

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee East Wednesday, 10th September, 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 - 22)

To confirm the minutes of the Sub-Committee meeting of 20 August 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. DEVELOPMENT CONTROL (Pages 23 - 42)

(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.

8. 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.

9. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Paragraph Number	Information
Nil	Nil	Nil	

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

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

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

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

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

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

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

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

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

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:** 20 August 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.05 pm

Members Present: A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, 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

Other Councillors: None

Apologies: P Gode

Officers Present: P Pledger (Assistant Head of Housing Services (Property and Resources)), N Richardson (Principal Planning Officer), J Shingler (Senior Planning Officer), G J Woodhall (Democratic Services Officer) and A Hendry (Democratic Services Officer)

36. 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.

37. WELCOME AND INTRODUCTION

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

38. MINUTES

RESOLVED:

That the minutes of the meeting held on 30 July 2008 be taken as read and signed by the Chairman as a correct record.

39. DECLARATIONS OF INTEREST

(a) 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 speaker for Ongar Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/1070/08 – 40 Landview Gardens, Ongar; and

- (ii) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(b) 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 the nature of his occupation. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- (i) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(c) 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 Council's Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- (i) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being vaguely acquainted with the Applicant's Agent. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (i) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs H Harding declared a personal interest in the following items of the agenda, by virtue of being vaguely acquainted with the applicant. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/1016/08 – The Mill House, Queen Street, Fyfield; and

- (ii) EPF/1017/08 – The Mill House, Queen Street, Fyfield.

(f) 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 would remain in the meeting for the consideration of the applications and voting thereon:

- (i) 9 Theydon Park Road, Theydon Bois; and

- (ii) Theydon Croft, Theydon Road, Theydon Bois.

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

- (i) Land adj 24 Bower Vale, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following item of the agenda, by virtue

of being a member of the Epping Society. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (i) Land adj 24 Bower Vale, Epping.

(i) 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 would remain in the meeting for the consideration of the applications and voting thereon:

- (i) Land adj 24 Bower Vale, Epping;
- (ii) 11 Sunnyside Road, Epping.

(j) 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 a member of North Weald Bassett Parish Council and North Weald Bassett and District Rural Preservation Society. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (i) North Weald Golf Club, Rayley Lane, North Weald.

40. ANY OTHER BUSINESS

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

41. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the schedule attached to these minutes.

42. DELEGATED DECISIONS

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

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/0810/08
SITE ADDRESS:	Builders Yard Rear of Mill House Sheering Mill Lane Sheering Harlow Essex
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/94 G1,G2, A1,T2 and TPO/EPF/13/84 T6,T7,T13: Crown pruning as specified.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The crown reduction authorised by this consent shall consist of the following.
TPO/17/94: G1: T2, Horse chestnut, Repollard to clear wires.
T3, Horse chestnut; Pollard to 2m.
T4 Ash, Reduce lateral crown by up to 2m.
T5. Horse chestnut. Thin and Reduce spreading crown by up to 2.5m
G2. T6. Plum x 6. Reduce height to 5m.
TPO/13/84.A1. T10.Yew hedge. Reduce in height to 6m and reduce lateral spread by up to 1.5m from kerb line.
- 3 The crown lifting authorised by this consent shall extend to the whole or partial removal of branches necessary to give the following clearance above ground level and to give statutory clearance to public highways:
TPO/17/94: T4 Ash, Crown lift to 6m.
T5. Horse chestnut. Crown lift to 6m.
TPO/13/84. T7. Horse chestnut. Crown lift to 5m and deadwood.
T8. Crown lift to 5m and deadwood.
T11. Horse chestnut. Crown lift to 5m and deadwood.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 6 The works hereby authorised shall be undertaken only within the periods indicated
31st July to 30th September 30th.

Report Item No: 2

APPLICATION No:	EPF/1070/08
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Single storey front and two storey rear extension. (Revised application)
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: 3

APPLICATION No:	EPF/1145/08
SITE ADDRESS:	Land at Station Approach High Street Ongar Essex CM5 9BN
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Reserved matters application for 52 units comprising 39 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 13 flats and associated facilities.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 2 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.

- 3 Notwithstanding the proposed layout as shown on approved drawing no. 630-PL-01E, details of the parking space opposite Plot No. 36 shall be submitted and agreed in writing by the Local Planning Authority, before work commences on site.
- 4 Notwithstanding the details shown on the approved plans, details of refuse facilities, including provision for recycling and wheelie-bins, shall be submitted and agreed in writing by the Local Planning Authority before work commences on site.

Report Item No: 4

APPLICATION No:	EPF/1016/08
SITE ADDRESS:	The Mill House Queen Street Fyfield Ongar Essex CM5 0RZ
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Removal of domestic garage and brick extension abutting grade II listed building, and erection of first floor extension to adjacent dwelling house with external and internal alterations.
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 Additional drawings at a scale of 1:50 that show the details of new windows, doors, eaves, verges and cills shall be submitted to and approved by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1017/08
SITE ADDRESS:	The Mill House Queen Street Fyfield Ongar Essex CM5 0RZ
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the removal of domestic garage and brick extension abutting grade II listed building.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

Report Item No: 6

APPLICATION No:	EPF/1222/08
SITE ADDRESS:	9 Theydon Park Road Theydon Bois Epping Essex CM16 7LN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Single storey side 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.

