

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee West Wednesday, 29th April, 2009

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

Room: Council Chamber

Time: 7.30 pm

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

Members:

Councillors J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, J Collier, Mrs A Cooper, 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.

WEBCASTING NOTICE

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

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

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

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

1. WEBCASTING INTRODUCTION

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

2. The Chairman will read the following announcement:

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

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

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

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING 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 - 18)

To confirm the minutes of the last meeting of the Sub-Committee held on 8 April 2009 as a 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 19 - 40)

(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:** 8 April 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.17 pm

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

Other Councillors:

Apologies: J Collier, W Pryor, Mrs M Sartin, A Watts and Mrs E Webster

Officers Present: J Shingler (Senior Planning Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

37. 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.

38. 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.

39. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 18 March 2009 be taken as read and signed by the Chairman as a correct record.

40. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared personal interest in agenda items 7 (2) (EPF/0178/09 The Old farm, Epping Long Green, Epping Upland) by virtue of being the ward member and the member that asked for this item to be brought to the Sub-committee. 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks and Ms S Stavrou declared a personal interest in agenda items 7 (3)

(EPF/2113/08 Roydon Mill Leisure Park, High Street, Roydon) by virtue of of being members of the Lea Valley Park Association. The Councillor declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (2) (EPF/0196/09 St Leonards Barn, St Leonards Farm, Nazeing) by virtue of being a ward member. 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.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda items 7 (1) (EPF/0178/09 The Olf Farm, Epping Long Green, Epping Upland) by virtue of being a parish councillor and has personal third party matters in connection with the application site. The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the item.

41. ANY OTHER BUSINESS

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

42. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

43. 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

Report Item No: 1

APPLICATION No:	EPF/0178/09
SITE ADDRESS:	The Old Farm Epping Long Green Epping Upland Epping Essex CM16 6QN
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Proposed detached stable block to be erected in eastern part of the site close to southern boundary.
DECISION:	Deferred

This item was withdrawn from the Agenda by the Chairman to allow for additional information to be received.

Report Item No: 2

APPLICATION No:	EPF/0196/09
SITE ADDRESS:	St Leonards Barn St Leonards Farm St Leonards Road Nazeing Essex EN9 2HG
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Conversion of existing outbuildings to dwelling. Amendment to planning approval EPF/0413/07 to include demolition of rear outbuilding and two single storey extensions tor rear.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 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 building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, E, F and G, or by Part 2, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.

- 7 No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, 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 it's written consent to any variation.
- 8 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas 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 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 11 Prior to occupation of the new dwelling hereby approved the existing outbuilding shown to be removed on Plans Ref: 1013/06A and 1013/05A shall be demolished and all material removed from the site, with the exception of the rear wall of the building adjacent to the walled garden to the rear which will be retained or replaced at its current height.

Report Item No: 3

APPLICATION No:	EPF/2113/08
SITE ADDRESS:	Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EJ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Creation of a marina with moorings for up to 315 boats and associated facilities, including new lock with the River Stort Navigation, facilities building, workshop, fuel storage tank and 77 parking spaces.
DECISION:	Grant Permission (With Conditions)

A late consultation response from the Environment Agency was reported together with the need to add a further 9 conditions regarding flooding and biodiversity.

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 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.

- 3 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.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of the development details of the proposed surface materials for the pathways, parking areas and boatyard. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first use of the site as a marina.
- 6 The boat workshop hereby approved shall be used solely for the repair and maintenance of boats and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 7 Prior to commencement of development full details of all mitigation works and timing, and methods of construction to provide maximum protection to birds, water voles, reptiles and bats and other species at the site shall be submitted together with a habitat management scheme. The scheme shall include details of nest boxes, and a tern raft. All details and the management plan must be agreed in writing prior to commencement of any works on site and carried out in accordance with the agreed details and timetable.
- 8 No process or machinery shall be operated in the workshop and boatyard and no deliveries taken at or despatched from the workshop and boatyard outside the following times: 07.30am-1830pm Monday to Saturday, nor at any time on Sundays, Bank Holidays or Public Holidays.
- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

- 10 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of development. The lighting shall be installed maintained and operated in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 11 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.
- 12 Prior to commencement of development, full details of the proposed lock, including all engineering details, shall be submitted to the Local Planning Authority for approval in consultation with British Waterways. The works shall then be carried out in accordance with the approved details.
- 13 No part of the development hereby authorised shall be brought into use until the highway improvement works shown on drawing number 5166G(PI) 201 R and set out in JNP Groups Summary of Safety Improvements to the Existing Accessway (the Approved Details) have been completed in accordance with the Approved Details.
- 14 The marina hereby approved shall be used only for recreational purposes and a maximum of 315 boats shall be moored at the site at any one time. None of the boats shall be residentially occupied. Full details of the management of the site including restrictions on length of stay of users of the site shall be submitted to and agreed in writing by the Local Planning Authority prior to the first use of the site for mooring boats. The agreed restrictions on occupation of the boats at the site shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.
- 15 Prior to commencement of development details of the proposed pontoons and their fixings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 16 Prior to the first use of the site for the purpose hereby approved a scheme providing for the adequate storage and disposal of refuse from the use shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details and thereafter retained.
- 17 There shall be no powered watersports carried out within the lake.
- 18 Should the use of the lake for mooring of boats cease, all moorings, pontoons, stages etc within the lake shall be removed from the site within 6 months.
- 19 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.

- 20 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

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

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

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

- 21 The development hereby permitted shall not be commenced until such time as a scheme to ensure no raising of ground levels (and no deposit or storage of spoil or materials) in that part of the site lying within Flood Zone 3a as defined in Table D1 of PPS25 (2006), including the required allowance for climate change, has been submitted to, and approved in writing, by the Local Planning Authority.

