

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee East Wednesday, 9th July, 2008

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

Time: 7.30 pm

Democratic Services Officer Mark Jenkins - The Office of the Chief Executive
Email: mjenkins@eppingforestdc.gov.uk Tel: 01992 564607

Members:

Councillors A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

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.

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.

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 SUB-COMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 7 - 24)

To confirm the minutes of the Sub-Committee meeting of 18 June 2008.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) 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. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/12/08 SHAKLETONS, ONGAR (Pages 25 - 28)

To confirm the attached Tree Preservation Order.

8. CONFIRMATION OF TREE PRESERVATION ORDER EPF/05/08 - THREEWAYS HOUSE, EPPING ROAD, ONGAR (Pages 29 - 32)

To confirm the attached Tree Preservation Order.

9. DEVELOPMENT CONTROL (Pages 33 - 54)

(Director 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.

10. DELEGATED DECISIONS

(Director 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.

11. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

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

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

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

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of

the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

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

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

Advice to Public and Speakers at Council Planning Subcommittees

Are the 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.

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.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Subcommittee before leaving.

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. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

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'

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 18 June 2008

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.40 pm
High Street, Epping

Members Present: A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, Ms J Hedges, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: D Jacobs

Officers Present: A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and G Woodhall (Democratic Services Officer)

10. 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.

11. 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.

12. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 May 2008 be taken as read and signed by the Chairman as a correct record.

13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal, non prejudicial interest in the following item of the agenda by virtue of having attended a public meeting and, as Ward Councillor, a private meeting regarding the application in question. The Councillor wanted it noted that he had not stated how he had intended to vote on this application, nor had he fettered his discretion:

- EPF/0070/08 Saint Margaret's Hospital, The Plain, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, C Whitbread, Mrs J Whitehouse and J Whitehouse declared a personal interest in the following item of the agenda by virtue of having attended a public meeting regarding the application site. The Councillors had determined that their interest was not prejudicial and that they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0070/08 Saint Margaret's Hospital, The Plain, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal interest in the following item of the agenda, by virtue of his property backing onto the site in question. He added that the proposed development was a considerable distance from his property. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0534/08 3 Great Stony Park, High Street, Ongar

(d) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0534/08 3 Great Stony Park, High Street, Ongar
- EPF/0870/08 J Sainsbury PLC, Basons Lane, Ongar

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda, by virtue of being members of North Weald Parish Council. The Councillors had determined that their interest was not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0627/08 264 High Road, North Weald, Epping

(f) 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 being the Housing Portfolio Holder. The Councillor stated that although his portfolio would benefit from the nomination rights of this application, he had not been involved in any discussions regarding the application, therefore the Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0070/08 Saint Margaret's Hospital, The Plain, Epping

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

- EPF/0070/08 Saint Margaret's Hospital, The Plain, Epping

- EPF/0279/08 Quality Hotel (The Bell Hotel), High Road, Epping

(h) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following items of the agenda, by virtue of being acquainted with the public speaker on the applications, Councillor B Surtees. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0534/08 3 Great Stony Park, High Street, Ongar
- EPF/0870/08 J Sainsbury PLC, Basons Lane, Ongar

(i) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0539/08 Oak Hill Farm, Coppice Row, Theydon Bois
- EPF/0777/08 40A Blackacre Road, Theydon Bois

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

- EPF/0539/08 Oak Hill Farm, Coppice Row, Theydon Bois
- EPF/0777/08 40A Blackacre Road, Theydon Bois

14. ANY OTHER BUSINESS

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

15. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 9 be determined as set out in the schedule attached to these minutes.

16. 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.

17. FINAL AREA PLANS EAST SUB-COMMITTEE MEETING OF ALEX SEBBINGER, PRINCIPAL PLANNING OFFICER

The Chairman informed the members of the Sub-Committee that this had been the last Area Plans East Sub-Committee meeting which Mr A Sebbinger, Principal Planning Officer, was attending. Mr A Sebbinger was moving to another council in the west country. On behalf of the Sub-Committee members, the Chairman thanked Mr A Sebbinger for all his hard work and wished him all the best in his new role.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0070/08
SITE ADDRESS:	Saint Margaret's Hospital The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Reserved matters application for 351 dwellings, landscaping and infrastructure.
DECISION:	Refused Permission

The Committee's attention was drawn to a letter of representation from 31 Beaconsfield Road, Epping and a further representation from Barchester Healthcare, Inverness

REASONS FOR REFUSAL

- 1 The proposals would give rise to an excessive density that would be out of keeping with the character and density of the surrounding development in the locality, and fails to complement the distinctive character and best qualities of the local area, to the detriment of this semi-rural location adjacent to Epping Forest. This is contrary to Policy ENV7 of the East of England Plan and Policy H3A of the Adopted Local Plan and Alterations.
- 2 The proposal gives rise to buildings in excess of three storeys, which would appear as an unduly prominent and uncharacteristically bulky development when viewed against the context of the surrounding urban and rural environments. This would appear detrimental to visual amenities and read as an development that is entirely out of character with the design and qualities of the area, and is contrary to Policy ENV7 of the East of England Plan, and Policies CP2, CP7, DBE1, DBE2, DBE3 and DBE9 of the Adopted Local Plan and Alterations.
- 3 The design of the development as a whole, in particular the central blocks of flats is unimaginative, and gives rise to a bland, uninspiring and visually unappealing built environment. This fails to complement the surrounding area and is contrary to Policy ENV7 of the East of England Plan and Policies CP2, CP7, DBE1, DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 4 The proposal does not provide adequate amenity space for the dwellings labelled as "Units 309-342" and would give rise to an unsatisfactory form of living accommodation for the proposed occupiers and would be out of character with the rural context of the site, contrary to policies DBE1 and DBE8 of the adopted Local Plan & Alterations.

- 5 The proposed layout and the development as a whole fails to accommodate an acceptable level of waste and recyclable refuse storage, and elements of that which has been indicated would not be useable for waste collection vehicles. The development does not therefore allow for functional use and does not allow for convenient movement within the development. This is contrary to Policies DBE3 and DBE5 of the Adopted Local Plan and Alterations.
- 6 The position of "Unit 46" close to the rear boundary with Nos. 54 and 56 The Plain would represent an overbearing development that would be detrimental to the amenities currently enjoyed by the occupiers of those properties and is contrary to DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 7 Insufficient information has been submitted in respect of the proposed access arrangements and the impact of the development on the local highway network in terms of highway safety, capacity and accessibility. In the absence of this information it is considered that the proposal is likely to adversely affect the surrounding highway system and would be contrary to Policy T8 of the East of England Plan and Policy ST4 of the Adopted Local Plan and Alterations.
- 8 Conflicting information has been submitted with respect to the position of the proposed new road junction off The Plain. In the absence of definitive detail as to the precise position of this access it is considered the proposal could give rise to situations prejudicial to highway safety and is therefore contrary Policy T8 of the East of England Plan and Policy ST4 of the Adopted Local Plan and Alterations.
- 9 Insufficient information has been submitted with respect to the impact of the development on air quality arising from additional vehicular traffic that will be generated by this development, in particular how this would affect Epping Forest as a Special Area for Conservation and Site of Special Scientific Interest. In the absence of this information it is considered that the proposal is likely to harm the Forest and be detrimental to its conservation. This would be contrary to Policy NC1 of the Adopted Local Plan and Alterations.
- 10 Insufficient information has been submitted with respect to the survey of bats (a protected species) within the site. In the absence of this information it is considered that this proposal is likely to cause undue harm to an established wildlife habitat and is contrary to Policy NC4 of the Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0279/08
SITE ADDRESS:	Quality Hotel (The Bell Hotel) High Road Epping Essex CM16 4DG
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Outline application for the partial demolition of The Bell Inn and erection of new extension and Care Home.
DECISION:	Granted Permission (With Conditions)

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 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 design, scale and appearance of the buildings, parking for the development and landscaping.
- 3 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.
- 4 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.
- 5 Before the commencement of the development, or of any works on the site and concurrently with the detailed design plans, a full tree and site survey shall be submitted to the Local Planning Authority. The submitted details shall include, as appropriate, the following information at a legible scale:
 - (a) Reference number, species, location, girth or stem diameter and accurately planned crown spread, of all trees with a stem diameter with 100mm or greater on of

adjacent to the site; and

- (b) An assessment of their condition and value;
- (c) Details of existing levels, including contours where appropriate, and any proposed changes of level across the site;
- (d) Location, spread and other relevant details of relevant hedgerows, hedges and other significant areas of vegetation;
- (e) Location and dimensions of existing watercourses, drainage channels and other aquatic features with water, invert and bank levels as appropriate;
- (f) Trees, or other features to be removed which shall be clearly and separately identified on the plans.
- (g) Existing boundary treatments and forms of enclosure;
- (h) Existing structures, services and other artefacts, including hard surfaces;
- (i) Indication of land use, roads or other means of access, structures and natural features on land adjoining the development site; and
- (j) Route of existing footpaths and public rights of way on and adjoining the site.