Report Item No: 7

APPLICATION No:	EPF/1319/08
SITE ADDRESS:	Theydon Croft Theydon Road Theydon Bois Epping Essex CM16 4EF
PARISH:	Theydon Bois
WARD:	Broadley Common, Epping Upland and Nazeing Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing single storey extension and erection of part two and part single storey side and rear extension with part attic. (Revised application)
DECISION:	Deferred to District Development Committee

Referred to District Development Committee with a recommendation for approval subject to conditions controlling obscure glazing of flank windows, no further addition of side windows and ensuring matching materials.

Members considered there were very special circumstances to justify this extension in the Metropolitan Green Belt.

Report Item No: 8

APPLICATION No:	EPF/1300/08
SITE ADDRESS:	adj, 24 Bower Vale Epping Essex CM16 7AS
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Outline application for a two bedroom detached house. (Revised application)
DECISION:	Refused permission

REASONS FOR REFUSAL

- 1 The proposal would represent inappropriate development because it would be harmful to the appearance of the street scene, contrary to Policies CP2 and DBE1 of the Council's Adopted Local Plan and Alterations.
- 2 The proposal provides no off-street parking and vehicles associated with the development would exacerbate existing harm to highway safety, contrary to policies ST4 and ST6 of the Adopted Local Plan and Alterations.

Report Item No: 9

APPLICATION No:	EPF/1167/08
SITE ADDRESS:	11 Sunnyside Road Epping Essex CM16 4JP
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Erection of replacement dwelling and residential development to rear to create a total of 4 no. dwellings. (Revised application)
DECISION:	Refused permission

REASON FOR REFUSAL

- 1 The proposal, due to the scale and massing of the proposed houses and their proximity to the boundaries of adjacent properties, would have an overbearing visual impact resulting in a loss of residential amenity to neighbouring residents contrary to policy DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/0958/08
SITE ADDRESS:	North Weald Golf Club, Rayley Lane North Weald Essex CM16 6AR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Third and final phase of Golf Course remodelling to include importation of 45.000 cubic metres of sub-soil over a three month period.
DECISION:	Granted Permission (Subject to S106)

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 Prior to commencement of development, details of phasing of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed phasing. No phase shall be commenced until the previous phase is completed.
- 3 Prior to the commencement of each phase an existing and proposed contour plan for that phase together with an as built contour plan for the last completed phase shall be submitted to the Local Planning Authority for approval. The plans shall indicate contours at 0.5m intervals.
- 4 No phase shall be commenced until the Council gives written approval to the drawings submitted pursuant to condition 5 and agrees in writing the previously completed phase was carried out in accordance with the approved proposed 0.5m contour plan for that phase.
- 5 The development shall not be commenced until details of the following have been submitted to and agreed in writing by the Local Planning Authority:
 - 1) The location and function of any processing areas, associated plant and buildings.
 - 2) Where waste materials are proposed to be imported, details of the proposed methods to check for toxicity and arrangements for notifying the Local Planning Authority of the result of checks for toxicity.
 - 3) A method statement of soil handling, to include separation of topsoil and sub soil, the location and total heights of temporary mounds, depth of replacement topsoil and sub soil.
 - 4) Details of the proposed method to suppress dust from the site throughout the period of implementation works.
 - 5) Details of methodology for preventing surface water on the site draining on to

adjoining land.

6) Measures to protect the safe use of rights of way on the land during and after implementation works.

The development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

- 6 No implementation works shall be carried out outside the following times:
7am to 5pm Monday to Friday, and not at all on Saturdays, Sundays, or Public/Bank Holidays.
- 7 There shall be no movements of heavy goods vehicles or tipper lorries within the site or to and from it outside the following times: 7am to 5pm Monday to Friday, and not at all on Saturdays, Sundays or Public/Bank Holidays.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with the details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.
- 9 No building or land raising shall take place in those areas adjacent to the 9th hole and the existing reservoir lying below 64.46mAOD.
- 10 No building or land raising shall take place in those areas adjacent to the 7th hole lying below 63.15mAOD.
- 11 A buffer zone 8m wide, measured from the bank top alongside the Cripsey Brook and the North Weald Stream and 5m along any ditch or drain for the full extent of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 12 A buffer zone of 5m wide, measured from the bank top, around the ponds along the eastern boundary of the development site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 13 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the

same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

Also subject to the prior variation of the Section 106 Agreement dated 23/03/06 to ensure that the restrictions regarding phasing, sourcing of materials and lorry routing are applied to this development in the same way as the previous phased programme, together with assurance of spot-checking by authorized Officers.