The development shall be carried out in accordance with the approved scheme and subsequently maintained.

- 22 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (August 2008) and PBA's Technical Note on entitled 'Flood Risk Management of car park areas', dated 15th Oct 2008 as well as the following mitigation measures detailed within the FRA:

1. To construct the Facilities Building on stilts where the underside of the beam is at least 300mm above the modelled 1 in 100 year flood level including an allowance made for the impact of climate change (i.e., at a level of 29.73mAOD or higher).
2. To construct the Boat House to be permeable to floodwater through the incorporation of grilles around the buildings to allow for the ingress of flood water.
3. To construct barriers around the perimeter of the car parking areas (permeable to flood flows) to prevent cars from being washed into the watercourse, up to the 1 in 100 year flood event, including an allowance made for the impact of climate change.

- 23 The development hereby permitted shall not be commenced until such time as a scheme to ensure that the void space beneath the Facilities Building will be maintained as a flood storage area for the lifetime of the development, has been submitted to, and approved in writing by the Local Planning Authority.

Such a scheme must ensure that the void space beneath the Facilities Building will not be in filled or used for the storage of any materials and that there is no obstruction to flood flows, with photographic evidence provided to the local authority on an annual basis.

- 24 The development hereby permitted shall not be commenced until such time as a scheme to ensure that the grills on the Workshop Building will remain open to the passage of floodwater for the lifetime of the development, which shall be submitted to, and approved in writing by the Local Planning Authority on an annual basis.

Such a scheme must ensure that the grills remain open and are not blocked by the storage of materials, with photographic evidence provided to the Local Planning Authority on an annual basis.

- 25 No development approved by this permission shall be commenced until a Flood Management Plan has been submitted to and approved in writing by the Local Planning Authority. This document will set out the procedures to be followed in advance of, during and following a flood event.

- 26 The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.
- 27 Prior to the commencement of development a species protection plan for protection and mitigation of Water Vole and their associated habitat during construction works, including management responsibilities, shall be submitted to and approved in writing by the Local Planning Authority. The species protection plan shall be carried out in accordance with a timetable for implementation as approved.
- 28 Prior to the commencement of development a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.
- 29 Prior to the commencement of development a fish survey, removal and management plan for Roydon Lake Fishery should be carried out in accordance with the Fisheries Management Proposal for Roydon Lake dated October 2008 as submitted to the Local Planning Authority.

This page is intentionally left blank

AREA PLANS SUB-COMMITTEE 'WEST'

Date 29 April 2009

INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/2315/08	5 Moores Estate Church Lane Roydon Harlow Essex CM19 5HF	Grant Permission (With Conditions)	21
2.	EPF/0513/09	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS	Grant Permission (With Conditions) (Subject to S106 Agreement)	29
3.	EPF/0232/09	Willowcroft Sewardstone Road Waltham Abbey Essex E4 7RF	Grant Permission (With Conditions)	36

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/2315/08
SITE ADDRESS:	5 Moores Estate Church Lane Roydon Harlow Essex CM19 5HF
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Miss Relley Moore
DESCRIPTION OF PROPOSAL:	Four additional gypsy pitches for family members residential caravan site (making 5 in total).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This consent shall inure for a period of 3 year(s) from the date of this consent, after which the site shall be returned to use for 1 gypsy caravan only and all other caravans shall be removed from the site.
- 2 The 4 additional pitches hereby approved shall be occupied only by Kathleen Moore, John Moore, John Scott and Ellie Scott and any dependants.
- 3 Prior to any additional caravans being brought on site, a site layout plan shall be submitted to and agreed in writing by the Local Planning Authority, and the development shall be implemented in accordance with such agreed details.
- 4 Prior to any additional caravans being brought on site, details of means of disposal of sewage from the site shall be submitted to and agreed in writing by the Local Planning Authority and the agreed scheme shall be implemented accordingly.
- 5 Prior to any additional caravans being brought on site details of storage area for domestic refuse shall be submitted to and agreed in writing by the Local Planning Authority and the agreed facility shall be installed and thereafter maintained accordingly.
- 6 No commercial activity of any sort shall be carried out at the site at any time.
- 7 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 8 No more than 5 mobile homes and 5 touring caravans shall be stationed at the site at any one time.

- 9 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.

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

Description of Proposal:

This application is for the use of land for 4 additional gypsy pitches for family members, to bring the total number of pitches within the site to 5.

Description of Site:

The application site is roughly half a hectare of land located to the south east of Little Brook Road and accessed via a track from Harlow Road which crosses Little Brook Road, and bounded to the south west by a stream. At the time of the officer's site visit there was one mobile home on the site and one touring caravan. There is a small dayroom building with conservatory, a stable building (which was being used as an aviary) and 4 small sheds in domestic storage use. Most of the site is undeveloped. There are substantial hedgerows along the front and rear boundaries. There is open agricultural land to the east. To the immediate north there is a plot of land with a mobile home on it and beyond that (between this site and the properties in Little Brook Road) there are various plots of land which have been used for different transient uses over the years.

Relevant History:

The existing residential mobile home on the site was granted consent on appeal (EPF/1136/90), in 1991 for use by a gypsy family and has been occupied by the applicant ever since. The touring caravan that is currently on site is occupied by members of her family.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 Quality of rural and built environment
CP6 Sustainable urban development patterns
GB2A Development in the Green Belt
GB5 Residential moorings and non permanent dwellings
RP3 Water Quality
RP5A Adverse Environmental impacts
H10A Gypsy caravan sites
LL2 Inappropriate rural development
LL10 provision for landscape retention
ST1 Location of development
ST2 Accessibility of development
ST4 Road safety
ST6 Vehicle parking

Summary of Representations:

34 neighbouring properties were consulted and a site notice was erected. The following representations were received;

Comment.