- 6 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.

- 7 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the

storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 8 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 9 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 10 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.

- 11 The development shall not be occupied until car parking provision in accordance with the Council's adopted standards, details of which shall be submitted for approval with the other details required by condition 2 above, including parking spaces for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
- 12 Prior to the commencement of the development the details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be provided before occupation and retained at all times.
- 13 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.
- 14 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 floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Report Item No: 3

APPLICATION No:	EPF/0842/08
SITE ADDRESS:	Brick Cottage Church Lane Matching Harlow Essex CM17 0QX
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Amendment to planning approval EPF/2042/07 to extend garage and revise fenestration and change of use of garage extension from storage to classroom.
DECISION:	Granted Permission (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 The classroom use hereby permitted shall only be carried out between 9.00am and 9.30pm Monday to Friday. The use shall not be carried out outside these times and at no time on Saturdays, Sundays or Bank Holidays.
- 3 The use hereby permitted shall only be carried out by Anne Louise Whale.

Report Item No: 4

APPLICATION No:	EPF/0627/08
SITE ADDRESS:	264 High Road North Weald Epping Essex CM16 6EF
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
DECISION:	Granted Permission (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 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 development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0534/08
SITE ADDRESS:	3 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Lowering of sills to pair of rear ground floor windows and new sash frames to match existing.
DECISION:	Granted Permission (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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The window frames hereby approved shall be white painted timber.

Report Item No: 6

APPLICATION No:	EPF/0870/08
SITE ADDRESS:	J Sainsbury Plc Bansons Lane Ongar Essex CM5 9AR
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Car park sign. (Revised application)
DECISION:	Granted Permission

Report Item No: 7

APPLICATION No:	EPF/0271/08
SITE ADDRESS:	Stocks Farm Murthering Lane Stapleford Abbots Romford Essex RM4 1JT
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of 17.9 metre high telecommunication lattice tower supporting O2 UK Ltd and Vodafone antennas with 5 no. outdoor equipment cabinets, and associated ancillary development. (To be located next to copse of trees some 175 metres to the west of Stock Farm buildings.)
DECISION:	Deferred

The Committee deferred this application in order for the applicant to explore alternative designs for the mast in the form of a mock tree.

Report Item No: 8

APPLICATION No:	EPF/0539/08
SITE ADDRESS:	Oak Hill Farm Coppice Row Theydon Bois Essex CM16 7DR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing farmhouse and ancillary building and erection of new house.
DECISION:	Granted Permission (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 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 2, Class E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

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

any variation.

5 Prior to the commencement of the development details of the proposed surface materials for the driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

6 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.

7 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

8 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 floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

9 Prior to the first occupation of the works hereby approved all existing buildings on the site, and hardstand areas, shall be demolished and all resulting debris removed from the site.

Report Item No: 9

APPLICATION No:	EPF/0777/08
SITE ADDRESS:	40A Blackacre Road Theydon Bois Epping Essex CM16 7LU
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing detached dwelling and erection of new dwelling.
DECISION:	Granted Permission (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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor east and west facing flank walls shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 The development, including site clearance and demolition, 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 landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 7 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.

Report to the Area Plans Sub-Committee East

Date of meeting: 9 July 2008

**Subject: Confirmation of Tree Preservation Order
TPO/EPF/12/08: Shakletons, Ongar**



**Epping Forest
District Council**

Responsible Officer: Christopher Neilan (01992 56 4117)

Democratic Services Officer: Mark Jenkins (01992 56 4607)

Recommendation:

That the tree preservation order TPO/EPF/12/08 be confirmed without modification.

Background:

1. Tree Preservation Order TPO/EPF/12/08 became effective on 17th April 2008. It was made to as re-protection order in respect of trees protected by an Essex County Council Tree Preservation Order at the Shakletons. It is the first of a number of re-protection orders being made prior to the County Council withdrawing protection for the trees. The Tree Preservation Order is based on information collected during a survey funded by Essex County Council, but validated by District Council Officers. The aim is to continue the long-term protection of the trees that the Essex County Council Order has afforded. It includes protection for a Horse Chestnut at 9 Shakletons, T7 in the order.

Objection

2. One objection has been received to the confirmation of the order from the owner of 9 Shakletons, dated Wednesday 7th May 2008. The objection refers to one tree standing to the front of the above property, a Horse Chestnut tree. The objector asks that the tree preservation order in respect of the Horse Chestnut tree not be confirmed. The reasons given are:

(i). That the owners have received have advice that the tree is top heavy, it is essentially a forest tree normally protected by other trees and its current isolated situation it is vulnerable in strong winds and storms.

(ii). The scars on the trunk indicate disease and/or weakness and poor health.

(iii). That damage has been experienced to the driveway as a result of root activity.

(iv). Because of its proximity to a drain they expect damage to the drain.

(v). There are health and safety issues to pedestrians arriving from conkers on the public road and pathways, pedestrians being likely to slip or fall.

(vi). In the autumn there are similar problems as a result of wet leaves.

(vii). They feel that reductions allowed previously have not been sufficient; they quote 10% as what they have been allowed with 25% as reasonable reduction allowed in other parts of Essex.

(viii). The objector also points out that in his view the Council has made no attempt to make the street safe for pedestrians and that he has been advised that it is not his responsibility. He feels that there is a disparity between the way this tree is looked after and similar trees nearby that are the responsibility of the Council.

Issues and Considerations

3. In considering whether to confirm the tree preservation order in respect of this particular tree it is important to note that the order extends existing protection and gives the Council a role in deciding what is the best course of action in respect of problems; it does not prevent applications, nor does it prevent necessary work being done providing it can be seen to be justified. Nor is it necessary for the Council to demonstrate that the tree has no problems or that there are no issues concerned with it. Any large tree which stands in a place that is open to the public will have issues; the Council has generally taken the view that it is in the public interest for decisions concerning trees which are very significant public amenities have an involvement from the Council and in particular that unnecessary loss of trees is prevented. In the event of a felling being necessary then the tree preservation order allows the Council to have a say about new planting.

4. Applying this to a particular tree it is in a place which means it has a considerable local significance. Turning into Shakletons from the main road the tree stands immediately ahead; on slightly rising ground and is a prominent and attractive specimen.

5. The County Council has given permission for pruning in the past; whether or not those permissions have been felt by the objector to be for a sufficient percentage of the tree crown is not relevant to whether the tree preservation order is confirmed. There are reasons to believe that future reductions will be required; there are at least two extended limbs over adjacent roadways; there are old wounds on the stem from previous pruning and there is a small amount of sap being exuded from the stem near the ground level. On the other hand the overall condition of the tree appears to be health, the crown foliage appears good, the problems, including vulnerability to wind damage, appear manageable and there is no reason to think that the tree should not remain a major public asset for many years to come, with sympathetic tree surgery.

6. It is true that excessive reductions would spoil the tree. There is a case for some reduction of side branches but the height of the tree is important to its public value. The Council therefore has a role in moderating and modifying the management of the tree while taking into account the fact that public safety is a very significant issue in this particular instance.

7. In relation to issues of conkers and leaves, while it is recognised that these are problems that can be difficult to manage it is not felt that these justify removal or excessively harsh pruning of such an important tree. It would however be opened to officers and relevant committees if necessary to consider applications for pruning which might have some impact on lessening these problems.