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AREA PLANS SUB-COMMITTEE 'EAST'

Date 10 September 2008

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/1294/08	The Limes Medical Centre, The Plain, Epping	Grant Permission (With Conditions)	25
2	EPF/1429/08	Land to rear of 5 Gould Cottages, Market Place, Lambourne, Romford	Grant Permission (With Conditions)	28
3	EPF/0623/08	Booker Cash and Carry, Merlin Way, North Weald Bassett, Epping	Grant Permission (With Conditions)	34
4	EPF/1364/08	Highway adjacent to St. Mary's Church, Church Lane, Stapleford Abbots	Grant Permission (With Conditions)	38

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Report Item No: 1

APPLICATION No:	EPF/1294/08
SITE ADDRESS:	The Limes Medical Centre The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	SSC Admin (Pharmacy)
DESCRIPTION OF PROPOSAL:	Erection of externally illuminated fascia and panel sign to pharmacy.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The maximum luminance of the signs granted consent by this Notice shall not exceed 500 candelas per square metre.

This application is before this Committee since the recommendation differs from the views of the Town Council (pursuant to section P4, Schedule A (f) of the Council's delegated functions)

Description of Proposal

Erection of externally illuminated fascia and panel sign to pharmacy.

Description of Site

A one storey pharmacy forming part of the detached one and two storey Limes Medical Centre built in 2003. A car park lies to the front of the centre. The pharmacy has an existing externally illuminated individual letter sign on its north elevation facing the car park and The Plain, together with a small square externally illuminated panel sign on its east elevation adjoining the entrance to the pharmacy and medical centre.

Relevant History

A/EPF/1244/03 – advert consent granted by the Area Plans Sub Committee, for the erection of two flat wall signs with overhead trough lighting

Policies Applied

DBE13 - Advertisements.

Issues and Considerations

The main issue raised by this application is whether the size, nature, and illumination of the proposed signs is appropriate to this building and to the locality.

The signs will replace those approved at Committee in 2003. The fascia sign, reading 'The cooperative pharmacy' will consist of a light green powder coated aluminium panel measuring 4m in length by 0.6m in height. It will be externally illuminated from a trough light above. This sign, which will be affixed to the wall under a significant overhanging eaves to the pharmacy, will be appropriate in terms of scale and detailing, and will not materially detract from the appearance of the building. The small panel sign, measuring 0.5m by 0.5m, replaces a similar panel sign, and it too will not detract from the appearance of the pharmacy.

With regard to the objections of the Town Council the pharmacy does not lie within the Green Belt. This is a freestanding sizeable medical centre building, the signs are modest in scale, and external illumination is 'softer' and more discreet than internal illumination. The signs are an appropriate way of helping to inform the public where this pharmacy is located.

Conclusion.

The proposal will not cause harm to residential amenity or public safety and is recommended for approval.

SUMMARY OF REPRESENTATIONS

EPPING TOWN COUNCIL - Object – this is a commercial operation extending into the Green Belt area, and the design is not in keeping with the character of the town. The Committee reiterates a previous objection to a similar application at this medical centre, the proposal does not comply with Local Plan policies, and it would not be in the interests of Epping.

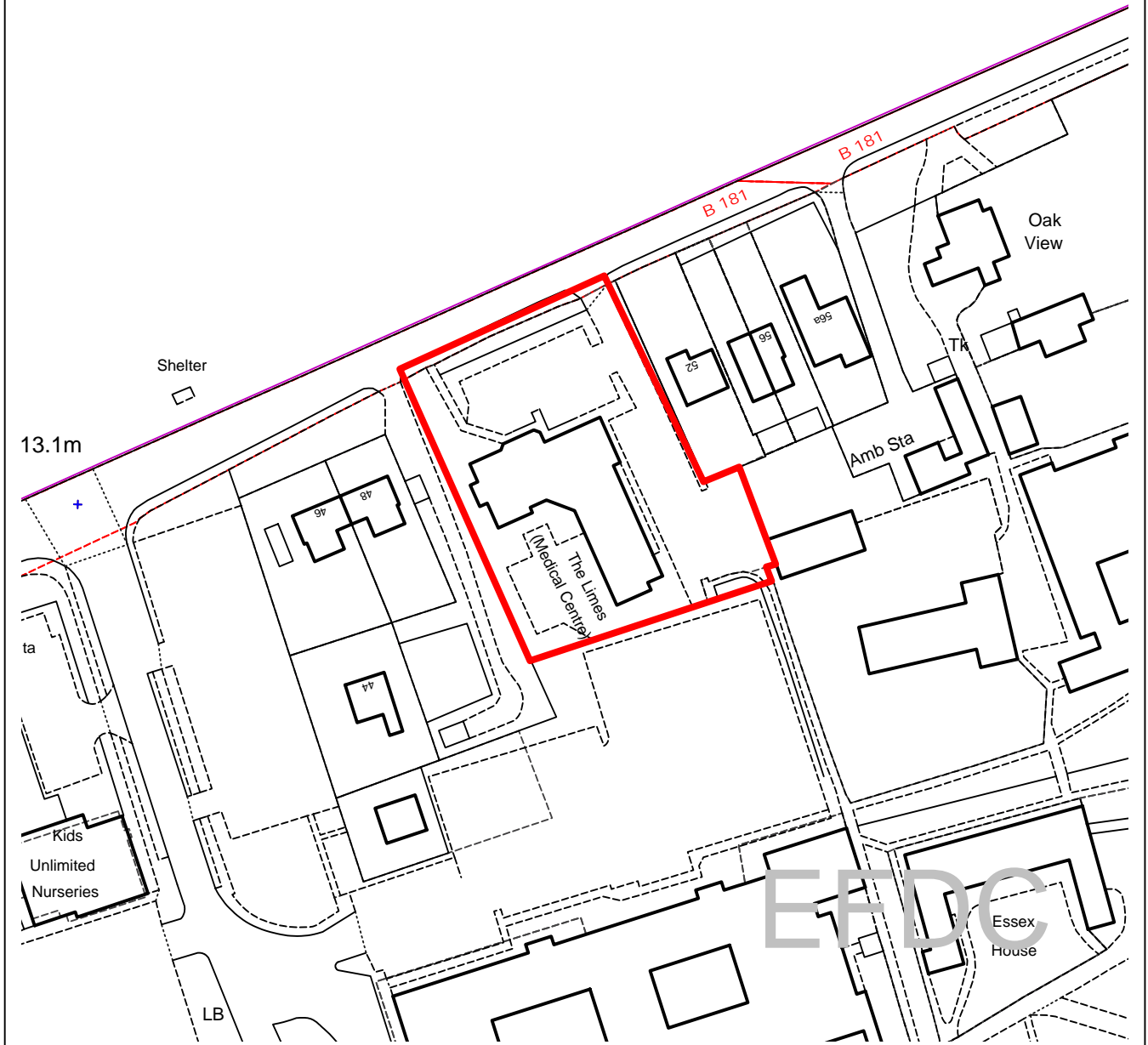
NEIGHBOURS – No response.