ROYDON PARISH COUNCIL - No objection in principle providing permission is given to named family members only.

Support

CHALET DU PRE, GRANGE LANE – The Moore family have lived here for more than 40 years and have as much right to live on their property as we do and to accommodate members of their extended family more in line with the numbers living there in the past. There have been problems from time to time but most of the problems in the village cannot be laid at the door of the travellers. Concerned about pressure being put on local people by the Little Brook residents association. Also concerned over total number of pitches proposed in the wider Roydon/Nazeing area which is disproportionate.

Objections

Letters raising concern or objection have been received from the following:

CAMPAIGN TO PROTECT RURAL ESSEX
BILL RAMMELL MP, HOUSE OF COMMONS
29 KENDAL AVENUE, EPPING
5 BAKERY CLOSE, ROYDON
BRADWELLS, EPPING ROAD, ROYDON
4 ELEANOR TERRACE, EPPING ROAD, ROYDON
KINGSMEAD LODGE, EPPING ROAD, ROYDON
KINGSVIEW, EPPING ROAD, ROYDON
STEPPING STONES, 1A EPPING ROAD, ROYDON
VILLA COLLINA, EPPING ROAD, ROYDON
JASMINE, GRANGE LANE, ROYDON
MOEL TRYFAN, GRANGE LANE, ROYDON
NEWCROFT, GRANGE LANE, ROYDON
LINCROFT, GRANGE LANE, ROYDON
34 HANSELLS MEAD, ROYDON
HAWKHURST, HARLOW ROAD, ROYDPN
HILL COTTAGE, HARLOW ROAD, ROYDON
WOODBURY, HARLOW ROAD, ROYDON
204 HIGH STREET, ROYDON
1 LITTLE BROOK ROAD, ROYDON
2 LITTLE BROOK ROAD, ROYDON
6 LITTLE BROOK ROAD, ROYDON
7 LITTLE BROOK ROAD (2 LETTERS), ROYDON
10 LITTLE BROOK ROAD (2 LETTERS), ROYDON
11 LITTLE BROOK ROAD, ROYDON
14 LITTLE BROOK ROAD, ROYDON
16 LITTLE BROOK ROAD, ROYDON
17 LITTLE BROOK ROAD, ROYDON
WOODLANDS, 18 LITTLE BROOK ROAD, ROYDON
19 LITTLE BROOK ROAD, ROYDON
20 LITTLE BROOK ROAD, ROYDON
21 LITTLE BROOK ROAD, ROYDON
22 LITTLE BROOK ROAD, ROYDON
23 LITTLE BROOK ROAD, ROYDON
RESIDENTS ASSOCIATION, LITTLE BROOK ROAD, ROYDON

9 TEMPLE MEAD, ROYDON
13 TEMPLE MEAD, ROYDON
15 TEMPLE MEAD, ROYDON
17 TEMPLE MEAD, ROYDON
37 TEMPLE MEAD (2 LETTERS), ROYDON
39 TEMPLE MEAD (2 LETTERS), ROYDON
34 STANDINGFORD, HARLOW
12 SPENCEFIELD LANE, LEICESTER

The concerns raised in the above responses can be summarised as follows:

- Precedent for increased numbers on other plots on the Moores Estate
- Too many Gypsy pitches in Roydon and Nazeing already (79% of all pitches in the district)
- Rubbish disposal problematic
- Harm to character of area
- Development out of keeping with character of the village
- Inappropriate development in the Green Belt
- Trees will be lost – harm to appearance of area
- Site is at risk of flooding
- Site is adjacent to County Wildlife Site
- Detrimental to pleasure of walkers using footpaths
- Site does not meet Government's good practice guide (only 1 access – more than 50m from a road)
- Inadequate access for fire engines
- Infrastructure in the village is inadequate for any further development
- Limited public transport links
- The access is unsuitable for more traffic, no passing spaces
- Increased risk of accidents at junction with Little Brook road and the Harlow Road junction
- Harlow Road itself very busy
- Sewerage system may not be able to cope
- Concern about pollution of the brook and impact on the water table and adjacent Water Board borehole
- Junction of track with Little Brook Road is dangerous
- Volume of traffic accessing the estate will grow
- Already get commercial vehicles using the site – increased highway danger, noise and pollution
- The proposal is too close to housing
- Potential damage to property
- Inability to police the land effectively
- Business uses of the travellers results in inappropriate traffic using the residential road for the single track access
- Noise and pollution problems
- Vandalism and antisocial behaviour have risen in last 3-4 years
- Too soon in the Gypsy/Traveller consultation exercise to consider the application
- Property devaluation

Issues and Considerations:

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

- Whether the development is appropriate in the Green Belt and if not whether there are very special circumstances sufficient to outweigh the harm.
- Impact on neighbouring amenity
- Highways and transportation matters

- Sustainability
- Visual amenity and landscape

Green Belt Issues

National and local Green Belt policies state that Gypsy sites are not among the land uses that are appropriate in the Green Belt, however consideration must be given to whether there are very special circumstances sufficient to outweigh the harm from the development.

This application comes at a time when the Council is seeking, in accordance with Government directive, to identify sites that may be suitable for accommodating Gypsies, as there is an identified need for additional sites. The Council has carried out a consultation on options for development plan provision for Gypsies and Travellers.

The fact that a need has been identified and that at present the Council does not have identified sites that could accommodate this need does add weight to the application.

The site is an existing established site that has been occupied lawfully by the applicant and her family for nearly 20 years. Two of the proposed plots are for her children who have always lived at the site but are now of an age to require their own homes, (one of whom has three children of her own) the other two plots are intended for two other named Gypsies who are cousins of the applicant, who have not previously lived at the site but have visited the site while travelling and are currently of no fixed address.

