

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee West Wednesday, 6th August, 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. MINUTES (Pages 7 - 10)**

To confirm the minutes of the last but one meeting of the Sub-Committee (the 16 July 2008 meeting having been cancelled for lack of business) held on 25 June 2008 as correct record (attached).

**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 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 11 - 32)**

(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](http://www.eppingforestdc.gov.uk). Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

### **How are the applications considered?**

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

### **Further Information?**

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 25 June 2008

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.34 pm

**Members Present:** J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, Mrs M Sartin, Mrs P Smith and Ms S Stavrou

**Other Councillors:**

**Apologies:** J Collier, W Pryor and Mrs E Webster

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

### 9. 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.

### 10. 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.

### 11. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (1) (EPF/0187/08 Land rear of 114 Old Nazeing 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in agenda items 7 (1) (EPF/0187/08 Land rear of 114 Old Nazeing Road, Nazeing) by virtue of being a member of the Parish Council. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

### 12. MINUTES

**RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 4 June 2008 be taken as read and signed by the Chairman as a correct record.

**13. ANY OTHER BUSINESS**

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

**14. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, the Planning application be determined as set out in the annex to these minutes.

**15. DELEGATED DECISIONS**

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

**CHAIRMAN**



## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0187/08
<b>SITE ADDRESS:</b>	Land to rear of 114 Old Nazeing Road Nazeing EN10 6QY
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Outline permission for the erection of a detached dwelling.
<b>DECISION:</b>	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 are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08:00 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 During the period between the commencement and the completion of the development hereby approved there shall be no deliveries to the site and no movement of commercial vehicles to or from the site outside the hours of 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, There shall be no such deliveries or movements of commercial vehicles during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 9 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.
- 10 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.
- 11 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.
- 12 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.

## AREA PLANS SUB-COMMITTEE 'WEST'

Date 6 August 2008

### INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0881/08	Denver Lodge Waltham Road Nazeing Essex EN9 2EB	Grant Permission (With Conditions)	13
2.	EPF/2627/07	Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EJ	Grant Permission (With Conditions)	18
3.	EPF/1131/08	Ambit Derby Road Roydon Harlow Essex EN11 0BG	Grant Permission (With Conditions)	23
4.	EPF/1055/08	8 Forest Close High Beech Waltham Abbey Essex EN9 3QR	Refuse Permission	27

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0881/08
<b>SITE ADDRESS:</b>	Denver Lodge Waltham Road Nazeing Essex EN9 2EB
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	Mrs Lorraine Whitrod
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of 2 no. existing stables and 1 no. existing tack room and the addition of 2 no. new matching stables and 1 no. new matching tack room.
<b>RECOMMENDED DECISION:</b>	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 Prior to first use of the additional stables and tack room hereby approved, the external wood of the existing two stables and tack room and the external wood of the additional two stables and tack room are to be dark stained in accordance with details previously submitted to and approved in writing by the Local Planning Authority. They are to be retained as such thereafter.
- 3 Run off from washing down the stables and hard standing shall be discharged to a foul water system, and not to the surface water system. Details of the system shall be submitted to and approved by the Local Planning Authority. The approved drainage shall be retained and maintained while the site is in use.
- 4 Burning of manure and other animal waste is not to take place on the site.
- 5 Prior to commencement of works on the additional stables and tack room, full details of a scheme for manure storage and water run-off discharge from the manure heap are to be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that manure is to be stored in a manner which does not give rise to nuisance from odour, flies or vermin, and run off is not to pollute any surface or ground waters. The development is to commence in accordance with the approved details and retained as such, unless otherwise agreed in writing by the Local Planning Authority.
- 6 All animal feed is to be stored in vermin proof containers and any spillages or discarded food are to be cleared away to minimise the attraction of rats and mice.

- 7 The stables hereby permitted are to be used only for the stabling of horses within the ownership of the occupants of Denver Lodge and are not to be used in connection with any business use, including livery.
- 8 There are to be no more than 5 horses housed on this site at any one time.

*This application is before this Committee since 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 two existing stables and one existing tack room and the addition of two new matching stables and one new matching tack room. The existing and proposed stables each measure 7.2m by 3.8m by 2.9m high including a pitched roof, and the existing and proposed tack rooms each measure 2.5m by 3.6m by 2.9m high including a pitched roof. The stables would be sited to form a courtyard area.

The stables would be used to provide additional storage space for the existing animals located on the farm, and for the private enjoyment of the residents of Denver Lodge. The number of horses is not proposed to be increased from the current five horses housed on the site.

**Description of Site:**

Field used as a paddock adjacent to Denver Lodge; a detached property located in the Metropolitan Green Belt, and is accessed off a main distributor road.