Epping Forest District Council

Area Planning Sub-Committee East

EFDC



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Agenda Item Number:	1
Application Number:	EPF/1294/08
Site Name:	The Limes Medical Centre, The Plain Epping, CM16 6TL
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1429/08
SITE ADDRESS:	land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr D Jarvis
DESCRIPTION OF PROPOSAL:	Alteration to existing building including fenestration, internal layout and rooflight, and change of use of stable to 1 residential unit.
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 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 the commencement of the development details of the proposed surface materials for the driveway and parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 5 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 8 All rooflights shown in the approved plans shall be of a Conservation Area type, the number and positioning of which shall be approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.
- 9 Where existing openings are to be blocked, the new brick work shall be recessed by 100mm from the external face of the wall.

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:

Conversion of the existing stables to form one dwelling. The existing barn on the site would be demolished. Parking spaces would be provided with an amenity space to the west of the site. This is a revised application after a refusal of a similar application in 2007, which was for 3 residential apartments.

Description of Site:

Rectangular plot of land between the car park of the Blue Boar public house and the rear gardens of Goulds Cottages and the Maltsters Arms public house. It is located on the west side of Market Place and currently consists of a disused stable block and a barn, which are used by the occupier of No. 5 Goulds Cottages. It is wholly within the Abridge Conservation Area. The stables are a curtilage listed building (the Blue Boar being the listed building). The barn is not listed.

Relevant History:

EPO/17/72	Use of stable and yard for motor vehicle repairs and servicing	refused
EPO/663/72	Use of old brewery stables for preparation and storage of motor vehicles	refused
EPF/1293/80	O/App for conversion of stable block to six dwellings and provision of 6 car parking spaces with staff accommodation over	withdrawn
EPF/118/81	O/App for conversion of stables for use as office and staff accommodation and storage with associated car parking	approved
EPF/535/97	Demolition of barn and conversion to car park	refused
LB/EPF/526/97	Listed building application as above	refused
EPF/431/05	Conversion stables and barns to form 6 dwellings	refused
LB/EPF/432/05	Listed building application as above	approved
EPF/0513/06	Conversion of stables and barn to form 5 dwellings	refused
LB/EPF/0514/06	Listed building application as above	refused
Appeal re 2006 application		Dismissed
EPF/0889/07	Conversion of stables to 3 apartments	refused
LB/EPF/1031/07	Listed Building conversion as above	approved

Policies Applied:

DBE1 New Buildings
DBE2 New buildings amenity
DBE6 Residential car parking
DBE8 Amenity Space
DBE9 Residential Amenity
HC6 & 7 Conservation Area development
HC12 Development affecting a listed building.
ST4 Car Parking
ST6 Highway Safety

Issues and Considerations:

The main issues here relate to:

1. The principle of converting the existing buildings;
2. The effect on the surrounding area's amenity and the Conservation Area;
3. Private amenity space considerations;
4. The potential impact on the neighbouring properties;
5. The impact on the adjacent Listed Building;
6. Car parking provision;
7. Highway safety issues.

It will also be considered whether the application overcomes the previous reason for refusals, which were the intensification of a sub standard road access causing a highway hazard.

The main changes in this scheme from the 2007 scheme are the reduction of residential units to just one and changes to the external fenestration.

