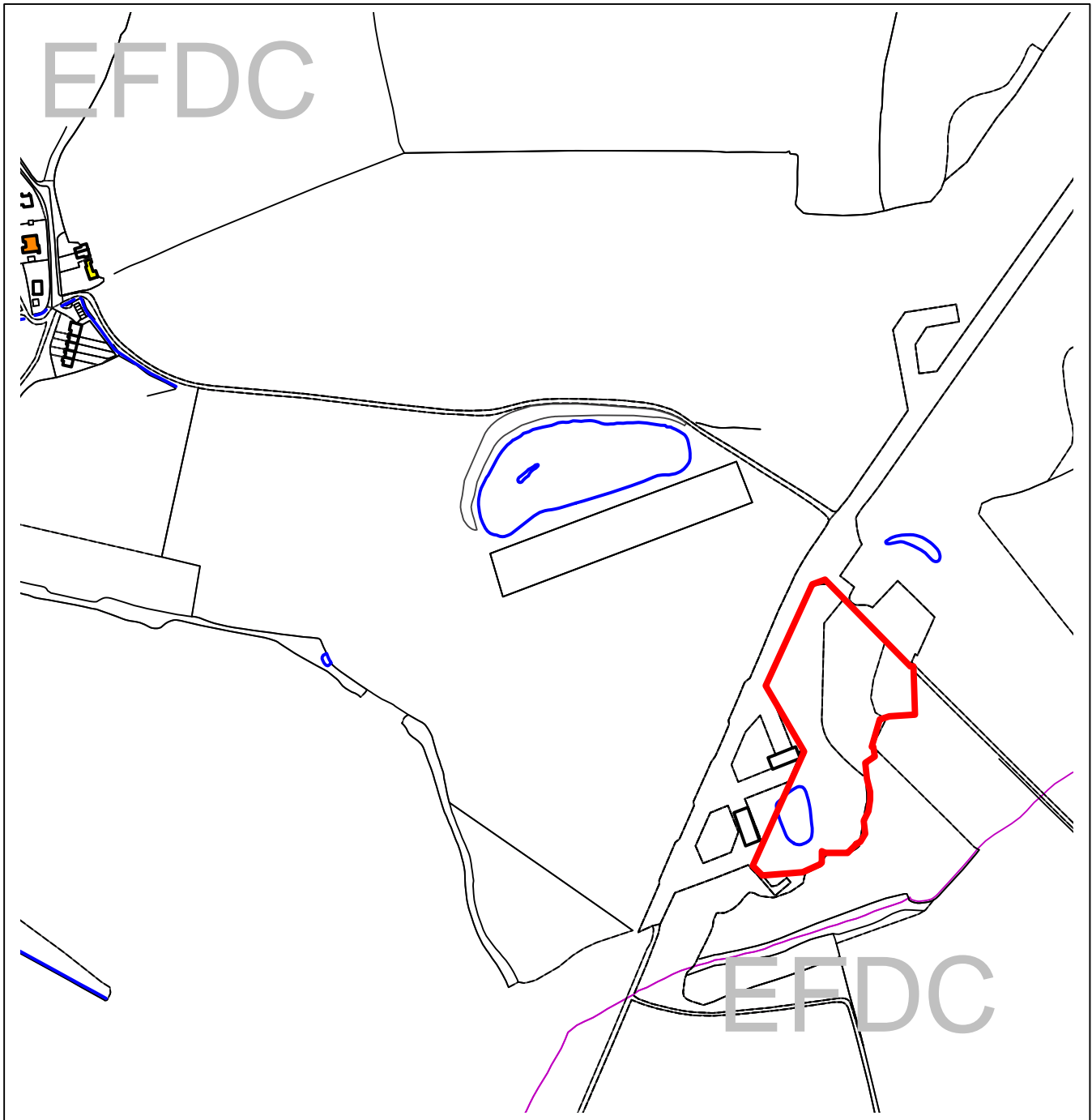
WITNEY GREEN, FYFIELD – only over last 3 or so years have they gradually increased activity.

THE COPSE, WILLINGALE ROAD – states that the stands have not been in use on this land for 10 years as evidenced in episodes of 'Foyle's War' filmed at this location.