**Relevant History:**

None relevant

**Policies Applied:**

Local Plan:

Policy DBE2 – Effect on neighbouring properties.  
Policy DBE4 – Design in the Green Belt  
Policy DBE9 – Excessive loss of amenity to neighbouring properties  
Policy GB2A – Development in the Green Belt  
Policy ST4 – Road Safety

**Issues and Considerations:**

The principal issues to consider with this application are design considerations and the suitability of the development in the Metropolitan Green Belt, issues of road safety and issues of residential amenity.

1. *Design Considerations and suitability of the development in the Metropolitan Green Belt*

The existing stable buildings and tack room are of wood with corrugated metal pitched roof and have a rural character that is in keeping with the locality. They are not excessively large in terms of height or area covered, and cover a relatively small area of the field in which they are located. It is,

however considered that they would benefit from a darker wood stain being applied and a condition requiring such for both the existing and proposed buildings is proposed.

The additional two stables and single tack room would create a courtyard area and this is considered to be in keeping in scale to the size of the field. Any additional buildings beyond the 4 stables and 2 tack rooms are likely to be excessive considering they are to be used solely for personal enjoyment of the residents of Denver Lodge. A condition is proposed to limit the use of the stables in such a way.

The additional stables would be located away from the boundaries and would not be unacceptably prominent when viewed from outside the site. The stables are not in a prominent and visible location in the Metropolitan Green Belt and would not be visible from the highway, and thus would not significantly affect the wider area or the visual amenity of the Metropolitan Green Belt.

It is considered that the buildings are small scale facilities required in connection with outdoor recreation and they are therefore appropriate development in the Green Belt in accordance with policy GB2A.

## 2. Residential Amenity

The existing stables and tack room are not excessively high and are screened by a wooden fence on the boundary with the only close neighbouring property; Chapel Barn. The additional stables and tack room are located further from the boundary than the existing, and would not present, in themselves, any significant loss of amenity to the neighbouring residents in terms of physical intrusion.

Conditions are proposed to mitigate the effects of smells from manure, to ensure manure is not burnt on site and to ensure that foul water from the stables is not discharged into the surface water system. This is considered to adequately mitigate the effects of smells on the neighbouring residents.

Concern has been raised by neighbours regarding damage to fences and vegetation caused by horses kept at the site, but this is a private legal matter rather than something that can be controlled by planning.

## 3. Road Safety

Conditions are proposed in order to ensure that no more than the current 5 horses are housed on the site, and that the stables and tack rooms are to be used solely for the residents' horses. This limits the necessity for excessive comings and goings and reduces the necessity to use the access beyond current levels. As such, the County Council Highways officers have returned No Objection and there are no significant road safety concerns.

## **Conclusion**

It is considered that the physical stable and tack room buildings themselves are not excessive in this Green Belt location and are acceptable. With suitable conditions to limit the impacts to the amenities of the neighbouring residents, to limit the scale of the use and to ensure that the stables are not to be used as a livery, it is considered that the proposal is acceptable in this location.

## **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL: No Objection

Neighbours:

CHAPEL BARN, WALTHAM ROAD, NAZEING;  
FAIL MHUC BUNGALOW, WALTHAM ROAD, NAZEING  
DENVER LODGE FARM, WALTHAM ROAD, NAZEING;  
DENVER LODGE COTTAGE, WALTHAM ROAD, NAZEING;  
CHAPEL BARN COTTAGE, WALTHAM ROAD, NAZEING:

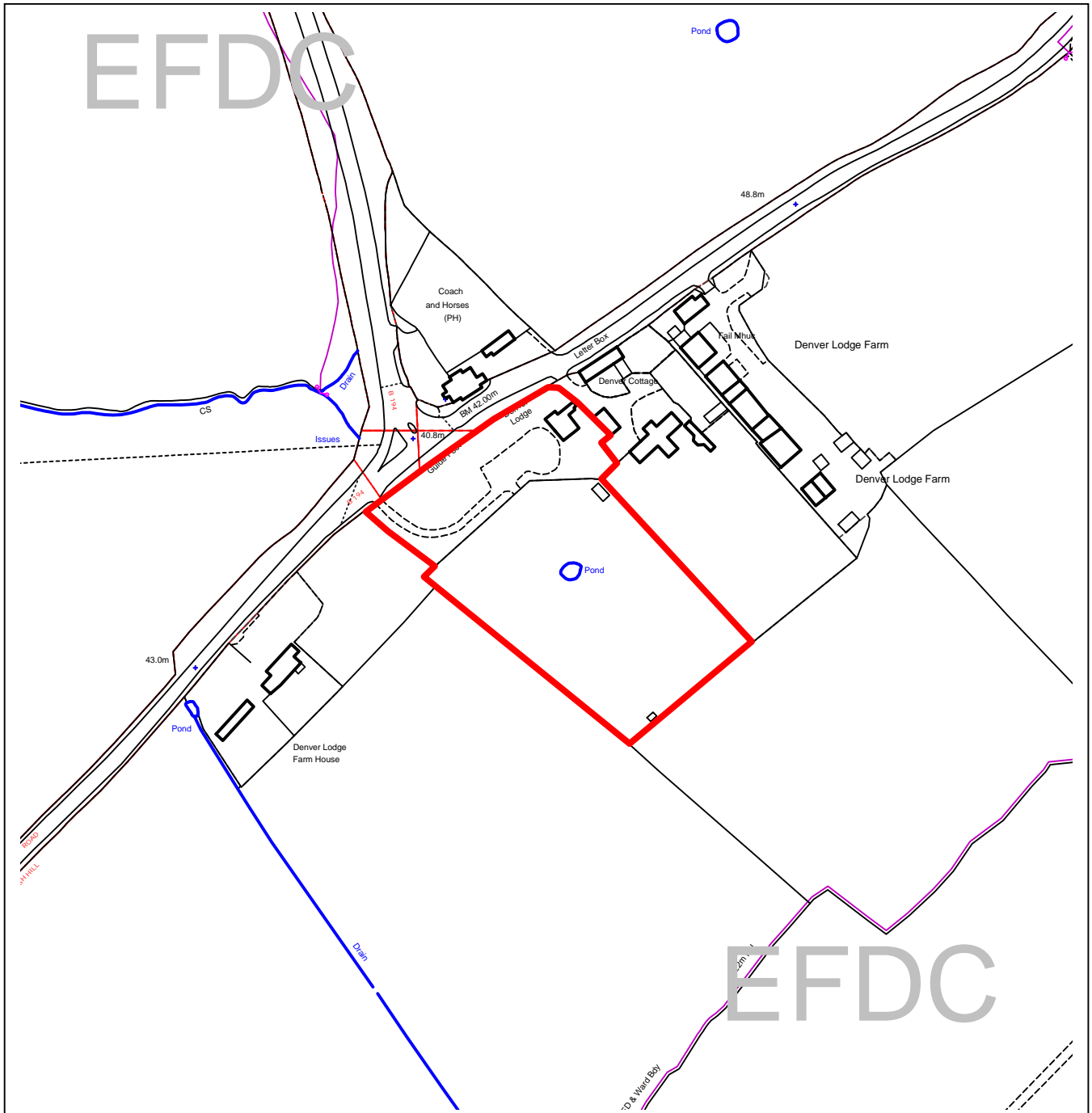
Smells are caused from waste from the horses; Damage to trees and a fence; Increased use of the dangerous access point; commercial activity is not suitable.





# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/0881/08
Site Name:	Denver Lodge, Waltham Road Nazeing, EN9 2EB
Scale of Plot:	1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2627/07
<b>SITE ADDRESS:</b>	Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EJ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Roydon Mill Lodges LLP
<b>DESCRIPTION OF PROPOSAL:</b>	Introduction of new bases where 54 static caravans are to be replaced with 27 log cabins (single unit caravans). (For information and clarity this proposal duplicates part of application EPF/2230/07 which is currently under consideration)
<b>RECOMMENDED DECISION:</b>	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 development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

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

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

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

- 3 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

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

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

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

- 5 Prior to the commencement of development the existing concrete bases shown to be removed shall be removed from the site.

*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:**

Construction of 27 concrete bases for 27 new static caravans to replace the existing 54 static caravan bases.

**Description of Site:**

The site comprises an irregularly shaped area of land within the north western part of Roydon Mill Leisure Park bounded to the north by the railway line and to the west by the lake.

**Relevant History:**

The leisure park has a long planning history. This part of the site has consent for use for the stationing of caravans for recreational use. Last year permission was granted for 13 bases for static caravans to replace 28 bases on two adjoining areas of the park. (EPF/1537/07)  
Some concern had been raised that the "chalet" style replacement units that were erected at the site were not caravans. Considerable investigation has taken place, including advice from Legal Services and Counsel, and it has been determined that in the Council's view the new units at the site, (which, once built are capable of being moved in one piece) fall within the definition of a caravan for the purposes of planning and are therefore permitted development on this site and covered by the existing planning conditions restricting their use to holiday accommodation only and for restricted periods of the year. Permission is therefore not required for the stationing of the units but is required for the construction of the bases on which they stand.

**Policies Applied:**

GB2A Green Belt  
GB10 Lea Valley Regional Park  
RST32 Caravan and camping sites  
U2A and U3A Development in flood risk areas. Flood risk assessment zones.

**Issues and Considerations:**

This is a straight replacement of 54 concrete bases with 27 larger concrete bases in connection with the permitted use of the site. The proposed bases result in slightly less total hard standing than the existing bases (2006.1 sqm rather than 2057 sqm)

The main issue therefore is the principle of allowing new development in the Green Belt in an area liable to flood.