Building in Context

- The principle of converting the buildings is considered to be acceptable here. Both the barn and stables are lying vacant at present apart from being used for storage and housing for the dogs of the owner of No.5 Goulds Cottages.
- It complies with Government policy in that it is recycling under-used land, reusing the existing buildings and reusing an urban site, which is no longer appropriate to their existing use.

- The Council have been in discussion with the owners of the stables and barn for several years and a residential use of the building is deemed to be the most appropriate and logical use.
- Lambourne Parish Council has raised concerns that this proposal could lead to a subdivision of the property. This can be dealt with by the appropriate condition and it is clear that any scheme to increase the number of units can be successfully resisted on highway safety grounds.
- The reduction from an original 6 dwellings in 2005 to the 1 now proposed is also welcomed as having less impact on the character and appearance of the area.
- The existing barn will also be removed from the site and replaced by a parking area which would serve no 5 Gould Cottages. These changes have resulted in a far less cramped appearance.

Amenity & Conservation Area

- It is considered that the sensitive reuse of the building, which this is felt to be, would not be detrimental to the character, appearance or setting of the Conservation Area. No objections have previously been raised by the Council's Conservation Area Officer. Much of the existing building and therefore materials would remain. Details of new materials can be dealt with by condition.
- The Conservation Area Officer has previously commented "the barn to be demolished provides very little contribution to the character and appearance of the Conservation Area as it is not easily visible from the street, so will not be detrimental to the overall character of the Conservation Area if it is demolished. The subsequent conversion of the stables will add character and appearance by bringing back into use these neglected buildings in a position of visual importance within the Conservation Area. In this sense the stable being brought back into use may be considered to compensate for the loss of the barn".

Private Amenity Space

- The scheme would result in one new dwelling.
- It is the case that this is a village centre site and there are fields and amenity areas in close proximity to the site. In adaptation the size of the dwellings would not lend themselves necessarily to families requiring larger areas of private space.
- The applicant has supplied a communal amenity space of about 80m², and whilst not perhaps ideal in terms of location, is in the only logical place for an amenity space. Whilst below the desired area of amenity space for a dwelling of this size, it is the case that the area is not insignificant as part of the whole site and therefore a refusal on this ground would not be justified.

Residential Amenity

- There will be no loss of light or outlook as a result of the scheme.
- There will be no adverse overlooking of neighbouring properties as a result of this scheme.

Effect on Listed Building

- The stables would largely remain as existing, however the bricked in windows to the rear facing the Blue Boar pub would be opened up again, but this causes no detrimental effect on character of the Listed Building.
- A separate Listed Building Consent has not been submitted as the 2007 application for an almost identical scheme externally was granted.

Car Parking

- The car parking area is conveniently situated for its intended use and would not visually dominate the street scene.
- 2 parking spaces are provided, plus a space for No 5 Goulds Cottages. The parking standards provide for a maximum of 1.5 places per dwelling and it is considered that in this village centre location that the level of provision is acceptable. The Highways Department have raised no objection to the scheme on these grounds.

Highway Safety

- In the 2006 appeal the Inspector stated “There is little doubt that the visibility to the mini roundabout from the sites vehicular access is severely substandard....however, where it can be shown that vehicle speeds on the major road would be kept below the speed limit, this visibility requirement may be reduced somewhat.”
- The Highways Department have commented “with regard to the minimal vehicle movements one dwelling will cause, the Highway Authority has no objections to this proposal”.
- This is the first time that the Highways Authority have not objected to a scheme on this site in the last few years, and is a recognition that this scheme has overcome the highway safety issues.

Conclusion:

The 2007 application was refused on purely highways grounds. This current application is a balanced scheme. The site is suitable for a residential development in this village centre location, and will enhance and complement the conservation area. However, the obstacle to a successful redevelopment of this site is its location relating to access onto the local road system.

However, this scheme has reduced the number of units to one, and therefore the number of vehicles using the development will also be reduced significantly from the previous schemes and indeed to the original stable use.

Whilst this will be a substantial dwelling, the vehicle movements to and from the site will be no more than is currently occurring from the use of the site. It is considered that, taking into account the Inspector’s comments on the 2006 appeal, the reduction in the dwellings will reduce the number of vehicles using the site to an acceptable level, allowing the redevelopment of the site to go ahead. If permission is not forthcoming it is difficult to see what use the site could be put to which would preserve and enhance the building and the amenities of the area. The recommendation is therefore for approval.