# Epping Forest District Council

## Area Planning Sub-Committee



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|                            |  |
|----------------------------|--|
| <b>Agenda Item Number:</b> | <b>2</b>   |
| Application Number:        | EPF/2268/06 CLD                                  |
| Site Name:                 | Essex Shooting Ground, off Cannons Lane, Fyfield |
| Scale of Plot:             | 1/5000   |

**Report Item no: 3**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0538/07   |
| <b>SITE ADDRESS:</b>            | Grassy bank by Pleasance Car Park<br>High Street<br>Ongar<br>Essex<br>CM5 |
| <b>PARISH:</b>                  | Ongar   |
| <b>WARD:</b>                    | Chipping Ongar, Greensted and Marden Ash                                  |
| <b>APPLICANT:</b>               | Royal British Legion  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Outline application for a new Granite War Memorial. (Revised application) |
| <b>RECOMMENDED DECISION:</b>    | <b>GRANT</b>  |

**CONDITIONS**

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 At least 48 hours prior notice shall be given to the Archaeological Advisory Group of Essex County Council of the date works will be commenced on this site or any part thereof, and persons authorised shall be afforded access for inspection of the site, and for carrying out works of excavation for the purpose of recording any features thereon of historical or archaeological significance.
- 3 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority. Such details shall show the layout, scale and appearance of the memorial, access details for the development and landscaping.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground slabs, access ways and landscaped areas. The development shall be carried out in accordance with those approved details.

### **Description of Proposal:**

Outline application for a new Granite War memorial.

### **Description of Site:**

Grass area to the east of the Pleasance car park adjacent to the Ongar Library. The whole site is within the Ongar Town Centre conservation area, and adjacent to the Ongar Castle site. There are a large number of trees around the amenity land, although there are none on the actual site.

### **Relevant History:**

Various applications, including:

EPF/200/07 Outline application for new War memorial - withdrawn

### **Polices Applied:**

HC 6                Developments in conservation areas  
HC 7                Conservation area design and materials  
DBE 1 & 2        Design and Amenity polices

### **Issues and Considerations:**

The main issues with this application are:

1. The effect of the scheme on the amenities of the area
2. The effect of the scheme on the conservation area
3. Other matters as indicated

The scheme has been submitted by Ongar Royal British Legion, who wish to record the names of local persons who were casualties in the Second World War and subsequent conflicts, and who are not commemorated on existing war memorials. The Legion propose to run a competition in local schools to find a suitable design for the actual memorial, which will be subject of a further planning application. The drawing provided with this application is for indicative purposes only.

The land is owned by Epping Forest District Council and permission will be required for any scheme from the Council as landowner.

#### **1. Amenity**

- The site consists of an 11m x 15m area of grass on an existing area of amenity land to the north east of the library, on the edge of the car park.
- The scheme will see a memorial (design to be subject of a separate application as explained above) erected to the rear of the site, with a paved area around the memorial and a path to the car park.
- There is already a memorial bench on the land and this would remain undisturbed by this proposal.
- The proposed memorial will be around 8m long by 1.5m high and 0.5m wide, and a structure of this size would not be excessive or detrimental in size and impact in the street scene in this location.
- The Parish Council have stated that 50% of the amenity space will be lost. This is not the case as the site area is some 165m<sup>2</sup> from an area of around 1600m<sup>2</sup>, and the area of the site will still be able to be used for amenity purposes.
- It is considered that a memorial in this location is appropriate and would enhance the amenity of the area by introducing a local landmark on an otherwise unremarkable piece of land, especially with the backdrop of the tree line.



## 2. Conservation Area

- The Conservation officer has commented that there are no objections to the scheme with regard to its effect on the character and appearance of the conservation area, subject to the final details of the design being subject to approval.

## 3. Other Issues

- The Parish Council has raised concerns on a number of issues other than the size and impact of the scheme.
- *Trees & Fauna* – The Landscape Section have raised no objection to this scheme, as there are no trees on the site and construction is unlikely to have any adverse impact on the nearby trees' root systems. It is difficult to see what negative impact the scheme could have on local fauna as the scheme does not involve the loss of any land other than a modest area of mown grass.
- *Ongar Castle* – The County Archaeological Service have commented that the scheme “is unlikely to have a significant archaeological impact and any foundations will be subject to an archaeological watching brief by the department”.
- *Appropriateness of Site* – The location of memorials such as this scheme is always a compromise between site security, visibility and being a part of the local landscape, and many memorials are built on the side of roads, requiring road closures for Remembrance Day ceremonies, and others are within buildings with limited public exposure. In this case the siting will enable Remembrance Day services to be held without having to close the main road. It is also the case that the presence of the memorial in a well used local facility may cause users of it to pause in their daily routine to acknowledge the significance of such a structure.

## Conclusion

This application is considered to be acceptable, and is therefore recommended for approval.