The site is identified within the Local Plan Proposals Map as being covered by Policy RST32. This is an area within which the stationing of static and touring caravans and the use of land for camping will be permitted.

Given the history of the site and the policy of the Local Plan that allows for replacement caravans on this site it is not considered that there is a Green Belt objection to the proposal, the development (that is, the bases) will not have any greater impact on openness than the existing bases.

Although the Environment Agency have raised concern about flood risk, it is not considered that an objection on these grounds can be supported, given that the application is actually for a reduction in the amount of hardstanding and additionally, if completed the development will enable a reduction in the number of units at the site therefore reducing the number of people who may be at risk of flooding at any one time.

An objection has been received from a neighbour who raises concern about existing parking problems around the leisure park, but this is not considered relevant to the application now under consideration.

### **Conclusion**

As with the previous application, it is considered that the proposed development is in accordance with the adopted policies of the Local Plan and Local Plan Alterations and the application is recommended for approval

### **SUMMARY OF REPRESENTATIONS:**

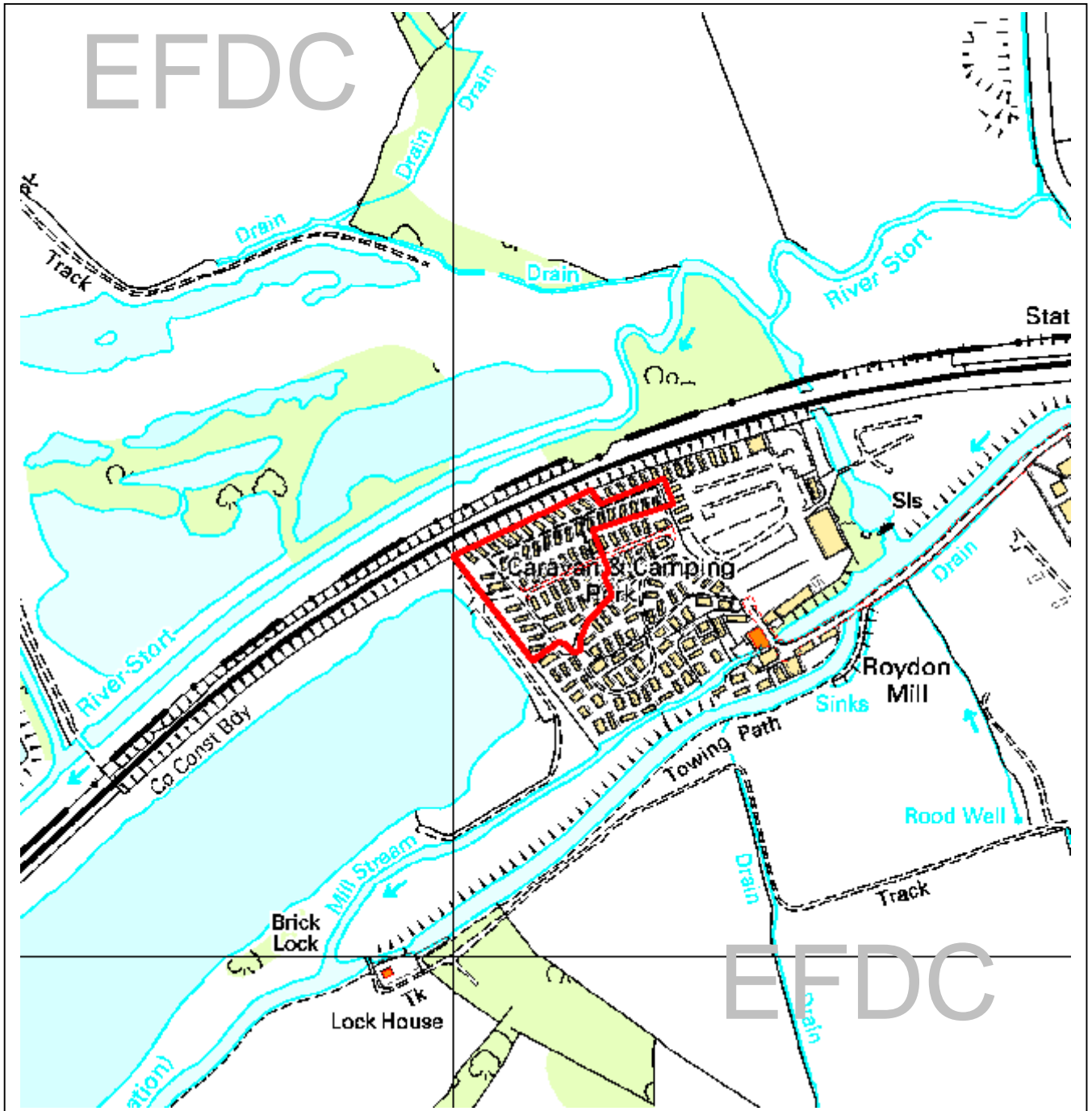
PARISH COUNCIL – Object. The Parish Council has concerns that these bases will increase the risk of flooding. The documentation submitted as part of application EPF/2230/07 makes no reference to the East of England Plan proposals to site 10,000 houses just a mile or so up river – the risk of flooding would be increased accordingly.