The site is of adequate size to accommodate 4 additional plots and their siting and spacing can be controlled under the Caravan Site Licence, details of the siting can be required by condition as the submitted drawings do not show a proposed layout, hardstanding and access details.

Although the proposal will result in increased hard surfacing and an intensification of use of the site, the site is well screened by existing hedgerows, and it is not considered that the proposal will be visually prominent within the Green Belt.

Impact on Neighbouring Amenity

The site is located a considerable distance from the nearest houses in Little Brook Road and it is not considered that the location of additional plots within the site will have a direct impact on the amenity of neighbours, however there is concern that the intensification of use will result in additional traffic movements through the residential area and the access track does run immediately behind residential properties, albeit protected by high walls. The proposal does not include any intention to use the site for business uses that would generate heavy traffic and it is not considered that the increased residential traffic through the estate would have a significantly adverse impact on neighbouring amenity.

Concern has been raised about anti social behaviour, but an increase in the number of Gypsy plots within a site cannot be seen as inevitably resulting in such problems.

Given the location of the site and the separation from the residential area it is not considered that there will be harm to residential amenity as a result of the proposal.

Highway and Transport Issues

The addition of 4 further plots at the site will result, as has been mentioned above, in additional traffic movements, and considerable concern has been raised by neighbours with regard to the safety and suitability of the access road to take this additional traffic.

The access track to the site is a single track and runs from Harlow Road to the site, crossing Little Brook Road at a bend in that road. The access is far from ideal but has served the site and the adjacent land for many years. The Highway Authority has raised no objection to the proposal and state that the development meets the adopted policies. Given the relatively small amount of traffic

that would be generated by the addition of 4 plots at the site it is not considered that the proposal would result in harm to highway safety.

Sustainability

The core policies of the adopted Local Plan Alterations seek to ensure that new development is directed to urban areas with good access to facilities and public transport, to reduce reliance on the car. This site is not ideally located in this respect as Roydon's facilities are relatively restricted; however, there are shops, a primary school and other village facilities within walking distance and access to public transport. And the site is far from isolated.

Impact on visual amenity and landscape

As has been stated above, and was mentioned by the Appeal Inspector who allowed the single unit on the site in 1991 the site is well screened and sits within a valley so is not visually prominent from outwith the site. The applicant has explained her intention to further landscape the site, and a landscaping condition can be applied to ensure that the existing boundary vegetation is retained and supplemented. There are public footpaths running to the south and west of the site but it is not considered that the proposal will significantly impinge on the enjoyment or use of these paths.

Other Issues

Gypsy and Traveller Consultation Document

Concern has been raised that this application has come in while the Council is in the process of carrying out consultation on suggested sites for Gypsies and Travellers in the District. The concern is that to allow this development would be to pre-empt the results of the consultation exercise. However, the Planning Authority cannot simply choose not to determine an application, it must be determined on its merits and in the light of current adopted policies and other material considerations. The unmet demand for Gypsy sites in the District is a material consideration. The consultation document is not a policy document and at this stage in the process carries very little weight. The decision on this application does not imply that other plots within the Moores Estate would have the same outcome, any future applications would need to be assessed on their merits, with regard to proximity to housing and overall numbers of plots in the locality and the policies at that time.

Drainage and Sewerage

Concern has been raised that the intensification of use of this site could result in problems of drainage and sewerage. A condition can be added to ensure that adequate provision is made prior to any additional units being moved on site.

The site is not located within an area identified as being liable to flood.

Pollution and refuse disposal.

The proposed use is residential and it is not expected therefore that subject to the sewerage and drainage disposal details being satisfactory there will be any increased risk of pollution as a result of the development. Conditions can be imposed to prevent any business use of the site. As at present, domestic refuse will be picked up from the junction with Little Brook Road. A storage area for refuse within the site can be the subject of a condition.

Property devaluation

The impact on property values is not a material planning consideration.

Conclusion

In conclusion, the site is within the Metropolitan Green Belt where there is a strong presumption against inappropriate development, there therefore needs to be very special circumstances sufficient to outweigh the harm to the Green Belt in order for the development to be considered favourably. Unlike the recent development approved at Mamelons Farm in Nazeing, this proposal