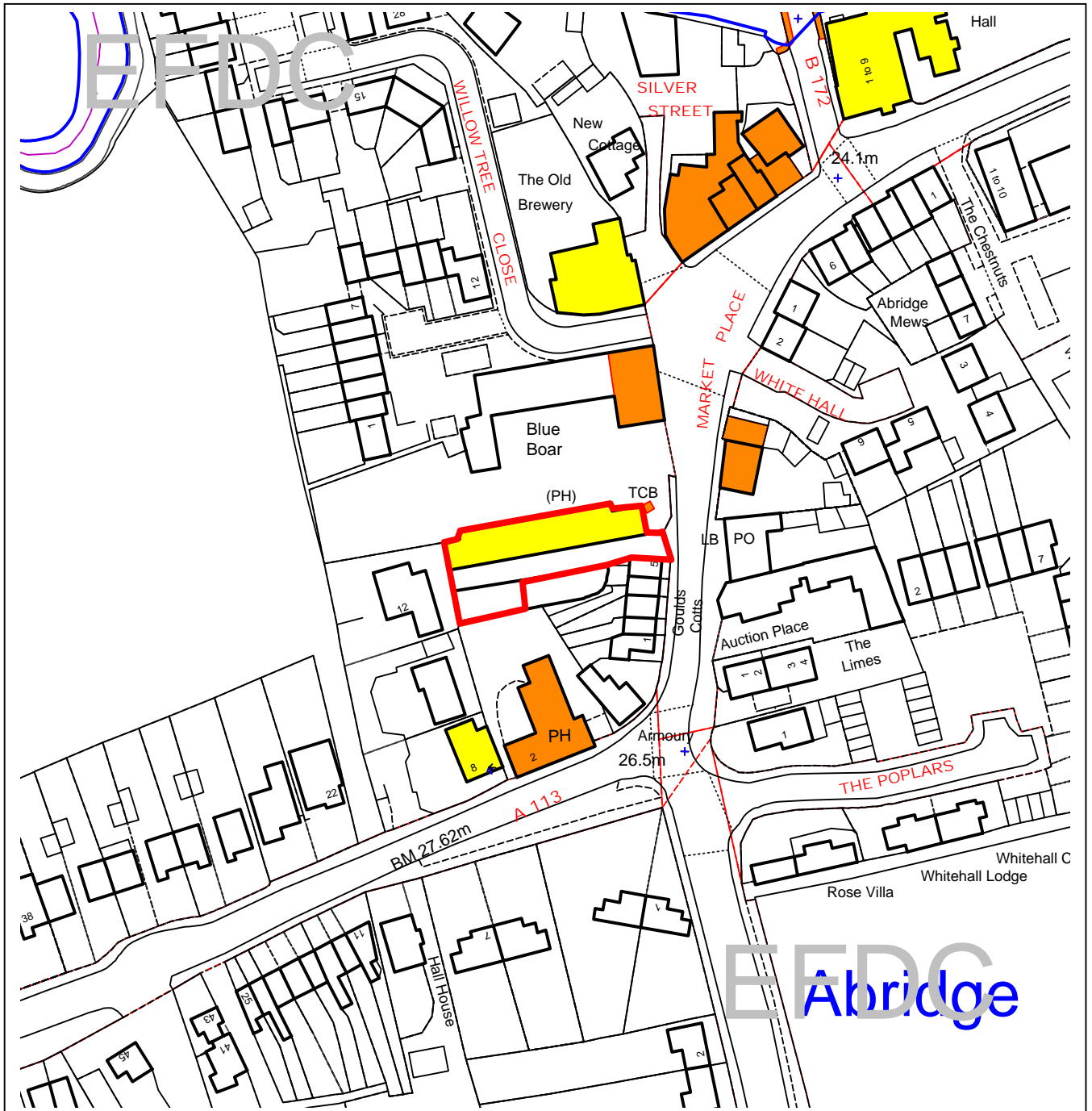
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – The parking is insufficient for a 5 bedroom dwelling especially as this dwelling lends itself to sub-division and the parking problem could be compounded.



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/1429/08
Site Name:	land to rear of 5 Gould Cottages, Market Place, Abridge, RM4 1UA
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0623/08
SITE ADDRESS:	Booker Cash And Carry Merlin Way North Weald Bassett Epping Essex CM16 6HR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Marshalls Plc
DESCRIPTION OF PROPOSAL:	Change of use of existing parking area to open storage and distribution use with ancillary portacabin.
RECOMMENDED DECISION:	Recommend: 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 All access to the site in connection with the use hereby approved shall be from the Merlin Way entrance as indicated in the application.
- 3 The level of noise emitted from the site shall not exceed [5dB(A) above the prevailing background noise level at any time. The measurement position and assessment shall be made according to BS4142:1997.

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:

This application is for the change of use of part of the existing car park of Booker Cash and Carry to storage and distribution of concrete and stone products, and siting of a portacabin in connection with that use. Access will be taken from Merlin Way.

Description of Site:

The site is an area of about 4200 square metres, located to the west of Booker cash and Carry warehouse and to the south of other warehouse buildings on North Weald Airfield.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP1 Sustainable development
CP2 Protecting the quality of the environment
CP8 Sustainable economic development
E1 Employment Areas
RP5A Adverse environmental impacts.

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Suitability of the proposed use
- Impact on neighbouring amenity
- Highways and transportation matters
- Impact on visual amenity

Suitability of the site for the proposed use

The site falls within an area identified in the Local Plan as an Employment Site. The proposed use is a storage and distribution use, which falls within the categories of development that are generally permitted within employment sites and is therefore appropriate in principle in this location.