2 THE GRANARY – Object to this until Roydon Mill make full parking facilities available for all paying guests and visitors. At present they do not allow contractors vans etc to park in their car park and this results in parking on the surrounding residential streets causing highway safety concerns.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/2627/07
Site Name:	Roydon Mill Leisure Park, High Street Roydon, CM19 5EJ
Scale of Plot:	1/5000

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1131/08
<b>SITE ADDRESS:</b>	Ambit Derby Road Roydon Harlow Essex EN11 0BG
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Miss Lorraine Kasperczak
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing double garage to a self-contained annexe.
<b>RECOMMENDED DECISION:</b>	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 development, shall match those of the existing building.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Ambit, Derby Road, Roydon.

*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:**

Consent is being sought for the conversion of the existing double garage to a self-contained annexe. The proposal would primarily consist of internal alterations, although it would involve the replacement of the existing garage door with a flush window and the insertion of two new windows and a new door to the front of the building.

**Description of Site:**

Two storey detached dwelling located on the western side of Derby Road, Roydon. This is a no-through road that contains 24 dwellings. This site is part of a housing estate surrounded by Green Belt land, however it itself is not within the Metropolitan Green Belt.

### **Relevant History:**

None

### **Policies Applied:**

DBE1 – Design of New Buildings  
DBE2 – Effect on Neighbouring Properties  
DBE9 – Loss of Amenity  
U2A – Development in Flood Risk Areas

### **Issues and Considerations:**

The main issues here relate to the potential impact on the neighbouring properties and surrounding area and with regards to the impact on flood risk.

The proposed garage conversion would involve no extensions to the existing garage building. The level of external works would consist of the removal of the garage door and the insertion of 3 windows and 1 new door. The door would give internal access to both the proposed annexe and the existing rear door to the main property. There would be no direct link between the proposed annexe and the main house except from this internal corridor.

The proposed annexe would consist of a bedroom, a small shower room and a lounge. Although it does not appear to contain a kitchen or kitchenette there would be room for a combination lounge/kitchen. Whilst the new door to the front of the building would allow for the annexe to have a separate access, albeit shared with the back door to the main house, given the location and proximity to the parent dwelling this would not be likely to be used as a separate property. Notwithstanding this, a condition should be added to ensure that the annexe remains ancillary to the main house and does not become a separate dwelling.

As this would only be used as an annexe in connection with the main house there would be no substantial additional vehicle or pedestrian traffic and as such no further disturbance to neighbouring properties.

Derby Road contains a mix of size and design of properties. This dwelling and the neighbour known as Waterford, are the only two with this form of attached single storey garages to the front, although there are other forms of garages in evidence in this road. Given the variety of design in Derby Road the proposed alterations would not be detrimental to the character or appearance of the street scene.

The application site lies within an Environment Agency flood zone. The parish council have objected to the proposal due to this and consider the proposal to be overdevelopment which could set a precedent. As there are no major external changes to the building and no change in runoff the development would not create additional flood risk and as such complies with PPS25 and Local Plan policy U2A. As previously stated there are other single storey garages located within the front gardens of properties in Derby Road, although only the neighbour's is similar to the proposed site. Whilst the parish council consider that this application could set a precedent, every application is judged on its own merits and as such this would not be sufficient grounds for refusal.

### **Conclusion:**

The proposed garage conversion to a self-contained annexe complies with the relevant Local Plan policies and PPS25 and is therefore deemed acceptable. Due to this the proposal is recommended for approval, subject to conditions controlling the use.