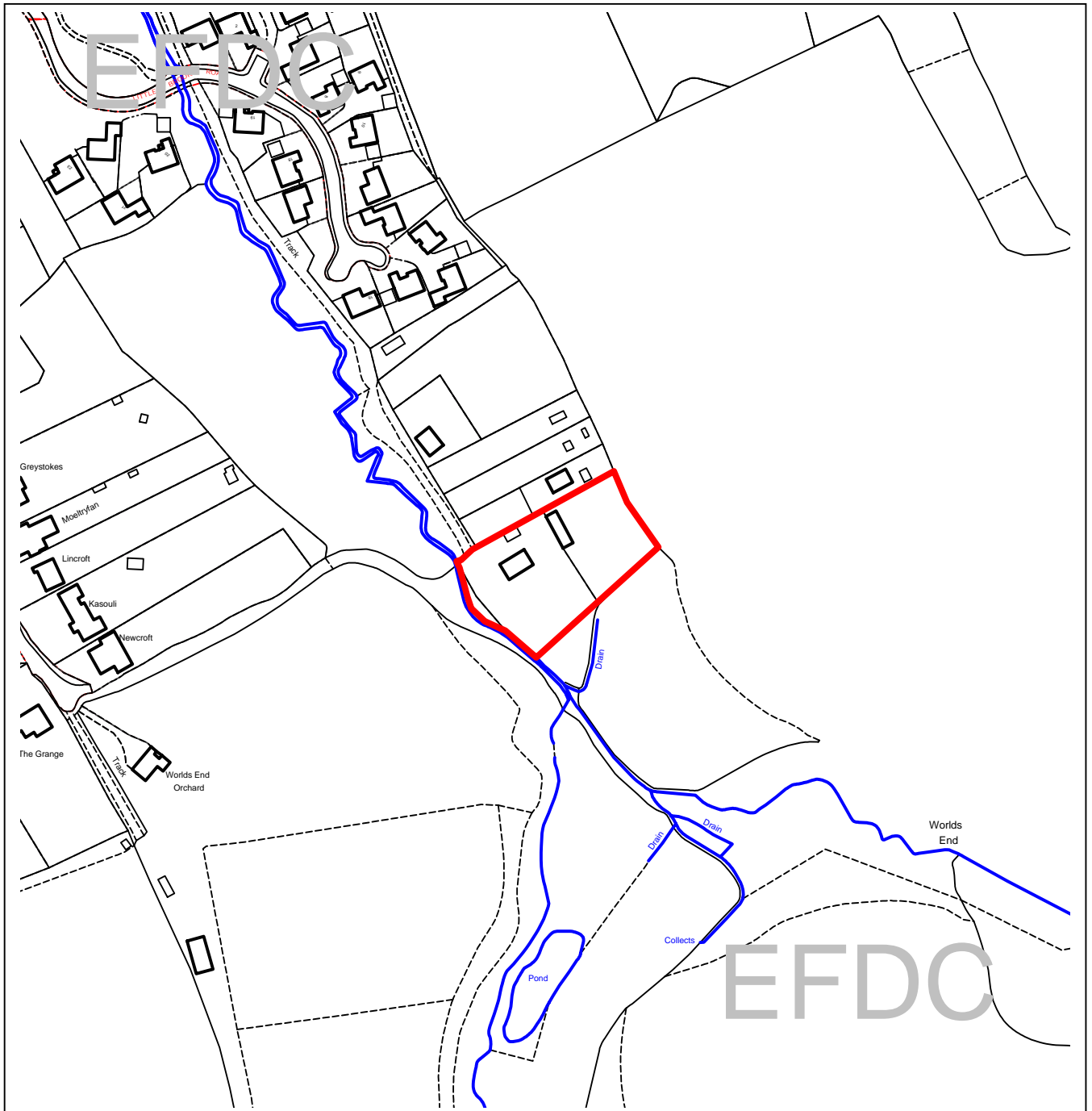
includes additional hardstanding and further intrusion of development on to an area of the site that is currently undeveloped. However the site is well screened and set away from any road and will not be prominent in the landscape, such that the impact on openness is relatively limited. This is therefore a balanced matter and all other material considerations need to be taken into account. The fact that this is an existing established Gypsy site and that there is an unmet requirement to provide for Gypsies and Travellers in the District is an important issue and this proposal to intensify the use of an existing site offers an opportunity to reduce the number of new sites that need to be found elsewhere. The site is relatively well located, will not have a significantly adverse impact on residential properties or the character and amenity of the area and is within walking distance of the village facilities and bus routes. It is considered on balance that in the light of this, a temporary consent to enable the use of the site for an additional 4 pitches for a period of three years would be an appropriate way forward. Such a temporary consent would help meet the current identified need for sites until such time as the Gypsy and Travellers Development Plan provision has been finalised. The suitability of the site in the long term can then be reassessed in the light of the new policy document.

The application is therefore recommended for approval for a temporary period of 3 years only for the named family members and subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/2315/08
Site Name:	5 Moores Estate, Church Lane Roydon, CM19 5HF
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/0513/09
SITE ADDRESS:	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Vincent Dolan
DESCRIPTION OF PROPOSAL:	Conversion and extension of former hay loft into a single, three bedroom dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason:- The site is an Archaeological site where any remains are irreplaceable and are an interest of acknowledged importance which may be highly vulnerable to damage or destruction. Unless the Authority is satisfied that a proper scheme for investigation has been agreed the remains should be left undisturbed.

And subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act, within 12 months of this decision, to secure the removal of the half of the adjacent agricultural building closest to the site, and removal of all resultant materials from the land, prior to the first occupation of converted stable building for residential purposes.

This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section P4, Schedule A (k) of the Council's Delegated Functions).

Description of Proposal:

The applicant is seeking planning permission for the conversion of a former hay loft into a three bedroom dwelling.

The existing building is double storey, constructed from brick and has a tiled roof. As a result of the conversion, minor external alterations are required such as inserting velux roof lights to the side elevations, construct a small ground floor side extension and replace the existing doors to the front elevation with glazing and a new front entrance.

The dwelling is to comprise of a kitchen, living/dining area and W/C on the ground floor and 3 bedrooms (2 with en-suites) and a landing area on the first floor.

Two vehicle spaces are to be provided on a designated hard standing area to the north of the existing building. Approximately 80 square metres of private open space for future residents is to be provided to the side and front of the dwelling and will be screened by a timber close boarded fence.

Description of Site:

The subject site is part of the Copped Hall Estate which was an old hunting park dating back to the 12th century and comprises the remains of the 18th century mansion. The site itself is located approximately 2.7 miles east of Epping. Access to it is via a private road that runs off Epping High Road.

Home Farm historically produced livestock, fruit and vegetables for the mansion but is now currently unused. Little Copped Hall, a double storey detached dwelling which was used as the farm house, is located to the west. There is a large modern agricultural building immediately abutting the rear of the stable block.

The subject site and the surrounding area are located within the Metropolitan Green Belt and the Copped Hall Conservation Area.

Relevant History:

There have been a number of recent planning applications relating to adjacent sites within the Copped Hall estate, the most relevant of which are:-

EPF/1084/06 – Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application) (approved subject to Section 106 agreement). This scheme included the current application site and the adjacent farm building.