Impact on neighbouring amenity

The proposed use, is simply a storage and distribution use, as already exists on this site and adjacent sites, without harm to residential amenity, but in this instance the product is to be stored outside and is particularly large and heavy and the handling of the product and its loading and unloading could therefore potentially cause noise and disturbance to the nearest residential properties about 150 metres away. Following concerns from Environmental Health the applicants have provided noise information and this indicates that the use should not cause undue disturbance to residents. Environmental Health has therefore withdrawn their objection subject to the imposition of a condition restricting noise levels from the site.

Highway and Transportation Matters

The development would considerably intensify the use of this site, which is currently underused parking in connection with the existing Cash and Carry warehouse. The use will occupy about half of the existing 280-space car park, which will still leave sufficient spaces for the cash and carry use. The intention is that 4 vehicles will be based at the site and will make two trips per day into London; these will be fed by 8 Heavy Goods Vehicles, which will visit the site each night Monday to Friday. Four of the HGV's will unload directly onto the empty trailers based on site and four will be unloaded onto pallets ready for distribution later that day. It is not envisaged that material will be stored on site over the weekends. All access to the proposed use would be via Merlin Way and the A414 and will utilise the existing gated access on Merlin Way. The access for the Cash and Carry, will remain as existing, from Hurricane Way, so there will be no traffic conflict.

The application was submitted with a full transport statement and given the relatively low amounts of HGV traffic which will result (32 movements in every 24 hour period) the development is not expected to have a material impact on the Highway network. Essex County Council have raised

no objection to the proposals which accord with their Highways and Transportation Development Control Policies

Impact on Visual Amenity

There is some existing screening of the site around the northern and eastern boundaries by trees and hedgerows, The proposed development includes the stationing of a portacabin to provide office and other facilities for the employees at the site, and this is to be located at the northern corner of the site and will be screened by this existing planting. Palisade fencing is proposed to divide the site from the Booker car park and in this industrial location this is considered acceptable. It is considered that the proposed use will not cause undue harm to the visual amenity within this established employment area.

Conclusion:

The proposal involves the intensification of use of an established employment site, which appears at present to be under utilised. There is a shortage in this district in suitable sites for open storage and it is considered that this site is well located, not visually prominent, with good access to the highway network and sufficient distance from residential properties not to cause harm. The proposal is therefore in accordance with the adopted policies of the Local Plan and is recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

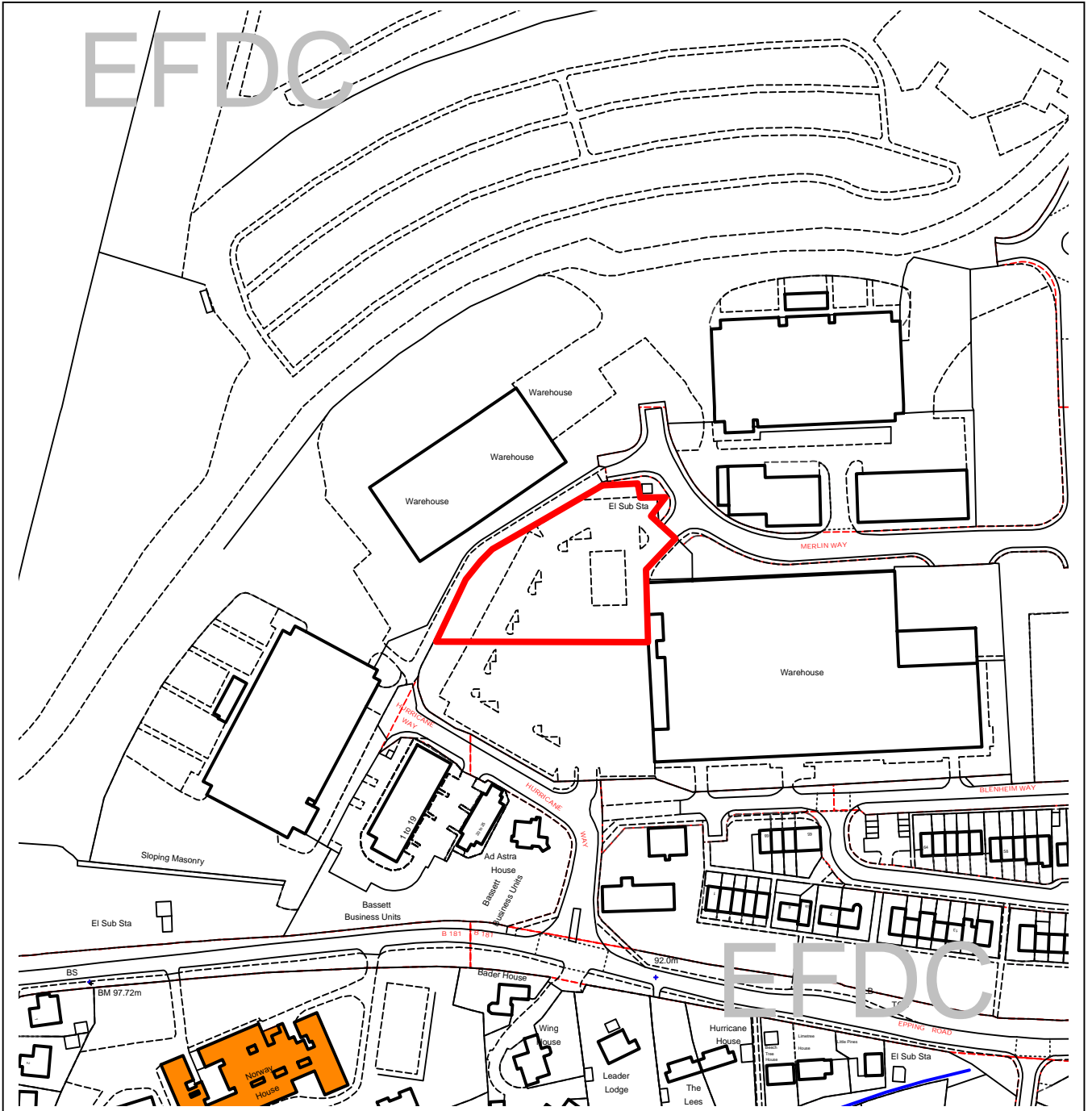
TOWN COUNCIL: Objection. Concern at number of vehicle movements that this would generate. Concern at overnight parking of HGV's. Concern at loss of parking spaces.