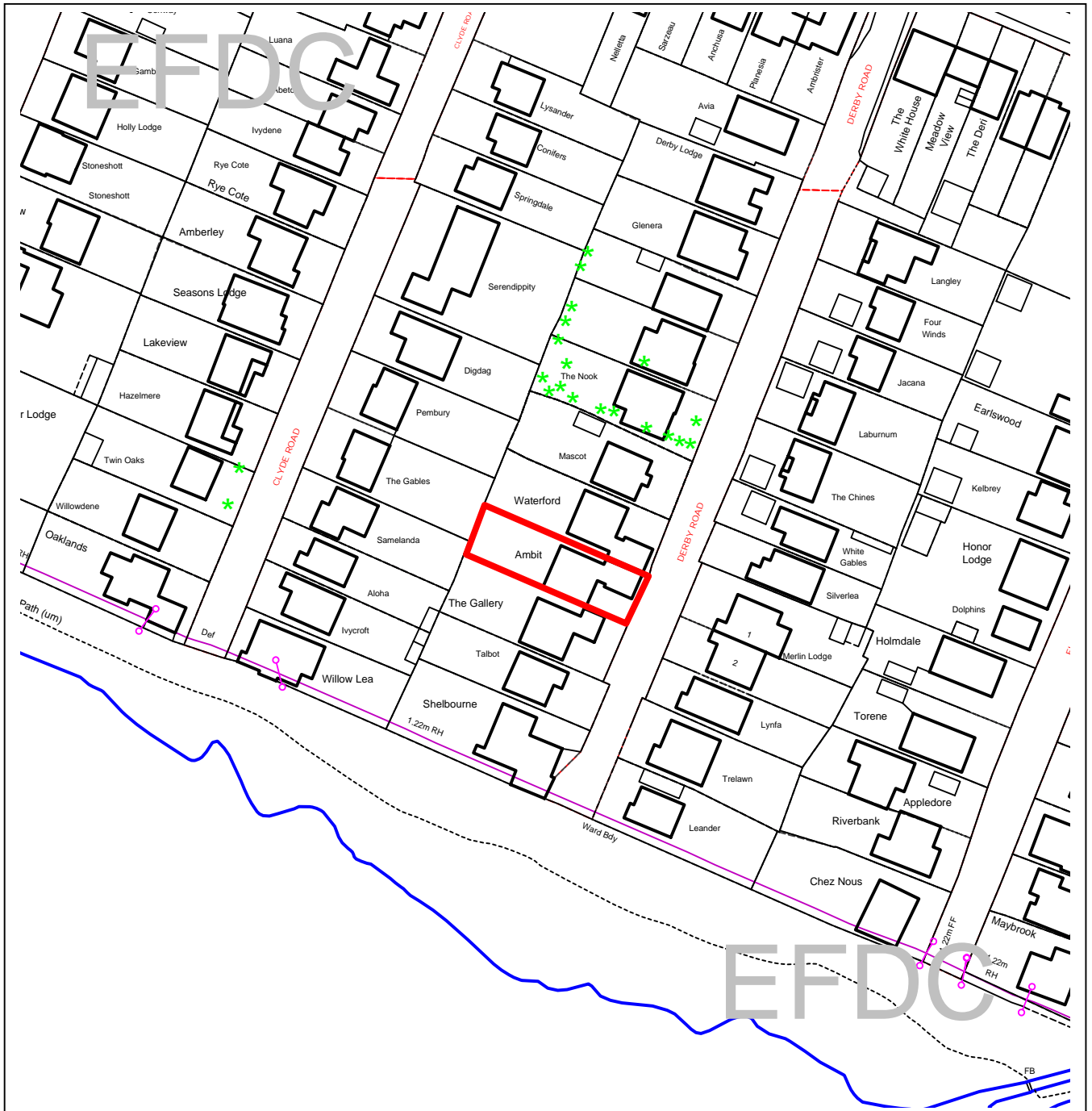
**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object as the area is a flood risk and as its overdevelopment which could set a precedent.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1131/08
Site Name:	Ambit, Derby Road, Roydon, EN11 0BG
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1055/08
<b>SITE ADDRESS:</b>	8 Forest Close High Beech Waltham Abbey Essex EN9 3QR
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mrs Parker
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey front and rear extensions. (Revised application)
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The Local Plan and Government Guidance as set out in Planning Guidance Note 2 (Green Belt) is that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area. The proposal introduces an extension in the Metropolitan Green Belt that is disproportionately large in relation to the original house in that it exceeds the limits set by Local Plan Alteration policy GB14A. It is therefore inappropriate development in the Green Belt and there are no very special circumstances that outweigh the harm caused to it. As such the proposal is contrary to the Government advice contained in PPG2, and to Policies GB2A and GB14A of the adopted Local Plan and Alterations.
- 2 The proposed front extension, by reason of its excessive width and poor relationship to the house as proposed to be extended to the side, would cause harm to the appearance of the house and street scene to the detriment of the visual amenities of the locality. As such the proposal is contrary to policy DBE10 of the adopted Local Plan and Alterations.
- 3 The proposed side extension, by reason of its height and proximity to the rear elevations of 9 and 10 Forest Close, would appear excessively overbearing when seen from those properties and therefore detract from the visual amenities enjoyed by the occupants of those properties. Accordingly, the proposal is contrary to policy DBE10 of the adopted Local Plan and Alterations.

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

### **Description of Proposal:**

The application is for the construction of a two storey side extension and a single storey front and rear extension.

