

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee West Wednesday, 25th June, 2008

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

Room: Council Chamber

Time: 7.30 pm

Democratic Services Officer Adrian Hendry - The Office of the Chief Executive
Email: ahendry@eppingforestdc.gov.uk Tel: 01992 564246

WEBCASTING NOTICE

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

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy and copies made available to those that request it.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area

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

Members:

Councillors J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, J Collier, Mrs A Cooper, J Demetriou, Mrs R Gadsby, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.

1. WEBCASTING INTRODUCTION

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

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of repeated viewing and copies of the recording could be made available for those that request it.

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

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

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 6)

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

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

5. MINUTES (Pages 7 - 16)

To confirm the minutes of the last meeting of the Sub-Committee held on 4 June 2008 as correct record (attached).

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

7. DEVELOPMENT CONTROL (Pages 17 - 26)

(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 Sub-Committee 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 West **Date:** 4 June 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.07 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), J Collier, Mrs A Cooper, J Demetriou, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and Mrs E Webster

Other Councillors:

Apologies: R Bassett, Mrs R Gadsby, Mrs J Lea and A Watts

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

1. 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.

2. WELCOME AND INTRODUCTION

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

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Ms S Stavrou, Mrs P Brooks, W Pryor and J Collier declared personal interests in agenda item 7 (4) (EPF/0687/08 Sweet News, 3 Market Square, Waltham Abbey) by virtue of being a members of the Waltham Abbey Town Council Planning Committee. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (1) (EPF/0562/08 102 Western road, Nazeing) and 7 (2) (EPF/0563/08 104 Western Road, Nazeing) by virtue of being a member of the Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

4. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 14 May 2008 be taken as read and signed by the Chairman as a correct record.

5. ANY OTHER BUSINESS

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

6. DEVELOPMENT CONTROL

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

RESOLVED:

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

7. PROBITY IN PLANNING – APPEAL DECISIONS, OCTOBER 2007 TO MARCH 2008.

In compliance with the recommendations of the District Auditor, the Sub-Committee received a report advising of the outcome of all successful appeals, particularly those refused contrary to officer recommendation. The purpose was to advise of the consequence of these decisions and inform of cases where costs could be awarded against the Council.

The Best Value Performance Indicator was for district councils to aim to have less than 40% of their decisions overturned on appeal. The latest figure for the national average for District Councils is 30.9%. That BVPI was scrapped but recently replaced by one which records planning appeals only (not advertisement, listed buildings, enforcements, telecommunications or tree related appeals) and where the Council sets its own target – set this year to align with top quartile performance at 25%. In fact in recent years the Council has been more successful than the national average with only 18% in 2003/04, 29% in 2004/05, 22% in 2005/06 and 30% in 2006/07.

For the year 2007/08 as a whole: a total of 132 decisions were received – 120 planning appeals and 12 enforcement appeals. Of the 120 planning appeals 36 were allowed but none of the enforcement appeals – a total of 27.3% of the Council's decisions being overturned.

For the Best Value Performance Indicator, which only considers appeals against the refusal of planning permission (so does not include advertisement, listed building, enforcement, telecommunications or tree-related appeals, nor appeals against conditions); the performance figure is 29%.

The Sub-committee noted that there was now a need not just to refuse an application on grounds of Overdevelopment, but that they would have to specify their objections. They also noted that Plans West had the best results of all the Sub-committees.

RESOLVED:

That the Planning appeals decisions for October 2007 to March 2008 be noted.

8. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

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Minute Item 6

Report Item No: 1

APPLICATION No:	EPF/0562/08
SITE ADDRESS:	102 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Two storey rear extension and single storey front extension.
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 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.
- 4 The development hereby permitted shall not be constructed in isolation, and shall only be implemented contemporaneously with the development permitted under application EPF/0563/08 at the attached dwelling at 104 Western Road, Nazeing, Essex.
- 5 Notwithstanding the details shown on the approved plan numbered WSTN/01, there is to be no raised patio area to the rear of the property at all unless otherwise agreed in writing by the Local Planning Authority. Prior to commencement of works on the extension, full details of steps from the patio doors to ground level at the rear of the property are to be submitted to and approved in writing by the Local Planning Authority. The development is to be built in accordance with the approved details and retained as such thereafter.