EPF/1637/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and porch to front (refused)

EPF/2134/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and detached double garage (refused)

EPF2451/07 - Conversion of dairy into 4 bedroom dwelling with extension to rear (approved subject to conditions)

EPF/2453/07 - Conservation area consent for the removal of half of an agricultural building (approved with conditions, but not yet implemented)

EPF/0817/08 – Conversion of agricultural building to single, two bedroom dwelling with garage (refused)

EPF/1227/08 – Conversion of former stable block into single 3 bed dwelling (refused)

EPF/1880/08 - Conservation area consent for the removal of remainder of agricultural building. (approved)

EPF/2431/08 - Conversion of former stable block into a single, three bedroom, dwelling with garage. (Approved subject to 106 agreement)

Policies Applied:

DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DEB4 Design in the Green Belt
DBE6 Car parking in new development
DBE8 Private amenity space
DBE9 Loss of amenity
LL2 Development and rural landscape
LL10 Impact on existing landscaping
LL11 Landscaping provisions
HC7 Development within Conservation Areas
HC12 Development affecting the setting of a Listed Building
HC14 Copped Hall, Epping
CP3 New Development
CP4 Sustainable Development
GB2A Development in Green Belt
GB4A Extensions to Residential Curtilages
GB8A Change of Use or Adaptation of Buildings
GB9A Residential Conversions
RP5A Adverse environmental impacts

Summary of Representations

EPPING UPLAND PARISH COUNCIL: No comment received at time of writing report.

NEIGHBOURS: No responses received at time of writing report.

Issues and Considerations:

The application is for the conversion of the disused hayloft building into a three bedroom dwelling. The site is located within the Metropolitan Green Belt and the Copped Hall Conservation Area and therefore the main issues to be addressed are whether the design and appearance of the development are acceptable, whether there would be a harmful impact to the openness of the Green Belt, whether there would be a harmful impact to the Copped Hall Conservation area and whether there would be any impacts to the amenities of adjoining properties.

Green Belt:

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversion of rural buildings must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected.

A small ground floor extension of approximately 8 square metres is to be constructed on the southern side elevation of the building. It is considered that an extension of this size and scale would not result in a detrimental impact to the character, openness and appearance of the Green Belt.

The proposed changes to the external appearance of the building would not be unsympathetic or adversely affect the openness of the Green Belt. The building is of a substantial construction which is capable of being converted without any major changes.

On the location and site plan submitted as part of this application the dotted red line has indicated the size and the location of the proposed curtilage. It is considered that the proposed size of the curtilage is acceptable in that it will not be harmful to the openness of, and the objectives of including land within the Metropolitan Green Belt.

It is considered that this location is unsuitable for business or storage uses, which would generate inappropriate traffic.

Design and the Historic Environment:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seeks to ensure that new development is satisfactorily located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The proposal entails only minor alterations to the existing building which includes the small ground floor extension. Building materials are a key factor in determining the local character. It is important that the detailing of the building is of a high standard to replicate the surrounding area in terms of detailing. It is considered that the proposed materials and the alterations made to the building are acceptable in that they would not cause material harm to the character of the area.

It should be noted that it is considered that the size, scale and bulk of the proposed extension and conversion would be acceptable.

Considering the low amount of vehicle movements to and from the site, it is not considered that there would be a detrimental impact to the safety of entering and exiting the site or affecting the traffic movements along the road.

Adequate car parking to service the needs of the residents would be available on the hard surface towards the side of the dwelling.

It is considered that the amount of private open space provided is acceptable in size and although its position to the front of the building is not ideal as it results in prominent fencing and some lack of privacy, is not considered that this is sufficient to warrant refusal of this application and in any conversion there is often a need to compromise.

However there is concern regarding the siting of a converted dwelling being located so close to a large agricultural building. The proposed dwelling would not provide adequate amenities to future occupiers nor result in an acceptable setting in view of the large, redundant agricultural building immediately behind the building.

The agricultural building, although currently disused could be utilised for any agricultural purpose in the future and this would lead to unacceptable noise, disturbance and possible smell, flies etc. which would clearly be harmful to the residential amenities of future occupants.

The application drawings show this building to be removed, but it is not within the applicant's ownership or control, therefore it is considered necessary for the applicant to enter into a legal agreement under section 106 to ensure that the half of the building closest to the development be removed prior to the first use of the hayloft building as a dwelling.

The previous application for this development, EPF/1303/08, was refused for two reasons, one was that it would provide unsatisfactory living conditions due to the proximity to the agricultural building and clearly this reason is overcome by the proposed 106 agreement.

The second reason for refusal was "The proposal constitutes an unsatisfactory piecemeal development of part of the Historical Model Farm within the Conservation Area. The Council considers that a comprehensive scheme for the whole of the site is required in order to maintain and preserve the character of the Conservation Area."

The current application still represents piecemeal development of the Model Farm site which is far from ideal, however Officers have since had to acknowledge that the Copped Hall site has been split into different ownerships and each application can only be determined on its individual merits. Back in 2005, permission was granted for the erection of 4 dwellings on the Model Farm site, which was given consent subject to a wide ranging 106 agreement which included transfer of land to the Copped Hall Trust. The relevant 106 agreement was never signed and the land was subsequently split and sold to different people. Officers now accept that the opportunity to achieve additional improvements to the important Copped Hall site from the transfer of land has been lost and whilst this is regretted, it would not be considered reasonable grounds for refusal of this application which complies with the policies of the Local Plan.

The proposal results in the removal of half of a large unattractive agricultural building and will therefore have a positive impact on the character of the Conservation Area and on the Green Belt. Once the building is removed further development of this site for more housing will be very difficult to justify.