The front extension is to project 0.9 of a metre from the original front façade and is to have a width of 7.3 metres across most of the front of the existing house and part of the front elevation of the proposed side extension. It would have a hipped roof with the highest point set below existing first floor windows.

The side extension would have a width of 4.7 and a depth of 6 metres with the front elevation set 1metre rear of the front wall of the existing house. It would have a gabled roof matching the pitch of the existing roof and would include 2 half dormers as first floor windows in the front elevation. A French window in the first floor rear elevation would be contained by railings fixed flush with the rear wall.

The proposed single storey rear extension is to project 3 metres from the original rear façade and have a width of 10.2 metres across the rear elevation of the original house and the proposed side extension. It would have a flat roof with a roof lantern.

Materials of the extensions are to match those of the existing dwelling

The extensions will provide a store/garage, living room and a dining area on the ground floor and two bedrooms and a bathroom on the first floor.

### **Description of Site:**

The subject site is located within the Metropolitan Green Belt on the south western side of Forest Close approximately 30 metres north of Pynest Green Lane. The site is relatively level and regular in shape. Located on the boundaries of the site is a timber paling and wire fence.

The immediately surrounding area is a small built up enclave of 10 dwellings which vary in size, bulk and form. Front setbacks from the highway are consistent and spaces/gaps between building blocks form an important part to the character of the streetscene. A public playground is located to the rear of the site.

There are no preserved trees on the site or adjacent land.

### **Relevant History:**

EPF/0650/91 – Two storey side extension (approved with conditions)

EPF/0263/08 – Two storey and single storey front and rear extensions (refused)

### **Policies Applied:**

DBE9	Impact of development on amenity
DBE10	Design of residential extensions
GB2A	Development in Green Belt
GB14A	Extensions to dwellings in the Green Belt

### **Issues and Considerations:**

It should be noted that the previous application EPF/0263/08 was refused by Council as it was considered that the proposed development would have a harmful impact on the openness of this part of the Green Belt and that its design and appearance was not appropriate due to its excessive bulk and scale.

Therefore in this case the main issues that Council needs to address is whether or not the revised scheme has overcome Council's objections to the scheme that was recently refused.

#### **1. Green Belt:**

Policy GB14A is the key policy for assessing the appropriateness of the proposal in the Green Belt. The policy states that residential extensions may be permitted where they do not result in disproportionate additions of more than 40% of the total floor space of the original building up to a maximum of 50 square metres.

The floor space of the existing dwelling is approximately 69 square metres. The proposed additional floor space for the previous scheme that was refused was approximately 107 square metres amounting to a floorspace increase of 155%. It clearly failed to comply with policy and constituted inappropriate development in the Green Belt.

The revised scheme has slightly reduced the size of the proposed extensions so that now it is proposed to add approximately 84 square metres to the original dwelling. This results in an increase of approximately 120%, considerably in excess of the Council's adopted policy limits. Accordingly it is inappropriate development and can only be permitted where very special circumstances exist. The onus is on the applicant to demonstrate such circumstances exist, however the applicant has not submitted any statement in support of the proposal.

Although the subject site is located within a small built up enclave where there may be some justification for a more flexible application of Council policy, it is considered that in this case the size of the proposed addition is so far in excess of the policy limit that its location cannot amount to a very special circumstance. Accordingly, the proposed extensions amount to inappropriate development that would be harmful to the openness of this part of the Green Belt. The proposed development is therefore contrary to Council Green Belt policies GB2A and GB14A.

#### **2. Design and appearance:**

Council previously had a concern regarding the size, scale and bulk of the extension in that it would have been visually intrusive and out of character with the streetscene.

It is considered that the bulk, scale and size of the double storey side extension and the single storey rear extension is now acceptable as it will appear more subservient to the original dwelling. However, the front extension would have excessive width in relation to the house as proposed to be extended to the side. It would also have a roof design that contrasts poorly with that of the main roof while the size and position of window and door openings would not respect the pattern of existing and proposed first floor windows. It would therefore be harmful to the appearance of the house and therefore of the street scene.

#### **3. Impact on Neighbours:**

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

In this case there would be no impact on light to neighbouring properties, however, concern has been raised about the visual impact of the side extension on properties to the south, 9 and 10 Forest Close. There would only be a distance of 10m between the rear elevation of those houses and the flank wall of the extension. This relationship is such that the impact of the side extension, which would be 7m high to the ridge, would indeed be overbearing on 9 and 10 Forest Close and therefore harmful to the visual amenities enjoyed by the occupants of those properties.

No flank windows are proposed as part of the development. It is considered that there would not be a loss of privacy to adjoining occupiers in relation to overlooking.

There is the potential for excessive overlooking to be caused by any use of the flat roof of the rear extension for sitting out. That would be especially harmful in this case but such use of the flat roof could be prohibited by the imposition of an appropriate condition on any consent granted.