Report Item No: 2

APPLICATION No:	EPF/0563/08
SITE ADDRESS:	104 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Single storey front and double storey rear extension.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 The development hereby permitted shall not be constructed in isolation, and shall only be implemented contemporaneously with the development permitted under application EPF/0562/08 at the attached dwelling at 102 Western Road, Nazeing, Essex.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 No patio above ground level shall be constructed to the rear of the rear extension hereby approved unless agreed in writing by the Local Planning Authority. Prior to the commencement of works on the rear extension, full details of steps from it to ground level rear of the extension shall be submitted. to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details and retained as such thereafter.

Report Item No: 3

APPLICATION No:	EPF/0372/08
SITE ADDRESS:	Tomary Hamlet Hill Roydon Harlow Essex CM19 5JY
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Six additional gypsy pitches for family members.
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 No more than 12 caravans shall be on the site at any one time and they shall not be occupied other than by the following people:
Mr Thomas Jones and wife,
Mr Thomas Jones' daughter Mary/partner and children
Mr Thomas Jones' daughter Lavinia/partner and children
Mr Thomas Jones' daughter Rebecca/partner and children
Mr Thomas Jones' daughter Carol/partner and children
Mr Thomas Jones' brother John/wife and children
Thomas Jones (D.O.B. 22.01.1988) his partner and children
Vanslow Brown/partner and children
Mary Beaney/partner and children
Thomas Beaney/partner and children
Amy Jones/partner and children
Sam Smith/partner and children
- 3 With the exception of the unit marked (d) on the approved plan, the remaining caravans shall be no more than 7.3m long and 2.1m wide as shown on the approved plan.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be

implemented in accordance with such agreed details.

- 6 Prior to the stationing of any additional mobile homes on the site a scheme for the adequate storage of refuse from the site shall be submitted to and agreed in writing by the Local Planning Authority and the scheme shall be implemented and thereafter retained in accordance with the approved details.
- 7 The site, other than the service yard shown on the Proposed Plan on drawing number T.J.1, shall be used solely for residential purposes and no commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items no ancillary to the residential use. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land outside of the service yard.

Report Item No: 4

APPLICATION No:	EPF/0687/08
SITE ADDRESS:	Sweet News 3 Market Square Waltham Abbey Essex EN9 1DL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use from A1 retail to A5 hot food take away and insertion of extraction flue. (Revised application)
DECISION:	Deferred

This item was deferred to seek the formal comments of the Highway Authority and to establish what rights of way exist for vehicular traffic over Church Street and Market Square.

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AREA PLANS SUB-COMMITTEE 'WEST'

Date 25 June 2008

INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0187/08	Land rear of 114 Old Nazeing Road, Nazeing	GRANT	19

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Report Item No: 1

APPLICATION No:	EPF/0187/08
SITE ADDRESS:	Land to rear of 114 Old Nazeing Road Nazeing EN10 6QY
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mrs E W Vinden
DESCRIPTION OF PROPOSAL:	Outline permission for the erection of a detached dwelling.
RECOMMENDED DECISION:	Grant 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 be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging, and the design and external appearance of the dwelling.
- 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 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.

- 6 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 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.
- 8 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.
- 9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 10 Unless there is a minimum distance of 6m between garage door and the site boundary, no garage shall be erected on the site and the dwellinghouse hereby approved shall not be altered to provide a garage within it. Any garage on the site shall have a minimum internal area measuring 6m by 3m for each car it is designed to accommodate.
- 11 No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. Finished floor levels shall be sited no lower than 25.21m AOD. The scheme shall be completed in accordance with the approved plans.

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) and since it is an application for development for which 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:

The applicant seeks outline planning permission for the erection of a dwelling in the rear garden of number 114 Old Nazeing Road on an area of 297 square metres.

Given that the application is for outline planning permission, the Council can only assess the principle, scale and siting of the proposed development. Other issues such as the design and appearance of the development would be assessed under a reserved matters application if outline permission for the development is granted.

The proposed dwelling is to be double storey with a single storey element to the north west of it likely to be a single garage. The double storey element is to have a width of 8 metres by a depth of 7 metres and will have an overall height of 7.5 metres to the ridge of the roof. Overall, the dwelling is to have an internal floor area of 144.5 square metres.

Access to the site will be via North Barn. The dwelling is to be setback 3 metres from the highway and 2 metres from each of the side boundaries. A private open space area (approximately 120 square metres) is to be located behind the proposed dwelling. Two off street vehicle spaces are proposed, one within the garage and one on the hard surface in front of the garage.

A number of mature trees and vegetation would have to be removed to make way for the proposed development. It should be noted that none of these trees are protected by a tree preservation order.