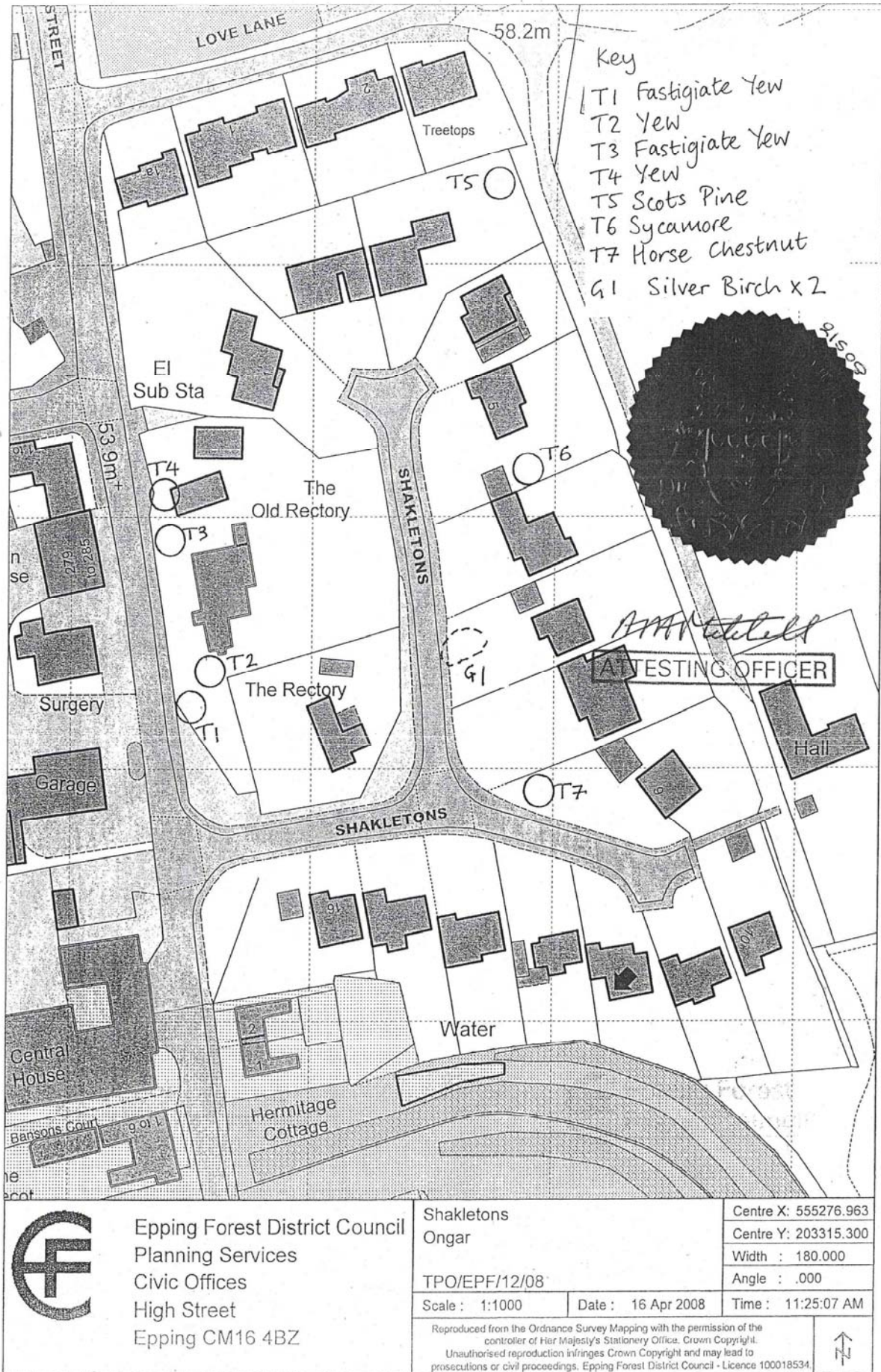
8. In relation to damage to the drive and adjacent structures. No excessive damage was noted on the site visit; the tree preservation order would ensure that no

over hasty decision is made about the future of the tree in relation to such damage and that the solution as far as possible take in to account the health and stability of the tree.

9. It is not considered that the comments relating to public safety and the Council's care of adjacent trees are reasons not confirm the order. As a matter of fact the responsibility of a preserved tree remains the owners' unless damage or loss arises as a result of an application that would have dealt with the particular issue being refused. The Council does not have responsibility of maintaining a preserved tree in a safe condition as such although clearly we would give assistance to the owner is requested. The owner has been contacted to make him aware of this.

Conclusion

10. Because of the general importance of the urban tree environment and the importance of the Horse Chestnut tree in the local landscape, priority should be given to tree retention in this instance. Tree Preservation Order TPO/EPF/12/08 should therefore be confirmed without modification.



Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

Shakletons
 Ongar

TPO/EPF/12/08

Scale : 1:1000

Date : 16 Apr 2008

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Centre Y: 203315.300

Width : 180.000

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Report to the Area Plans Sub-Committee East

Date of meeting: 9 July 2008.

**Subject: Confirmation of Tree Preservation Order EPF/05/08 –
Threeways House, Epping Road, Ongar, Essex CM5 0BD**



**Epping Forest
District Council**

Responsible Officer: Elizabeth Haines (01992 56 4452)

Democratic Services Officer: Mark Jenkins (01992 56 4607)

Recommendation:

That Tree Preservation Order EPF/05/08 is confirmed with modifications.

Background:

1. Tree Preservation Order EPF/05/08 was made to protect several specimen trees within this site. The trees according to the plan and schedule are: T1 Scots Pine; T2 Redwood; T3 Yew; T4 Redwood; T5 Scots Pine
2. The Tree Preservation Order was made as a result of a pre application planning enquiry. The purpose of this order is to ensure that the trees are taken into account should a planning application be received for this site.

Objection to the Tree Preservation Order:

3. An objection to the Order has been received from Mr A. Barrett of Wortley Byers LLP on behalf of Mr and Mrs J.R.M. Walker.

The grounds of the objection are as follows:-

- i) The identification of tree species as identified within the TPO are inaccurate.
- ii) The location of T1-T5 is not clear within the TPO
- iii) T1, T2, T3, and T4 are not substantially visible from a public place.
- iv) The LPA has not used any methodology for serving a TPO and therefore the LPA is acting unfairly.

Comments of the Director of Planning & Economic Development: 4. The detailed response to the grounds of objection is set out below:

- i) It is accepted that due to a drafting error the nomenclature as shown within the Order is incorrect. T1 is a Monterey Cypress not a Scots Pine and T5 is a Corsican Pine, not a Scots Pine. T2 is a spruce, not a Redwood. It is recommended that T1 is amended to Cypress and T5 is amended to Pine.

ii) A resurvey of the site has shown minor inaccuracies in plotting some of the trees on the schedule. However, all of the trees listed within the TPO are easily identifiable within the site and it unlikely that confusion could arise as a result.

iii) For a TPO to be made there has to be a contribution to public amenity, and normally this requires the trees to be publicly visible. The confirmation process allows a review of the original assessment, which necessarily has to be undertaken urgently. In this case the visual importance of the T1,2,3 and 4 has been reviewed in the light of the objection, T1 and T4 are visible from neighbouring back gardens and surrounding roads within the Shelley estate. They are substantially visible from public places, and make an important contribution to the visual amenity of the area. However although T2 (Spruce) and T3 (Yew) are at potential risk from development, it is accepted that their public value is limited. T2 is visible to adjacent neighbours, but not to the general public; T3 is visible to neighbours, and potentially glimpsed by the general public. Therefore, although both trees have merits as specimens on balance it is felt fair and realistic to delete these two trees from the Order.

iv) The methodology used for serving this TPO is in accordance with the DETR's "Tree Preservation Orders – A Guide to the Law and Good Practice".

Conclusion:

5) It is important to ensure, in line with the Council's policies, that the most important trees are retained on sites due to be developed. The trees that have been selected for preservation contribute considerably to the greening and well treed character of the landscape in this area. It is expedient to protect these specimen trees in order to afford them due consideration in the event of a planning application being made on this site. Confirmation of the Order with the suggested modifications is recommended.

6) The trees to be protected , as modified, would be: T1, Cypress; T4, Redwood, and T5, Pine.



Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

Threeways House
 Epping Road
 Ongar
 TPO/EPF/05/08

Scale : 1:1000

Date : 20 Feb 2008

Time : 05:43:11 PM

Centre X: 554938.000
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AREA PLANS SUB-COMMITTEE 'EAST'

Date 9 July 2008

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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2	EPF/0949/08	67 Hoe Lane, Abridge, Essex	Refused Permission	39
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Report Item No: 1

APPLICATION No:	EPF/0956/08
SITE ADDRESS:	2 & 3 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Broadley Common, Epping Upland and Nazeing Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Mr & Mrs Burt & Mr & Mrs Joes
DESCRIPTION OF PROPOSAL:	Replacement garage block. (Revised application)
RECOMMENDED DECISION:	Grant Permission (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 The building hereby approved shall be used for garaging and domestic workshop only and shall not at any time be converted to habitable living accommodation.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant is seeking planning permission for the construction of a detached garage block which is to be situated in the rear gardens of both 2 and 3 Griffins Wood Cottages. The proposed development is to replace the existing garage block.

The proposed garage will have a maximum width of 10.2 metres by a depth of 9.6 metres and will have an overall height of 4 metres. It will comprise room for a vehicle space for each of 2 & 3 Griffins Wood Cottages whilst number 3 would also have access to a workshop, W/C and garden shed.

Description of Site:

The subject site comprises of two properties known as 2 and 3 Griffins Wood Cottages that are located on the northern side of High Road on the outskirts of Epping. A mid terrace and an end of terrace dwelling are located towards the front of the two properties. An existing garage block is located towards the rear of the site which is to be removed to make way for the proposed development. A private road runs parallel to the western boundary which provides vehicle access to the existing garage. Mature vegetation is located on the side and rear boundaries of the properties.

The subject site and the adjoining properties are located within the Metropolitan Green Belt and a Conservation Area. Residential dwellings are located to the east and west of the site which comprise of a different mixture of building forms and styles. Public open space is adjacent the site to the south.

Relevant History:

EPF/2634/07 – Replacement Garage Block (refused)

Policies Applied:

DBE1 Design of new buildings
DBE2 Effect on adjoining amenities
DBE4 Design in the Green Belt
DBE9 Loss of amenity
GB2A Development in Green Belt
HC6 Character Appearance and setting of Conservation Areas
HC7 Development within Conservation Areas

Issues and Considerations:

It should be noted that the previous application was refused (EPF/2634/07) as it was considered that the design of the replacement garage was inappropriate and that it would have a harmful impact to the open character of the Green Belt.

The applicant has amended the application to reduce the height of the garage from 6 metres to 4 metres. The building footprint of the previous application comprised of approximately 96 square metres. Although the shape of the building footprint has changed, the proposed garage block still proposes approximately 96 square metres of floor area.

As the height of the proposed development has been reduced considerably, it is now considered that it wouldn't appear as a visually dominant feature or appear as an overbearing development when viewed from adjoining properties and the streetscene. It is considered that the development is acceptable as it has been designed in a way to reflect and blend into the character of the surrounding area. The development is well articulated and it will create visual interest without causing material detriment to adjoining property owners.

It is considered that the proposed development will not have an impact to the historical significance of the Conservation Area. The application was referred to Council's heritage officer who advised that they had no objections to the proposed scheme.

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 such as small extensions to the existing dwelling.

Given the reduction in height of the proposed garage block in relation to the scheme that was refused, it is now considered that it will not have a harmful impact to the open character of this part

of the Green Belt as it would not appear as visually dominant as the previous scheme. It is now considered that the proposed development would be in accordance with Council's Green Belt policies.

Consideration has been given to the impact of the proposal to 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 is minor, with the shadow generally cast over the subject site itself. It is noted that the development will cast a shadow into adjoining properties, however it is believed that adequate sunlight will still be received to secluded open space areas and habitable room windows of the properties throughout the day.

It is considered that there wouldn't be a loss of privacy to adjoining properties as there is existing screening on the boundaries and that the proposed development is to be used as a garage and storage area and not for living accommodation.

Conclusion:

In conclusion it is considered that the proposed development is now acceptable in terms of its design and appearance and that it does not have a harmful impact to the open character of the Green Belt. Therefore it is recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL: The committee objects to this application for the following reason:

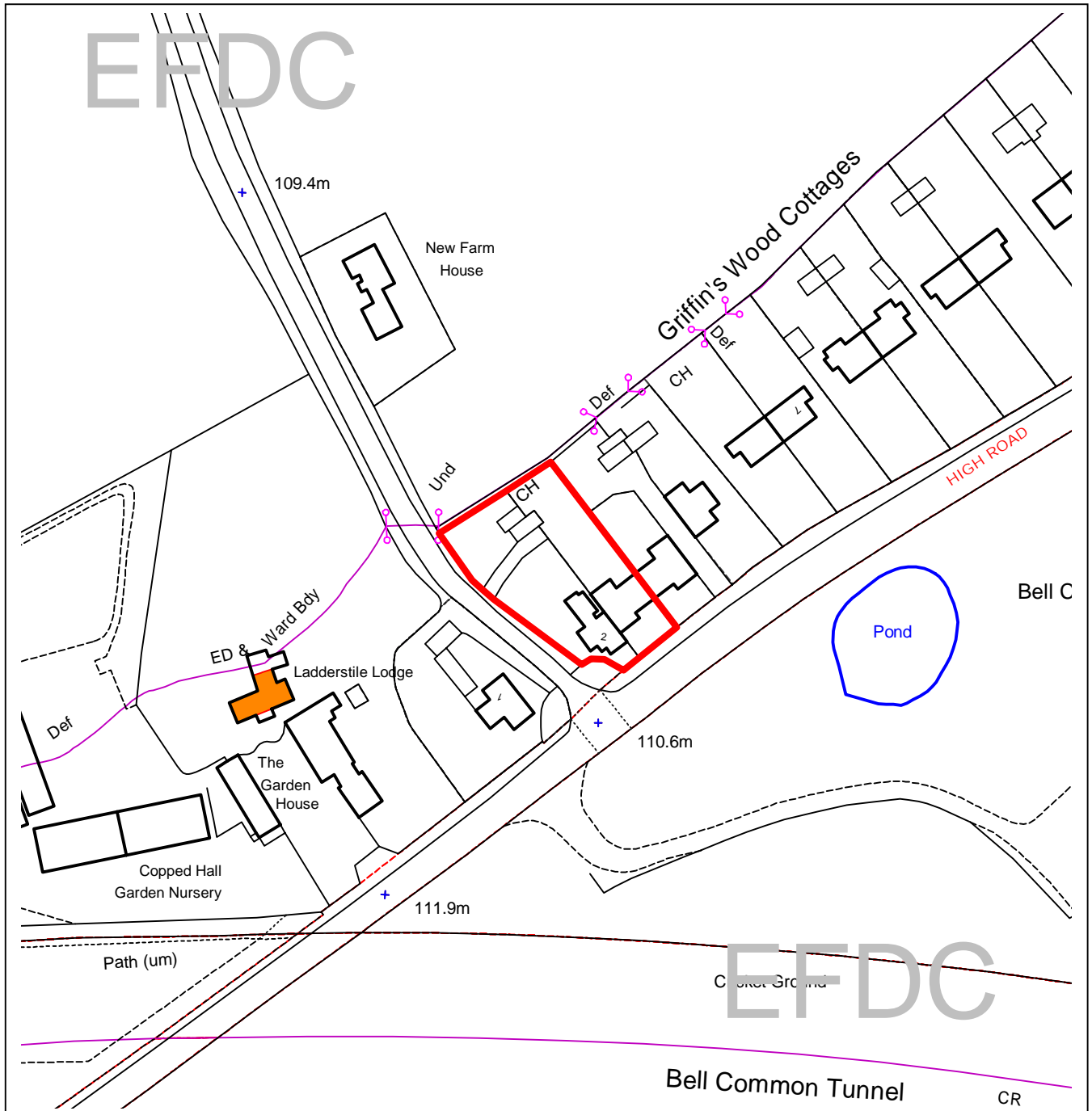
The proposed arrangements are considerably larger than the existing arrangements. Committee noticed that the plans showing the existing arrangements include garden fencing as part of the built environment and this merely seems to confuse the issues. Overall the committee considered that such a large structure would be inappropriate within the green belt.

NEIGHBOURS: no representations were received.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/0956/08
Site Name:	2 & 3 Griffins Wood Cottages, High Road, Epping, CM16 4DH
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0949/08
SITE ADDRESS:	67 Hoe Lane Abridge Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr Paul Gershon
DESCRIPTION OF PROPOSAL:	Removal of boiler room and additions to existing dwelling. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed development will significantly increase the bulk of the dwelling and in relation to the adjacent bungalows in this rural location this will result in an overly prominent dwelling within the street scene that will be visually harmful to the street scene and the Green Belt, contrary to policy DBE10 of the Local Plan and Alterations.
- 2 The site is located within the Metropolitan Green Belt. The proposed additions and alterations taken together with the previous extensions to the dwelling amount to additions disproportionate to the size of the original dwelling. The development is therefore inappropriate in the Green Belt and harmful to the openness of the Green Belt contrary to National Guidance and policies GB2 and GB14A of the adopted Local Plan and Local Plan Alterations.