Conclusion:

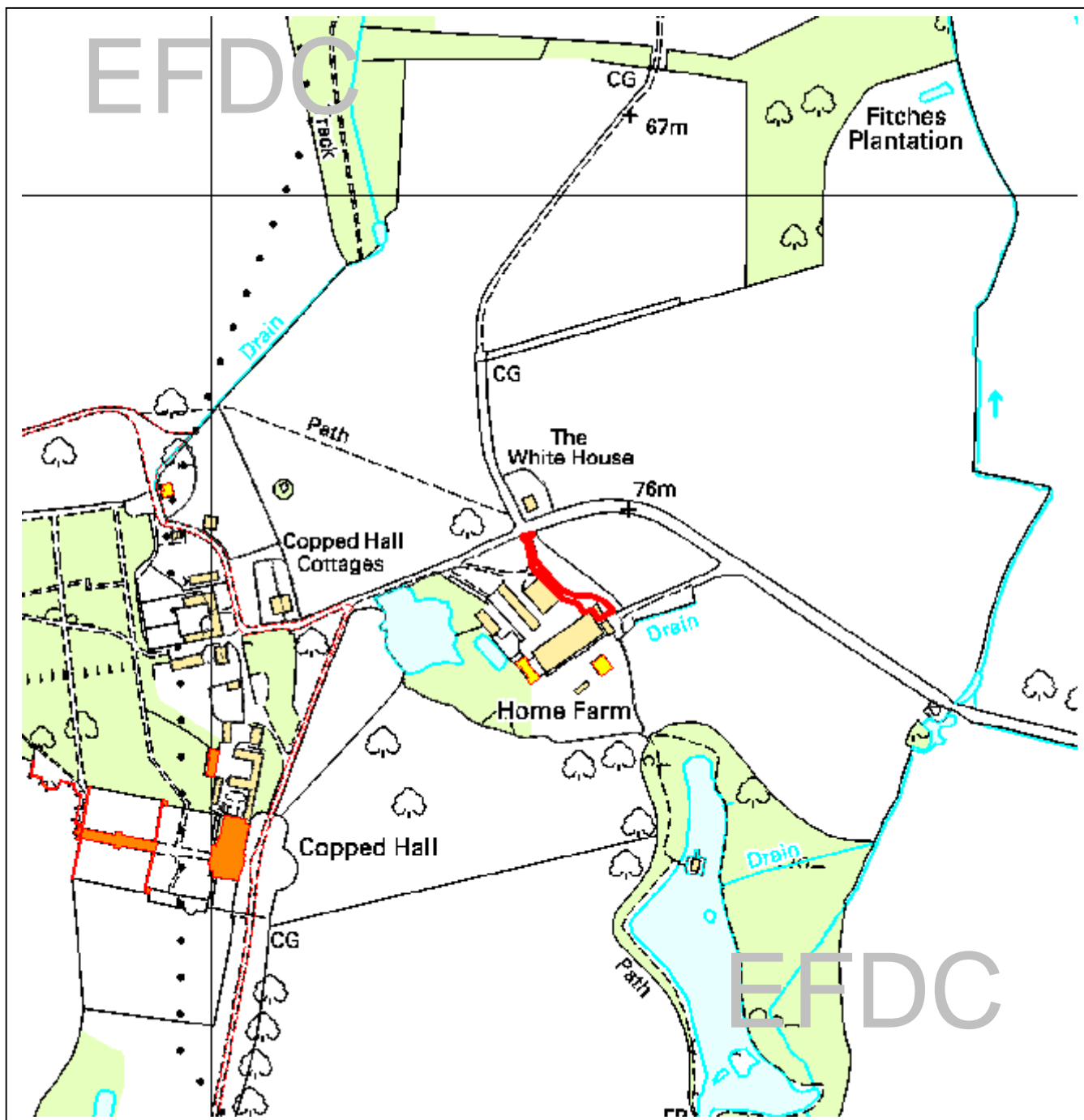
In conclusion, whilst the piecemeal development of the small parcels of land around the original Model Farm is far from ideal, the application on this site, when treated on its individual merits,

meets the requirements of the policies of the Adopted Local Plan and Alterations. It will not cause harm to the openness of the Green Belt and it will, through the removal of the large agricultural building, enhance the character of the Conservation area. The application is therefore recommended for approval subject to the suggested 106 agreement.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/0513/09
Site Name:	Home Farm, Little Copped Hall, Copped Hall Estate, High Road, Epping, CM16 5HS
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/0232/09
SITE ADDRESS:	Willowcroft Sewardstone Road Waltham Abbey Essex E4 7RF
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr Tony Batt
DESCRIPTION OF PROPOSAL:	Amendment to EPF/0032/08 (2 storey side and rear extension with front and rear dormer windows) to allow use of approved carport/garage area as habitable room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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:

Amendment to EPF/0032/08 (2 storey side and rear extension with front and rear dormer windows) to allow use of approved carport/garage area as habitable room. The carport/garage will be replaced by a play room/TV room with front window.

Description of Site:

The property is a detached bungalow on the west side of Sewardstone Road in a built up ribbon of development along Sewardstone Road. The property is within the Metropolitan Green Belt. There is existing car parking to the front of the site and a grassed over piece of lawn which is also used as a parking area at the time of the site visit.

Relevant History:

EPF/0032/08 - Two storey side and rear extension with front and rear dormer windows – App/Con (But not implemented)

Policies Applied:

Epping Forest District Local Plan and Alterations

GB14A – Residential Extensions within the Green Belt

DBE4 – Design within the Green Belt

DBE9 – Impact on amenity

DBE10 – Extensions to dwellings

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: No objection, subject to sufficient off road parking to front including a turning circle to prevent vehicles reversing onto Sewardstone Road.