Description of Site:

The site is located on the southern side and at the end of a cul-de-sac known as North Barn. The site itself is relatively level and has an area of 297 square metres. Currently located on the boundaries is a high timber paling fence. Scattered throughout the site and on the boundaries are mature trees and vegetation.

The site is located within a well established residential area where the majority of buildings comprise double storey detached dwellings, all of which are similar in building form, scale, bulk and size. Front setbacks from the highway are consistent and spaces/gaps between building blocks form an important part to the character of the streetscene.

Relevant History:

EPF/0240/64 – Double storey rear extension (approved)

EPF/0793/06 – Outline permission for residential development (withdrawn)

Policies Applied:

CP2 Protecting the quality of the rural and built environment.

CP3 New Development

DBE1 Design of New Buildings

DBE2 Effect on Adjoining Properties

DBE3 Design in Urban Areas

DBE8 Private Amenity Space

DBE9 Loss of Amenity

LL10 Adequacy of provision for landscape retention.

LL11 Landscaping Schemes

ST1 Location of development.
ST2 Accessibility of development.
ST4 Road safety.
ST6 Vehicle Parking.
H1A Housing Provision

Issues and Considerations:

The main issues to be addressed regarding the proposed development and use are as follows:

- The principle and siting of the proposed development in this location
- Traffic and parking considerations
- Landscaping
- Whether there would be any effects on the amenities of adjoining properties.

1. Principle of Residential Development:

The site lies outside the Metropolitan Green Belt, Employment Area and Commercial Areas and is, therefore appropriate for residential development. The principle of residential development is therefore considered acceptable in land use terms and the provision of additional housing is consistent with Policy H1A as the application site is within an established urban area.

2. Design and appearance:

Indicative elevation plans have been submitted as part of the application, which provide an indication of scale. The intention of the applicant is to keep the design of the building similar to the scale and size of the adjoining and adjacent dwellings within the streetscene. However, as mentioned above the application is for outline approval only and hence issues such as detailed design and appearance are to be taken into consideration when a reserved matters application is submitted to Council if outline permission is granted.

However it appears from the indicative plans and the site plan that the building bulk and scale would be consistent with the nature of the surrounding and it would reflect the character of the area.

In relation to the siting of the development, the dwelling would be required to conform to the existing street pattern and little deviation from the general building line. It is considered that the proposed dwelling would integrate well into the street scene in terms of siting. The development will maintain the existing pattern of spaces between buildings and respect the basic scale of neighbouring houses thereby ensuring that the development accords with the character of the surrounding area. Although the front façade of the proposed dwelling is not setback as far from the highway as that of other dwellings within the street, this is a consequence of the conflicts between accommodating the relationship to the street and to adjacent houses. The solution proposed successfully respects the character of the locality while providing sufficient room for landscaping and vehicle parking.

It should also be noted that there would be a distance of 21 metres between the rear façade of the proposed dwelling and the rear façade of number 114 Old Nazeing Road. This is considered to be sufficient to avoid any excessive overlooking.

Approximately 120 square metres of private open space is to be located behind the proposed dwelling. This is considered to be sufficient to meet the recreational needs of future residents.

3. Highway and parking considerations:

Policy ST6 of the Epping Forest District Local Plan states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards. Two off street car parking spaces are provided. This is considered to be sufficient to meet the needs of future residents and meets requirements.

The application was referred to Essex County Council's Highways who advised that they had no objections to the application subject to conditions. The design and layout of access and vehicle parking arrangement would not cause traffic congestion nor have an impact to the highway and pedestrian safety. The usability of the turning area at North Barn would not be adversely affected by the proposal. This turning head is used for parking at present but, in highway terms, the proposal would result in less kerbside parking without adding to demand. Keeping the turning head clear of parked cars is an advantage from a highways point of view.

4. Landscaping:

As mentioned above most of the existing vegetation would have to be removed from the site to make way for the new development. Although some of the trees are in good condition and provide a lot of greenery, none of the vegetation is protected and they can be removed from the site at any time, with or without outline permission for the proposed development.

The Council's Landscaping officers have no objection regarding the proposed development subject to conditions being placed on any recommendation that the applicant provides a landscape plan and how existing vegetation is to be protected on and off the site.

5. Impact on adjoining properties:

Consideration has been given to the impact of the proposal on adjacent properties, primarily in respect to visual impact and overshadowing. As it is an outline application, impact on privacy of adjoining properties should be addressed under the reserved matters application.