This application is before this Committee since it has been 'called in' by Councillor Brian Rolfe (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

This is a revised scheme following a previously refused application of a similar description for the demolition of a boiler room and alterations and extensions that will remodel the existing dwelling changing it from a chalet bungalow style dwelling with first floor living accommodation within the roofspace to a full two storey dwelling and including a first floor addition above the existing garage.

Description of Site:

The subject site accommodates a detached chalet bungalow finished in red brick walls with a plain tiled roof that has been altered with dormer windows to allow rooms in the roof. The site is the last dwelling within a small cluster of dwellings located on the northeast of Hoe Lane before an open stretch of countryside in the rural village of Abridge. The properties within this cluster are built in a linear arrangement and comprise of individually styled detached dwellings with an alternate mix of two-storey dwellings and bungalow style dwellings set back from the road.

The site and surrounding area falls within the Metropolitan Green Belt.

Relevant History:

EPO/0478/70 – Extensions: Granted - 08/09/1970

EPO/0264/73 – Dormer windows: Granted - 08/05/1973

EPO/0744/71 – Extension to garage: Granted - 14/12/1971

EPF/0793/93 - Single storey front extension: 21/09/1993

EPF/2516/07 - Convert the chalet bungalow into a two storey dwelling, remodel the existing attached double garage with an additional floor above and erect a first floor extension. Refused on Green Belt grounds and on impact on the street scene.

Policies Applied:

Development Policies from Epping Forest District Council's Replacement Local Plan:

GB2A – Development within the Green Belt.

GB14A – Extensions to residential properties in the Green Belt.

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

Issues and Considerations:

This is a revised application following a previous submission of a similar description, refused under planning ref: EPF/2516/07. The revisions are relatively minor. The basic design and scale of the development is similar but the revised application has a larger dormer window above the garage and has an additional first floor rear extension. The main issues are considered to be whether the development is appropriate in the Green Belt, impact on neighbours and whether the design is appropriate in the street scene.

1. Development within the Green Belt:

This property is a detached bungalow set within a wide plot of land in the Metropolitan Green Belt. The original bungalow was built circa 1947 after planning permission was sought and granted in 1946. The history at this site shows that the property has been extended from the 1970s with a single storey rear and front extension, extension to the garage and the addition of dormers windows in the roof space.

When considering extensions to dwellings within the green belt, Planning Policy Guidance Note (PPG) 2: Green Belts, emphasises that the appropriateness of extensions to dwellings in the Green Belt should be judged against the size of the original building. Policy GB14A of the Epping Forest District Local Plan Alterations, 2006 further supports this stating '...disproportionate additions of more than 40%, up to a maximum of 50m², over and above the total floor space of the original building' would not normally be approved.

Therefore, in order to approve any extensions to dwellings sited within the MGB, both criteria set within policy GB14A should be met.

The existing extensions to the subject dwelling have been quite substantial additions to the original chalet style bungalow.

The proposal will remove the first floor dormers and remodel the dwelling with a pitched crown style roof, erect a first floor rear extension above the existing single storey ground floor extension and create additional rooms in the roof above the attached garage with front and rear dormer roof additions.

Excluding any extensions to the dwelling, the original chalet bungalow with one bedroom in the roof covered a usable floor area of approximately 127.15m².

As existing, the property has already exceeded the threshold as it has been extended by 58.91%

Taking into account what is proposed together with the existing extensions, this is a potential increase of 119% from the size of the original dwelling

This is clearly contrary to the requirements of Policy GB14A of the Local Plan Alterations and as such the proposed extensions are inappropriate and by definition harmful to the Green Belt. Additionally the proposed alterations and extensions add considerable bulk to the building which has a significant visual impact on openness.

For the development to be acceptable there would need to be very special circumstances applicable to this site which would outweigh the harm to the Green Belt.

It has been suggested that the visual improvements to the dwelling, removing the existing unsightly box dormers and creating a more aesthetically pleasing dwelling should perhaps override the green belt restrictions. It is not accepted that the improvements proposed amount to very special circumstances sufficient to overcome the presumption against inappropriate development. Improvements could be made without such large increases in floorspace.

The additional bulk and two-storey profile would be noticeable from the rear, significantly from the front aspect within the street scene and from the view of the open countryside.

The proposal will therefore be an intrusive form of development within the street scene and the wider landscape especially as the subject site is the last house before open countryside. It is considered that the proposed alteration as revised would harm the open character of the rural area and constitutes inappropriate development in the green belt.

2. Effect on the amenities of surrounding properties:

The various additions to the roof have greatly altered the appearance of the original modest chalet bungalow. However the additional bulk now proposed with its enlarged first floor and roof span will be noticeable from the dwellings immediately northwest of the site nos. 65 and 63, which are both modest chalet style bungalows.

The proposed alterations will be contained within the footprint of the main building and should not cause loss of light,

There is some concern regarding the bedroom window to the north first floor flank wall, which overlooks a habitable room at adjacent dwelling No. 65 however, a condition could secure obscure glazing for this window to overcome any concerns.

3. Design and Appearance within the street scene

While the design put forward with this scheme may result in visual improvement to the rather unattractive extended property that exists, it will due to its bulk and raised eaves level appear more prominent in the street scene and out of keeping with the adjacent dwellings on this side of the road which have lower eaves heights.

Following on from the previous refusal, if anything this revised scheme is more ambitious, and has greater visual impact as it has added upon the usable floor area and the size of the front and rear

dormer windows above the existing garage, therefore this scheme has not overcome the reasons for the previous refusal.

Conclusion

The design of this revised scheme remains unacceptable due to its bulk in relation to the adjacent properties. The scale of the proposed alterations to the dwelling goes against government advice and fails to meet with this Council's Adopted Local Plan Policy GB14A and as there are no very special circumstances associated with this application, while the positive comments have been taken into account, this proposal does not constitute a reasonable extension to the dwelling and as such is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - The Parish Council have discussed the above application and have No Objection to this application.

The previous application that was refused stated that this dwelling was originally a bungalow and that the development would create a two storey building and would result in an overly prominent dwelling. However, this building is currently a two storey chalet bungalow and according to local history there is no recollection of it being a one storey building. We are informed by the applicant that this is also the case when checking public records. It is possible that there may have been an error on the previous application regarding this point.