## SUMMARY OF REPRESENTATIONS:

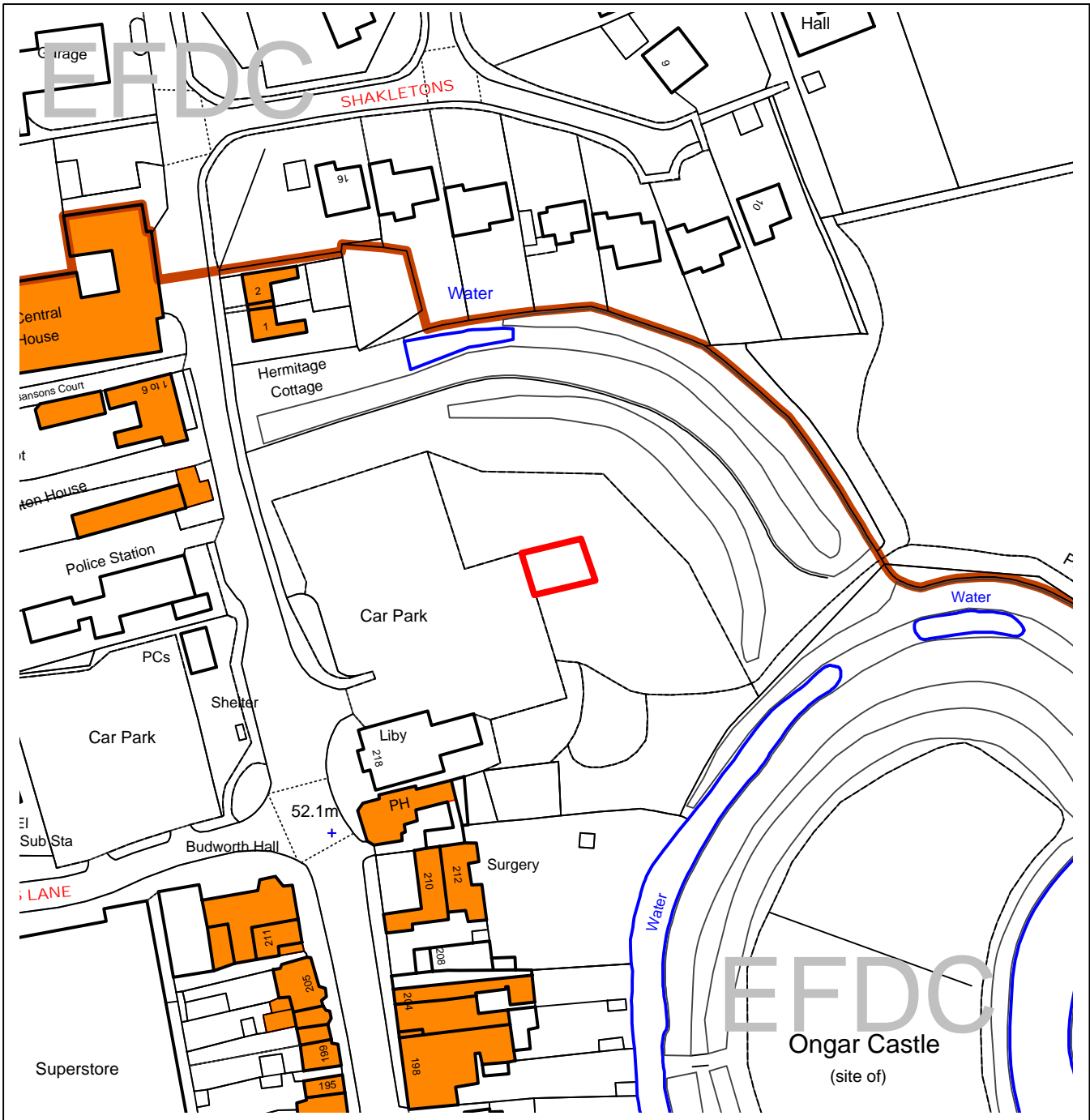
PARISH COUNCIL – Object, it is considered that the scale of the proposal, being 8m x 1.5m x 0.5m would have a detrimental impact on the street scene. The 15m x 11m footprint of the proposal would have a negative impact on the flora and fauna of this green area. Construction works would be likely to damage the roots of surrounding trees. The proposal would result in the loss of an estimated 50% of a much valued amenity space. The Council does not feel that the development is appropriate in such close proximity to the historic Ongar Castle site. The Council does not feel that the chosen site for this proposal, at the rear of the car park, is appropriate for the erection of a war memorial as it devalues the respect and honour that should be accorded to those who have fallen in the service of their country.

29 COOPERS HILL – 1) Open space is an asset of the town and is visible from the road being safe for children and picnics. 2) A new war memorial is not required. Our own memorial is the Ongar War Memorial Hospital. Missing names can be added. 3) A memorial could be vandalised in this particular area.



# Epping Forest District Council

## Area Planning Sub-Committee



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|                            |  |
|----------------------------|--|
| <b>Agenda Item Number:</b> | <b>3</b>                               |
| Application Number:        | EPF/0538/07                            |
| Site Name:                 | Pleasance Car Park, High Street, Ongar |
| Scale of Plot:             | 1/1250                                 |