NEIGHBOURS

5 properties were consulted, no responses were received

Issues and Considerations:

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

- Impact on the Metropolitan Green Belt
- Amenity of Neighbouring Properties
- Parking
- Design

Impact on the Metropolitan Green Belt

This proposal does not create any additional floorspace and is therefore not considered to cause any detrimental impact to the openness and character of the Green Belt in this location.

Amenity

As this proposal does not involve any further extensions than those already approved under EPF/0232/09 it is not considered to have any adverse impact on neighbouring amenity. The nearest property on the side adjacent to the carport/garage is some distance away to the south and set back behind the building line of Willowcroft.

Parking

This proposal will result in the loss of 2 parking spaces because of the conversion of the carport and garage but the existing front garden space can accommodate three cars. The Parish Council have returned views of no objection subject to sufficient off road parking including a turning circle to prevent vehicles reversing into the road, as no turning circle is provided this view is regarded as an objection.

It is considered that sufficient off road parking is provided as three spaces are shown on the plans and this is adequate for a property of this size. Essex County Council Highways have no objection to the application and have confirmed that as there was no turning circle to begin with, only an additional narrow section up to the carport/garage, it would be unnecessary and unfair to request one for this proposed amendment. ECC Highways also noted that the plans show the drive is wide enough for three cars and there is therefore the potential to turn and exit in forward gear if the drive were not full.

Design

The proposal complements the existing building and does not alter the design of the building substantially, with a new window at ground floor level the only obvious change. The materials are to match in with the existing and proposed elements of the property and the proposal will not disrupt the appearance of the streetscene.

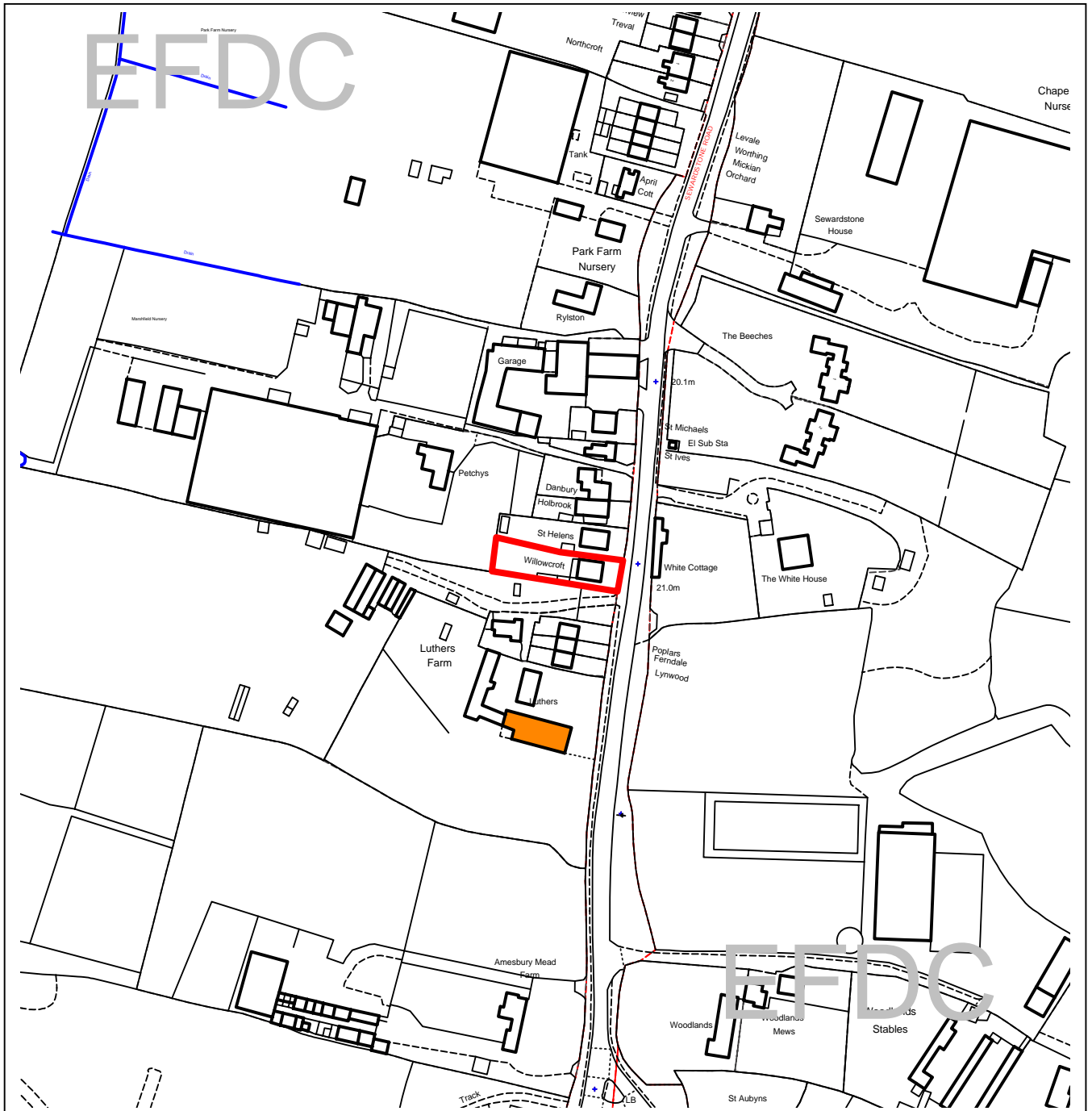
Conclusion:

The proposal is considered to be acceptable in terms of impact on the Green Belt, amenity, and design. It is also considered that sufficient parking is provided and a turning circle in this instance is not required. It is therefore recommended that conditional planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	3
Application Number:	EPF/0232/09
Site Name:	Willowcroft, Sewardstone Road Waltham Abbey, E4 7RF
Scale of Plot:	1/2500

This page is intentionally left blank