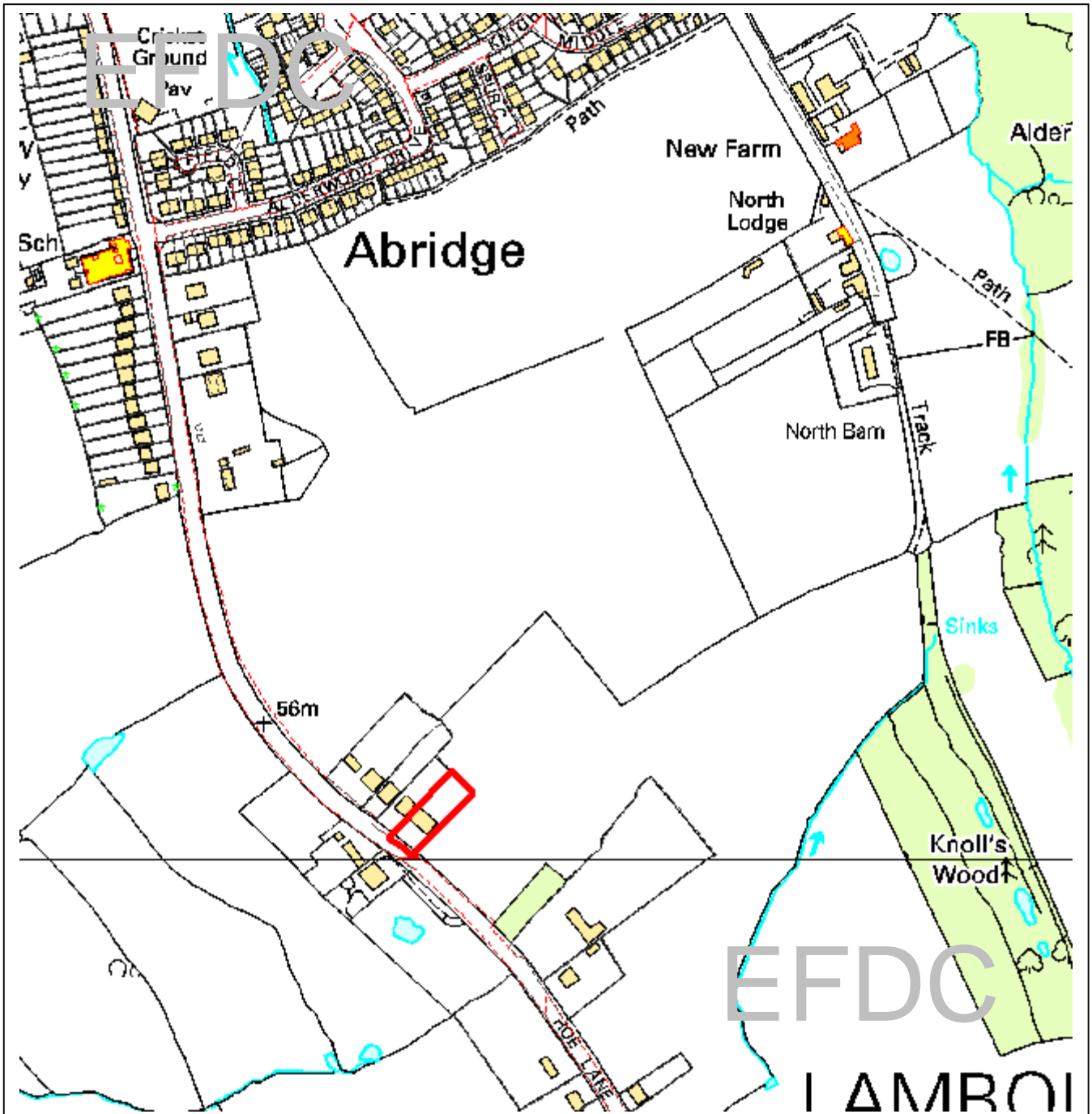
It is also felt that improvements to this dwelling would be welcomed as it has not been maintained for a number of years and appears unkempt in relation to the other properties along the street.

BRENDON, 80 HOE LANE - In support of the proposal as it will enhance the appearance of the dwelling.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/0949/08
Site Name:	67 Hoe Lane, Abridge, RM4 1AU
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/1025/08
SITE ADDRESS:	The Rosaries Harlow Common Harlow Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr M Conroy
DESCRIPTION OF PROPOSAL:	Detached garage block suitable for single parking space and Eco-Friendly Biomass Boiler including demolition of existing single bay garage. (Revised application)
RECOMMENDED DECISION:	Grant Permission (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 commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority, regarding the biomass boiler for the development. Details shall include the type of fuel, power and other technical data. The development shall then be completed and operated in accordance with the agreed details.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission to construct a detached garage that is to provide room for a vehicle and a biomass boiler with pellet storage area.

The garage itself will have a width of 6.2 metres by a depth of 6.1 metres and will have an overall height of 4.6 metres to the ridgeline. It will be setback approximately 4.5 metres from the front boundary and 1.5 metres from the southern side boundary. Materials for the development are to include red brick walls, stone parapet and a slate hipped roof.

It is also proposed to remove a single bay garage to the rear of the property behind the dwelling which is currently being constructed.

Description of Site:

The subject site is located on the eastern side of London Road just before the junction leading onto Harlow Common on the outskirts of Harlow. The site has a slight slope that falls from the rear of the property to the front. It has a wide frontage before it narrows in shape towards the rear. Located on the side and rear boundaries is a medium size timber paling fence and vegetation.

The site is currently vacant, however a replacement dwelling is currently under construction towards the rear. Vehicle access to the site is located on the junction of Harlow Common and London Road. A private open space area is to be located in front of the dwelling currently being constructed.

Although the subject site is located within a Green Belt, there are a number of detached residential dwellings within close vicinity of the site. Both adjoining buildings which are known as 'Maya' and 'Copper Beech' are bungalows.

Relevant History:

EPF/1063/04 – Erection of new detached dwelling and detached garage. (refused)

EPF/0921/06 – Removal of existing and construction of replacement dwelling. (approved with conditions)

EPF/0313/08 – New detached double garage block and space for an Eco Friendly Biomass boiler. (refused)

Policies Applied:

Local Plan Policies:

DBE1 Building in context

DBE2 Building in context

DBE4 Urban Design Analysis

DBE9 Residential amenity

GB2A Development in Green Belt

GB7A Conspicuous Development

Issues and Considerations:

The previous application (EPF/0313/08) was refused by Council for the following reason:

The proposed outbuilding, by reason of its size and bulk, detracts from the open character of the Green Belt and is thus contrary to national and local policies, including policies GB2A and GB14A of the adopted Local Plan and Alterations.

Council had no concerns with the design and appearance of the proposed development and considered that it would not cause a harmful impact to the amenities of adjoining property occupiers.

Therefore the main issues to be considered are whether the revised scheme has overcome Council's reason for refusal as stated above.

The applicant has amended the proposed scheme to reduce the size and scale of the development so that instead of being able to accommodate room for two vehicle spaces it can only provide room for one. In other words the building footprint has been reduced from 61 square metres to 38 square metres.

It has also been proposed to remove the garage towards the rear of the property to accommodate the additional floor space for the proposed garage.

Council's Policy states that buildings outside the residential curtilage would not normally be supported, as they would have an impact to the open character of the Green Belt. It should be noted that the proposed development is to be constructed within the residential curtilage of the site and its use is to be in association with the residential use that is currently being constructed. Given that the size and scale of the proposed development has been reduced and that the existing garage is to be removed from the site, it is now considered that the proposed development is not excessive and that its use would still preserve the open character and appearance of this part of the Green Belt and will not conflict with the purposes of including land within the Green Belt.

It is not considered that the development will cause undue loss of light or amenity to the neighbouring property.

There is a protected tree within the site, but the garage is to be sited such that it will not adversely affect the tree.

It is therefore considered that the proposed development has resolved Council's initial concern over impact on the Green Belt and that it is now in accordance with the adopted policies of the Local Plan and Local Plan Alterations.

Conclusion:

In conclusion it is considered that the proposed development is acceptable in terms of its design and appearance and that it would not have an impact to the protected tree on site or a significant impact on the amenity of neighbours or the openness of this part of the Green Belt.