NEIGHBOURS: No response received



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/0623/08
Site Name:	Booker Cash And Carry, Merlin Way North Weald Bassett, CM16 6HR
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/1364/08
SITE ADDRESS:	Highway adjacent to St Marys Church Church Lane Stapleford Abbots Romford Essex RM4 1ES
PARISH:	Stapleford Abbots
WARD:	Passingford
APPLICANT:	Mrs Anna Franklin
DESCRIPTION OF PROPOSAL:	Retention of a gate/barrier.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The gate hereby approved shall be open at all times between 8am and 5pm seven days a week.

This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of proposal:

Retention of a gate measuring 5.25m wide and 1.08m high.

Description of Site:

A private car park serving St Marys Church which is at the end of Church Lane, Stapleford Abbots, a single lane road serving a small hamlet along the lane. St Marys Church is a listed building, as is The Old Rectory to the west.

Relevant History:

Nil

Policies Applied:

GB2A Green belt
ST4 Highways
DBE 9 Amenities
HC12 Setting of a Listed Building

Issues and Considerations:

The main issues in this application are whether:

1. It complies with Green Belt policy
2. Highways and amenities for neighbours
3. Effect on adjacent Listed Building

Green Belt

- The scheme will see the retention of an existing metal gate which restricts access to the church car park.
- The Church authorities wish to prevent the use of the car park area by youths smoking drugs and indulging in antisocial behaviour, and would have the gate locked at night.
- The gate itself is only marginally beyond the height that would be allowed under permitted development (1m).
- The gate is a simple construction and painted black, with red reflective strips, and causes no harm to the openness, character and appearance of the Green Belt.

Impact on Highways and Neighbours

- It is the case that the closure of the car park at night will restrict the ability of vehicles to turn around in the narrow lane, but it is likely that outside working hours that traffic will be light and mostly cars as opposed to vans and lorries. In any event the scheme is designed to restrict the use of the area by cars for antisocial uses.
- During the day the gate will be open and service vehicles and legitimate users of the lane and church will be able to use the car park and turn around in it.
- Officers have some sympathy with the fears expressed by the residents over the potential impact of the scheme on service vehicles, but it is the case that as the gate will be open during working hours this should not cause any significant harm to their amenities or cause highway congestion or danger.
- With regard to fears regarding emergency service access the gate will not present any serious obstacle to the Fire Brigade.
- The gate does not restrict pedestrian access to local footpaths.
- The hours of opening can be conditioned to ensure that the gate is open during working hours.

Impact on adjacent Listed Building

- The scheme will have no adverse effect on either of the two listed buildings which are adjacent to the site.
- The County Listed Building Officer has stated "The metal gate is very utilitarian and modern and it would not normally be permitted for the entrance to a listed building. However, this is onto a parking area and I understand that it is only to be used in the evenings for security reasons. The red markings raise particular objection, but if the gate were fully black or a dark colour (such as dark green) it would not be too obtrusive. If a condition is attached for the gate to be painted a single dark colour, I do not consider that it would be sufficiently obtrusive to warrant objection. I therefore recommend granting approval with the condition"
- In this instance Officers are of the opinion that the red reflective strips are a highway safety feature and should be retained in spite of the County objections.

Conclusion

Whilst it must be regretted that the scheme has already been implemented, it must be judged on its own merits. The scheme will not have any adverse impact on the Green Belt and will have no adverse impact on highway safety. It is recommended for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Approval recommended on condition of being open during the day. Time of opening preferably 8am to 5pm 7 days a week, to allow access to the graveyard and enable residents to use the footpath to take children to school.

CHURCH FARM – Object, petition from 16 other local residents as part of the letters, will prevent service vehicles such as dustcarts and the Royal Mail being able to turn around at the top of the lane. Therefore they will either have to reverse down the lane, or into my driveway, either of which will be extremely dangerous, or they will refuse to come up the lane to the detriment of the residents in the lane.

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