Given the orientation of the site and the siting of the dwelling, there would be no excessive overshadowing of the adjoining properties.

It is considered that there is sufficient separation between building blocks as not to cause harm to the visual amenities of the occupants of adjacent properties.

Conclusion:

In conclusion the proposed scheme is acceptable in terms of its size, siting, impact on highway safety and amenity. Accordingly, outline planning permission should be granted subject to conditions.

SUMMARY OF REPRESENTATIONS:

NAZEING PARISH COUNCIL: The committee objects to the application – DB2 street scene and T14 re loss of facilities in that the entrance would be on North Barn at a point used for parking and turning.

104 OLD NAZEING ROAD – The proposed development would increase the chance of flash floods, reduce havens for wildlife and increase traffic problems and pollution.

6 NORTH BARN – The proposed dwelling would have an impact to traffic and parking within the streetscene. It would be an overdevelopment that would have an impact to the existing vegetation and result in a loss of privacy.

17 NORTH BARN - The proposed dwelling would have an impact to traffic and parking within the streetscene. It would also cause a loss of privacy to adjoining properties and would cause noise and disruption during construction works.

1 NORTH BARN – The new dwelling would take away a safe environment for kids to play at the end of the cul-de-sac and remove extra parking available to residents if they receive visitors.

20 NORTH BARN – The proposed development would result in a loss of parking for visitors at the end of the cul-de-sac and have an impact to turning circle of delivery vehicles. Also have an impact to the safety of children playing in the North Barn and cause noise and disruption during construction works. It would also cause a loss of privacy to adjoining properties and result in a loss of vegetation.

HENDRA 112 OLD NAZEING ROAD – The siting of the development would be too close to the rear elevation of no 112 and would result in a loss of privacy. The development would result in the loss of mature vegetation on the site. The plans are incorrect as they don't show the true position of the crown of neighbouring trees. The proposed dwelling would be an overdevelopment of the site and out of character to the surrounding area.

8 NORTH BARN – The proposed development would not be in keeping with the front setbacks of the surrounding area. It would also have an impact to parking facilities and traffic flow at the end of the cul-de-sac. The development would have an impact to the existing infrastructure within the surrounding area in relation to water and drainage. It would also have an impact to existing vegetation, in particular the adjoining willow.

11 NORTH BARN – Strongly against the proposal as there is no significant difference from the last proposal.

3 NORTH BARN – The proposed development would seriously affect emergency services and refuse collections at the end of the cul-de-sac. It would have an impact to parking and would cause noise and disruption during construction.

104A OLD NAZEING ROAD – The proposed development would be an overdevelopment and out of character with the surrounding area causing traffic and highway concerns

116 OLD NAZEING ROAD – The proposed development would result in a loss of privacy. The plans are inaccurate as it shows the willow tree further from the boundary than it actually is.

2 NORTH BARN – The proposed development would disrupt the peace of the neighbourhood. The safety of residents would be compromised as this application proposes to cut down trees and limit the turning area for emergency vehicles. Cause noise and disturbance during construction.

7 NORTH BARN – The proposed development would devalue my property. It would cause visual blights from the outlook of my dwelling. The development would have an impact to traffic and parking facilities. It would have an impact to the safety of children playing on the road. Cause noise and disturbance during construction. The development would result in the loss of vegetation. Overall the development is unsuitable for this particular development.

10 NORTH BARN – The proposed development would result in an overdevelopment of the area and would result in the loss of vegetation and wildlife. Result in more traffic and cause noise and disturbance during construction. Would have an impact on emergency services turning at the end

of the cul-de-sac. It would cause visual blight and material detriment. Loss of privacy. It would devalue my property.

12 NORTH BARN – The proposed development would result in a loss of vegetation and hence would create a loss of privacy to our place. Vehicle access would cause an increase in noise and disturbance. The development would result in traffic and parking concerns at the end of the cul-de-sac. Noise and disturbance during construction. It would have an impact to the safety of residents. It would have an impact to wildlife due to the removal of vegetation.

5 NORTH BARN – The proposed development would overlook my property resulting in a loss of privacy. It would cause highway/traffic and parking concerns at the end of the cul-de-sac. The development would devalue my property and would have an impact to refuse collection

24 NORTH BARN – The proposed development is not suitable for this particular site as it would have an impact to the amenities of adjoining property owners and the surrounding area.