It is therefore recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS

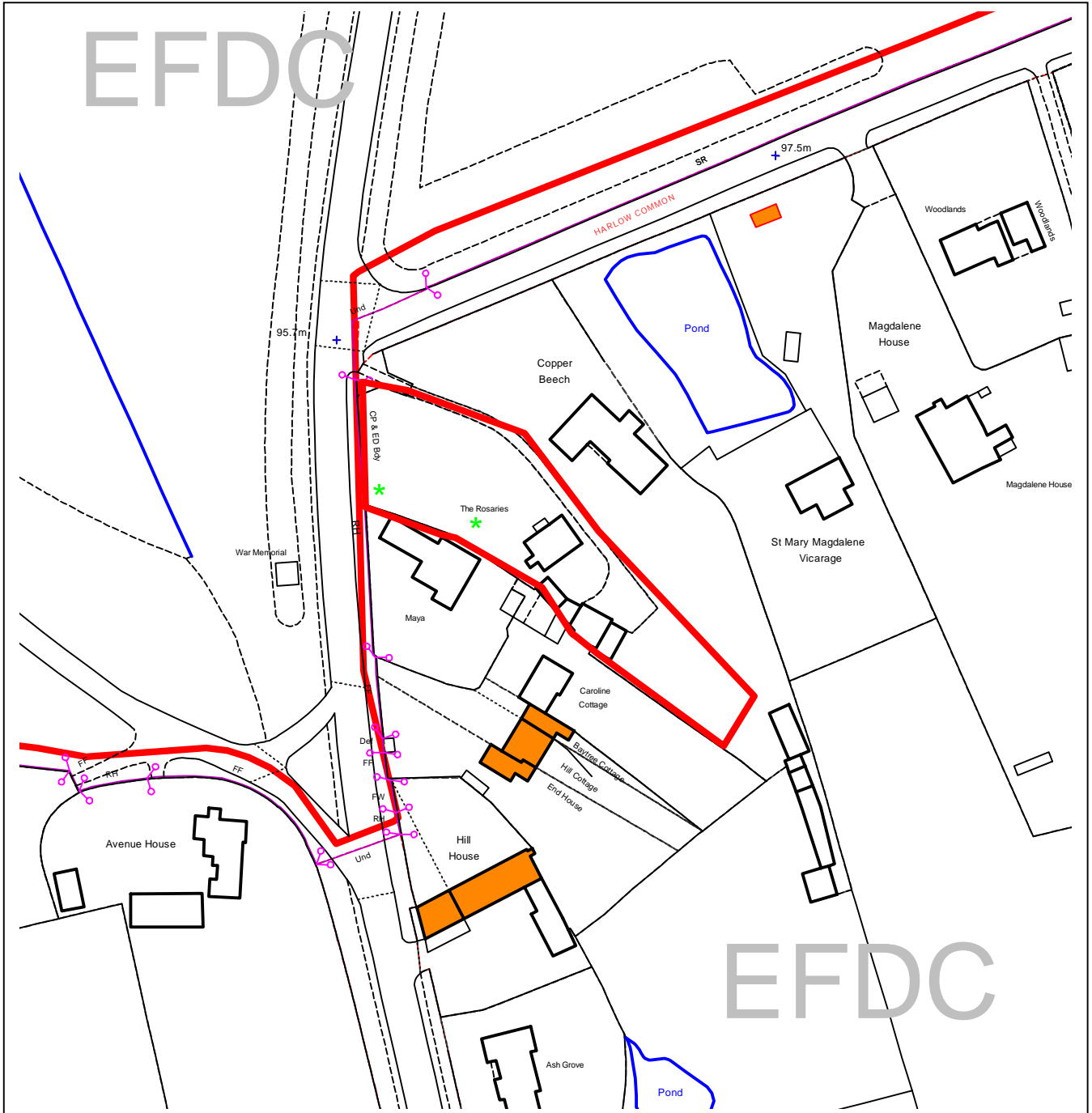
NORTH WEALD PARISH COUNCIL: The Council objects to the application as the proposal by its bulk, siting and size would represent an overdevelopment of the site.

MAYA, POTTER STREET, HARLOW– The development would have an impact to the openness of the Green Belt, cause an impact to highway safety, and would have an impact to adjoining amenities from noise and exhaust from the boiler, loss of light to our dining area. The building could be sited elsewhere within the site with less impact on neighbours.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/1025/08
Site Name:	The Rosaries, Harlow Common Harlow, CM17 9ND
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0862/08
SITE ADDRESS:	Former Caretakers House Wansfell College 30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Jason Cooper
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling (former Caretakers House to Wansfell College) and separate garage to create a new replacement building.
RECOMMENDED DECISION:	Grant Permission (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 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.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The curtilage of the proposed dwellinghouse shall be restricted to that area marked on approved drawing no. P01-01-30A date stamped 28/5/08 that clearly states "Residential curtilage/domestic garden to be identical to existing (397m2)" and not include the larger red-lined area that states "This area forms part of a change of use to private amenity for 30A Piercing Hill".

- 6 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 the dwelling hereby approved and maintained thereafter in the agreed positions.
- 7 The "building to be demolished", hard standing areas hatched in diagonal green, and tennis court shown to be removed and grassed over and landscaped as indicated on drawing no. P01-01-30A and E01-01-30A, located on the western side of the site within the area edged in red, shall be removed and grassed over, prior to the first occupation of the new dwelling and not reinstated afterwards as a hard surface.
- 8 Prior to the commencement of the development details of the proposed surface materials for the parking area and 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.
- 9 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles accessing the site), 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.
- 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.

This application is before this Committee since the recommendation conflicts with a previous resolution of a Committee (Pursuant to Section P4, Schedule A (i) of the Council's Delegated Functions).

Description of Proposal:

This is a full application for the replacement of a former caretaker's dwelling-house, No. 30A Piercing Hill, known as Woodview, with a new dwelling in the same location.

Description of Site:

The site is located to the rear of the now disused Wansfell College building and occupied by a now vacant caretaker's house and garden. It is located at the end of an access road approx.110m west

of the slip road part of Piercing Hill. Beyond the application site there is a hardstanding area and a detached garage with a high pitched roof, last used as an overspill car parking area to the college.

Although out of the application site, the site contains extensive parkland grounds to the College site, that lie to the rear of Nos. 31 to 34, which include tennis courts and a locally listed pergola, a garage building and black stained timber/corrugated outbuildings. Beyond this further west is woodland making up part of the Epping Forest. The whole area is Metropolitan Green Belt. Most housing in the area is further east and runs parallel to the slip road.

Relevant History:

CC/EPF/13/87 (County Council Ref) – Change of use of outbuildings to Principal's residence with addition of conservatory. Granted permission by the County Council on 1/12/87.

EPF/2031/05 – Outline application for replacement dwelling – Refused and Appeal dismissed October 2006.

EPF/1162/07 – Erection of a new dwelling – Refused and Appeal dismissed 2008.

EPF/2464/06 – Change of use, alteration and extension of Wansfell College to contain 14 flats with on-site parking – Refused and subsequent Appeal Allowed with costs of this appeal awarded against the Council.

Policies Applied:

Green Belt, Residential Development and Landscaping Policies from Epping Forest District Council's Adopted Local Plan:-

CP2 – Enhance and manage land in the Metropolitan Green Belt

GB2A – Allows for replacement of existing dwellings in the Green Belt so long as in accordance with GB15A.

GB4 – Extensions to residential curtilages.

GB7A – Prevent conspicuous development in the Green Belt.

GB15A – Replacement dwelling should not be materially greater in volume than that which it would replace.

DBE2 – Effect of new structures on neighbourhood.

DBE4 – New buildings in the Green Belt.

DBE8 – Provision of private amenity space

ST6 – Vehicle parking

Issues and Considerations:

The main issue is whether the proposal would represent inappropriate development in the Metropolitan Green Belt and affect openness and visual amenities of the Green Belt..

1. Green Belt Considerations.

No. 30A, Woodview, a current two-storey detached house, would be demolished and a new dwelling built in its place. The previous dismissed appeals had shown a larger new dwelling located further west. The Planning Inspector in those two cases had also concluded that the new house position into a largely open area of parkland would harm the open character and visual amenities of this part of the Green Belt.

In those two appeal cases, the new house was resited to allow a parking area to be formed to serve the proposed flats, but the Inspector in allowing the appeal for the flat conversion in February 2008, concluded that the future residents would have a 70 metre walk to their accommodation and more appropriate locations should be found closer to the former college

building to prevent parking on the highway. This has in effect given the green-light to the rebuilding of the new house so long as it is in its current position, subject of course to its size and design.

In respect of its size, the applicant, as previous, has offered to demolish a substantial garage of brick and tile construction and include its removed volume, together with the volume of the caretaker's house, to create the volume of the proposed house. The Planning Inspector accepted this garage removal as beneficial to the visual amenities and openness of the Green Belt and amounting to very special circumstances that would allow additional development at the application site. Similarly, the removal of the large area of hardstanding last used as overspill car park, and the tennis court, both again proposed to be removed and grassed over, would benefit the open character of the landscape. The volume of a greenhouse and timber kennels have not been included in the calculations of the volume of the new house this time around because the Planning Inspector had concluded that these had very little visual impact on openness. Their retention is therefore acceptable.

The volume of the new house will be 696 cubic metres compared with 697 cubic metres for the combined volume of the existing caretaker's house and the brick garage. Policy GB15A of the Local Plan states that the volume should not be materially greater than the one it is to replace and whilst there is reliance in the calculation on the removal of the existing garage, the Planning Inspector's acceptance of this as very special circumstances, plus the removal of the hardstanding and tennis court, sees the openness of the Green Belt maintained and not further harmed.

It therefore complies with policies GB2A and GB15A as representing appropriate development in the Green Belt.

Policy GB4A restricts the extension of residential curtilages in the Green Belt and requires residential curtilages to relate well to adjoining residential properties. The curtilage is tightly defined but is of the same size as that associated with the current building. In fact, the new shape curtilage will align with the rear site boundary of the converted flats and not project into the open parkland area as much as the caretakers plot, thereby representing further benefit to the openness of the Green Belt. The proposal complies with GB4A.