**Conclusion:**

In conclusion it is considered that the proposal cannot be supported due to its failure to meet the provisions of the Epping Forest District Plan, specifically relating to the harm caused to the Green Belt, street scene and visual amenities of neighbouring properties.

As such the development is contrary to adopted Local Plan and Alterations policies GB2A, GB14A, DBE9 and DBE10, therefore it is recommended that application be refused.

**SUMMARY OF REPRESENTATIONS:**

WALTHAM ABBEY TOWN COUNCIL: The committee has no objection.

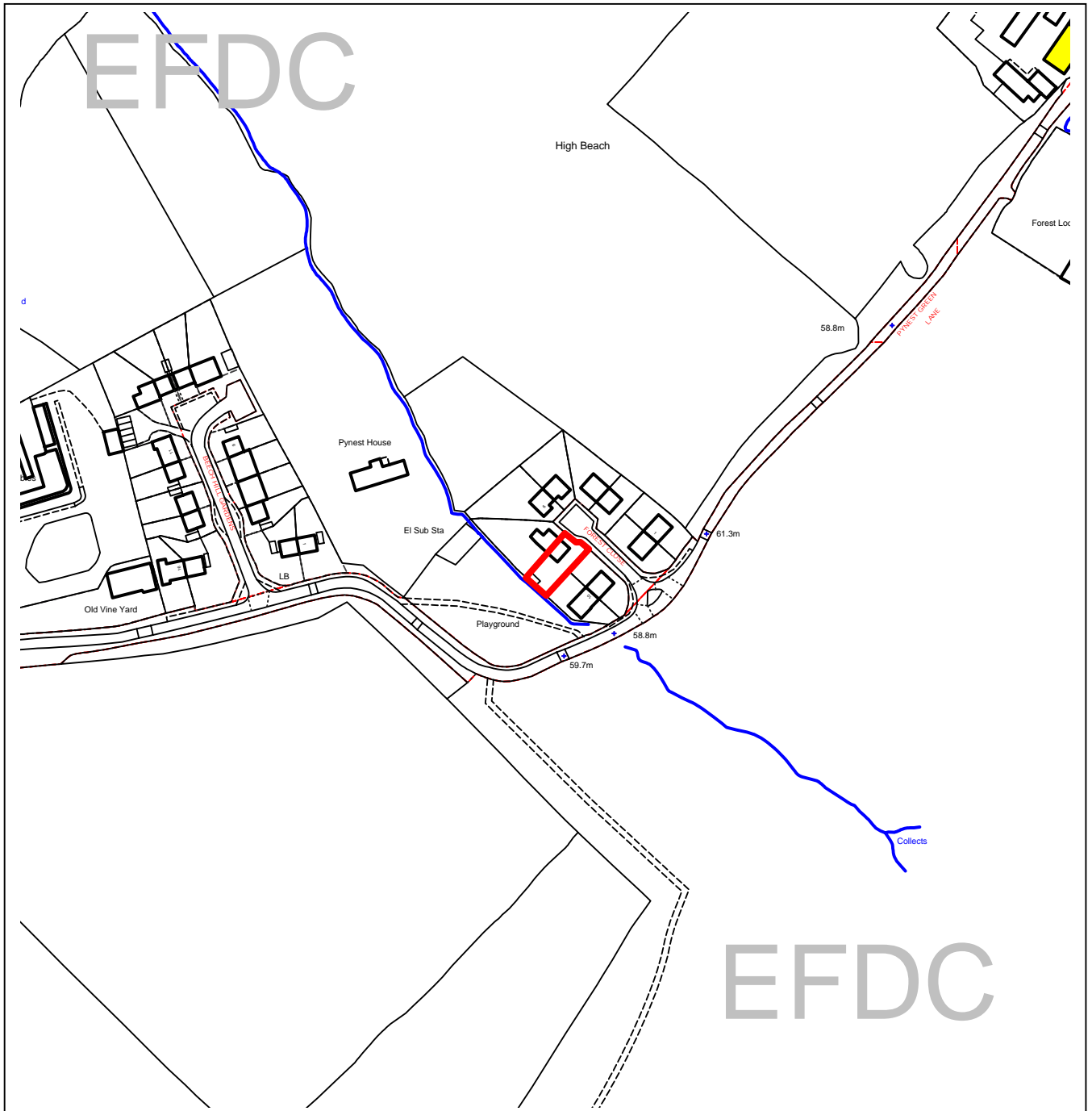
NEIGHBOURS: One objection was received from:

9 FOREST CLOSE – Would cause an overbearing impact due to its close proximity to the side boundary and would also have an impact to existing vegetation.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1055/08
Site Name:	8 Forest Close, High Beech, Waltham Abbey, EN9 3QR
Scale of Plot:	1/2500

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