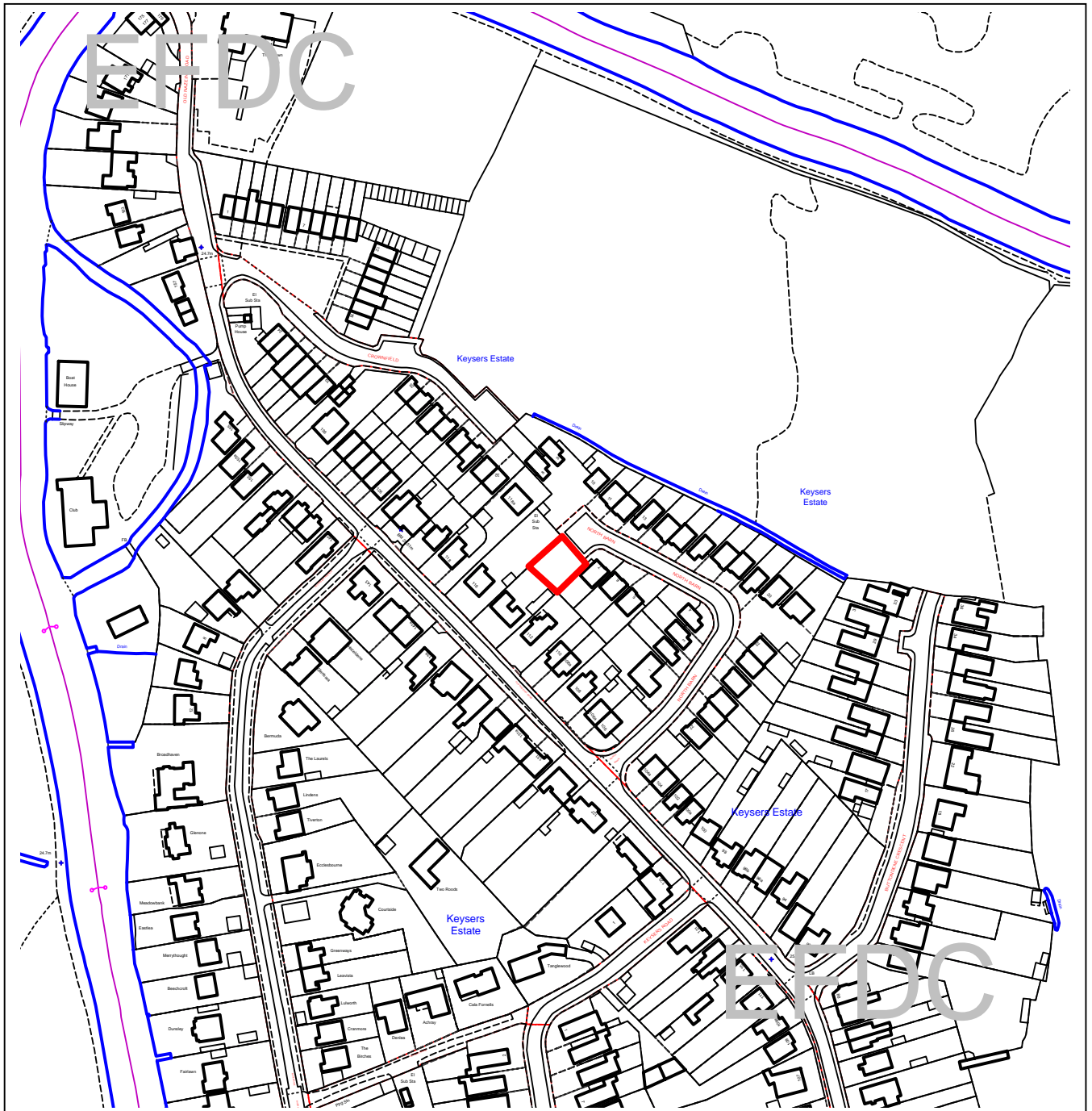
23 NORTH BARN – The proposed development is unacceptable as it would have an impact to the character of North Barn and result in noise and disturbance during construction. The proposal would also have an impact to the turning area for service vehicles and result in a loss of vegetation.

15 NORTH BARN – The proposed development would have a detriment to the limited parking that is currently available and have an impact to the turning capabilities of larger vehicles. There would be an increase in noise and disturbance during construction. It would also be an overdevelopment of the area.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/0187/08
Site Name:	Land to rear of 114 Old Nazeing Road, Nazeing, EN10 6QY
Scale of Plot:	1/2500