2. Design

The new house will be higher than the one it is to replace primarily because it proposes a steeper roof and provides rooms in the roof space. The height difference is about 0.7m. The slacker roof pitch of the existing house is not however characteristic of the houses in Piercing Hill and the proposed roof height and shape is justified because of its greater conformity to local character. The roof dormers will be fully glazed and because of their lightweight appearance will be unobtrusive, if not adding a little modern slant to the overall design, which is continued in the large picture windows pattern, that allows the occupant open views in contrast to smaller and fewer window openings on the other elevations, in the interest of safeguarding privacy. Despite these modern touches, the new house will be predominantly brick-built finish and a slate tile on a traditional pitched roof with central ridge. The ground floor extension will have a green roof to respect its landscaped surroundings as viewed from higher ground that rises towards the forest.

Whilst visually more dominant than the existing, the extended volume of the new house compensates also for the replacement of the garage and has been included in the roof and the ground floor extension. The wider landscape setting of the surrounding area is respected and the new building is in design and appearance terms an improvement on the existing building and garage, without being too conspicuous in the Green Belt. It therefore complies with policies DBE4, GB7A and GB15A of the Adopted Local Plan.

3. Private Amenity Space

The private garden area around the previous refused new house was only 5 metres in depth at its greatest point. This proposal shows a greater, more satisfactory, private garden area of 9m x 12m in area, which is a suitable area for a proposed 4 bedroom house and conforms to policy DBE8 that states new residential development will be expected to provide private amenity space adjacent, at the rear, of a shape and size to allow reasonable use and finally have an aspect to ensure reasonable parts receive sunlight throughout the year. This will be the case here.

Concern remains over the future use of the large parkland area that was formerly part of the college grounds. It will not be part of the flat conversion of the college building and will be in the ownership of the applicant for the new house. The area is described as private amenity on the submitted plan, but there is clear differentiation on the same plan between this and the defined boundary of the domestic garden/residential curtilage to the new house, the latter of which also includes two off-road parking spaces. It is appropriate, should planning permission be granted, that conditions be imposed to control against the expansion of the curtilage beyond its defined garden boundary, how this boundary will be marked (by fence or hedge etc) and to control against further extensions to the new house. A planning informative shall make clear that this planning application only grants permission for the house and its immediate curtilage and not for the residential use of the parkland.

4. Living Conditions of Nearby Residents

The house will be in the same position as the existing house. There is no immediate neighbouring house that would be overlooked or suffer loss of privacy. The parking area is in the same place as existing parking for the college and caretaker's house. The proposal in this respect complies with policy DBE2 and 9.

5. Highway Considerations.

Access would be as existing along the side access ("Rothwell") road, which already serves a parking area and access to no.28A. There are no highway objections, and the Planning Inspector did not raise any in the dismissed appeal.

Conclusion

The Planning Inspector did not dismiss the appeal on highway grounds, living conditions of local residents or impact on the historic nature of Epping Forest or its wildlife. There will be no threat to existing trees or the wider landscaped area. The Planning Inspector made clear at the last appeal decision despite dismissing the appeal that: *"A replacement dwelling not materially greater in volume than the existing dwelling would not be inappropriate. Indeed one larger could meet the policy requirements if other buildings were demolished."* This is not only the case here but the new house will be on the site of the existing. The openness of the Green Belt will not be harmed and it is deemed appropriate development in the Green Belt. The design of the house improves on the existing house and respects the surrounding landscape. The comments from the Theydon Bois and District Rural Preservation Society read as a good and fair summary of this case and Officers conclude that the previous appeal has been overcome by a proposed development that complies with the relevant policies of the Adopted Local Plan.

For these reasons the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Glad that this application addresses our previous concerns and that of the last appeal decision with regards to preserving the openness of the Green Belt and particularly with regard to the location of the new dwelling within the Green Belt gardens. Although larger than the existing dwelling, the demolition of the

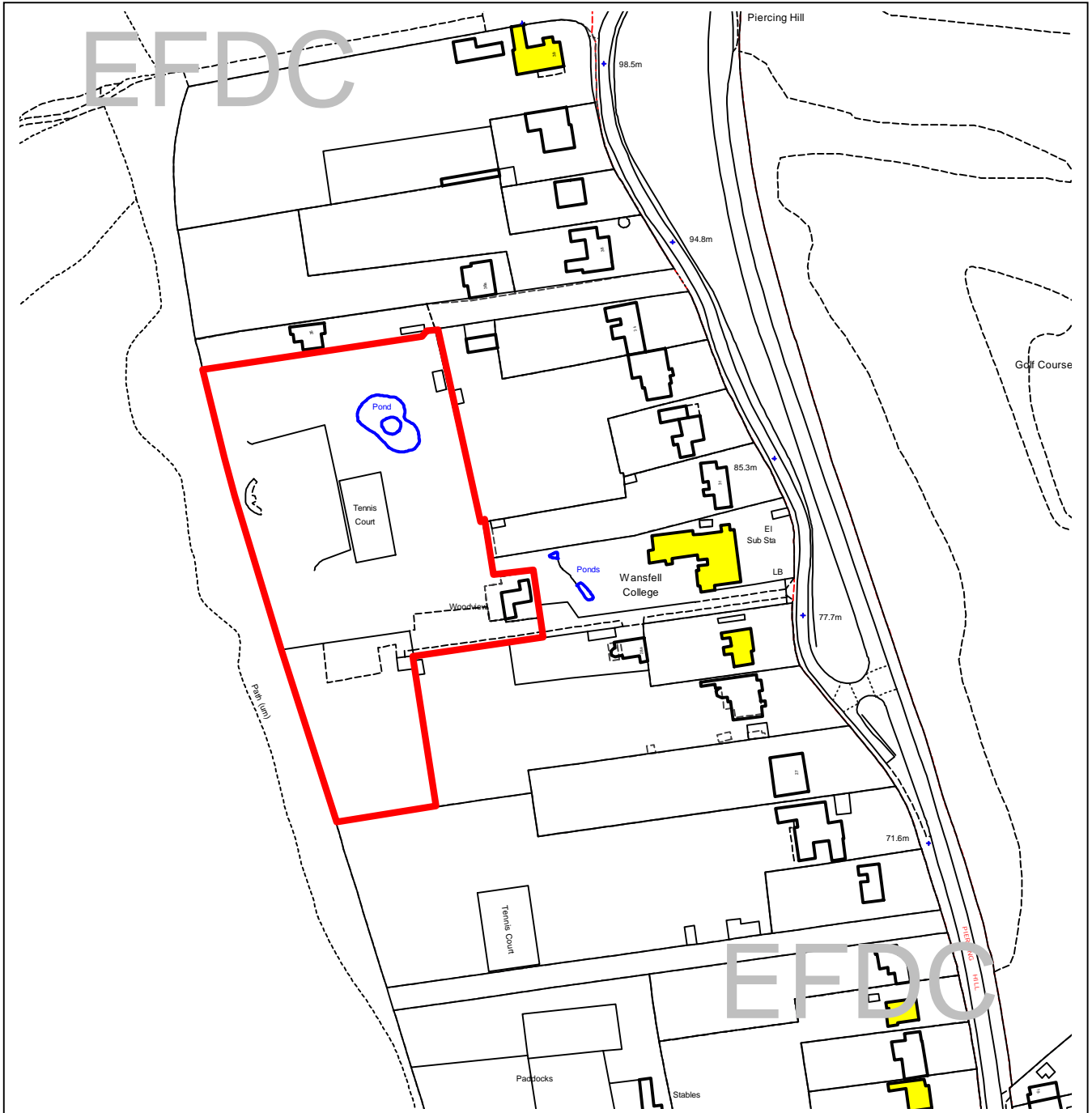
existing garage, removal of the tennis courts and hardcore car parking area is a reasonable planning gain for the Green Belt in this location. We would suggest that conditions are made regarding their removal prior to the commencement of construction of the new dwelling and permitted development rights removed and curtilage controlled. Also note the architect is amenable to conditions regarding proper landscaping of the wider area. Provided conditions are met, we support this application.

ANY OTHER REPRESENTATIONS RECEIVED WILL BE ORALLY SUMMARISED AND REPORTED AT THE MEETING.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/0862/08
Site Name:	Former Caretakers House, Wansfell College, 30A Piercing Hill, Theydon Bois, CM16 7SW
Scale of Plot:	1/2500