

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee East Wednesday, 20th January, 2010***

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

**Time:** 7.30 pm

**Democratic Services Officer** Gary Woodhall - The Office of the Chief Executive  
Email: [gwoodhall@eppingforestdc.gov.uk](mailto:gwoodhall@eppingforestdc.gov.uk)  
Tel: 01992 564470

Members:

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

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

### **WEBCASTING NOTICE**

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

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

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

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

**1. WEBCASTING INTRODUCTION**

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

2. The Chairman will read the following announcement:

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

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

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

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

General advice to people attending the meeting is attached.

**3. MINUTES (Pages 7 - 16)**

To confirm the minutes of the last meeting of the Sub-Committee, held on 16 December 2009, as attached.

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

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

**6. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

**7. DEVELOPMENT CONTROL (Pages 17 - 36)**

(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):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
Nil	Nil	Nil

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

### Confidential Items Commencement

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

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

### Background Papers

Paragraph 8 of the Access to Information Procedure Rules of the Constitution define

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

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

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

## **Advice to Public and Speakers at Council Planning Subcommittees**

### **Are the meetings open to the public?**

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

### **When and where is the meeting?**

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

### **Can I speak?**

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

### **Who can speak?**

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

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

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

### **What can I say?**

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

### **Can I give the Councillors more information about my application or my objection?**

**Yes you can but it must not be presented at the meeting.** If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website [www.eppingforestdc.gov.uk](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 East   **Date:** 16 December 2009

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.55 pm

**Members Present:** A Green, A Boyce, R Frankel, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** M Colling, G Pritchard, Mrs D Collins and C Edwards

**Officers Present:** J Shingler (Senior Planning Officer), M Jenkins (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

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### 73. 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.

### 74. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### 75. MINUTES

**RESOLVED:**

That the minutes of the meeting held on 25 November 2009 be taken as read and signed by the Chairman as a correct record.

### 76. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1153/09 Rear of No 103 High Street, Chipping Ongar, Essex

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1153/09 Rear of No 103 High Street, Chipping Ongar, Essex

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1792/09 Land at Station Approach, High Street, Ongar, Essex

(d) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of knowing the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1947/09 30/30a Piercing Hill, Theydon Bois, Epping

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

- EPF/1963/09 2 and 3 Bury Farm Cottages, Bury Lane, Epping
- EPF/1994/09 Plots 3 to 6 Kings Wood Park, St. Margaret's Hospital, The Plain, Epping; and
- EPF/1995/09 Plots 57 to 61, 64 and 65 Kings Wood Park, St. Margaret's Hospital, The Plain, Epping

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

- EPF/1153/09 Rear of No 103 High Street, Chipping Ongar
- EPF/1792/09 Land at Station Approach, High Street, High Ongar

(g) Pursuant to the Council's Code of Member Conduct, Councillor J Phillip declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council and knowing an objector. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1947/09 30/30a Piercing Hill, Theydon Bois, Epping

## 77. ANY OTHER BUSINESS



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

**78. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 - 6 be determined as set out in the schedule attached to these minutes.

**79. DELEGATED DECISIONS**

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

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1963/09
<b>SITE ADDRESS:</b>	2 and 3 Bury Farm Cottages Bury Lane Epping Essex CM16 5JA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/21/02 T2, T7 and T8 Ash - Fell T5 Ash - 25% crown reduction
<b>DECISION:</b>	Granted Permission (With Conditions)

## CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1153/09
<b>SITE ADDRESS:</b>	Rear of No.103 High Street Chipping Ongar Essex CM5
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Partial demolition of existing buildings, conversion and adaptation of existing business units to form 3 x 1 bedroom cottages, construction of 2 x 2 bedroom cottages, bin stores, bike stores and provision of parking spaces.
<b>DECISION:</b>	Granted Permission (Subject to S106 agreement)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Classes (A-H) and Part 2 Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant

protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

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

- 5 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.
- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 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.

- 8 No demolition/ conversion or preliminary groundworks of any kind 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.
- 9 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, rainwater goods, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 10 Notwithstanding the requirements of condition 9, the windows to the newbuild cottages shall be recessed into the wall and shall be timber sashes including "horns" in Victorian style.

And subject to the applicant entering into a legal agreement under section 106 within 12 months, to secure provision of 1 affordable housing unit within the site.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1792/09
<b>SITE ADDRESS:</b>	Land at Station Approach High Street Ongar Essex CM5 9BN
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Reserved matters application for 50 units comprising 36 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 14 flats and associated facilities. (Amendment to reserved matters permission EPF/0122/09)
<b>DECISION:</b>	Granted Permission (With Conditions)

**REASONS FOR REFUSAL**

- 1 The height and design of the proposed 3 storey flat buildings and the excessive length of the combined block 19-24 and 31-34 results in a development of excessive bulk and massing and inadequate articulation and visual interest such that these elements of the scheme will have an adverse impact on the character and visual amenity of the area contrary to policies CP2, CP3, CP7 and DB1 of the adopted Local Plan and Alterations.
  
- 2 The proposed layout of the scheme provides inadequate space for meaningful landscaping and amenity space for the flatted development, contrary to policies LL1 and DBE8 of the adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1947/09
<b>SITE ADDRESS:</b>	30/30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of replacement sheds.
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 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.
- 3 Prior to the erection of the shed referred to as P2, details of levels on which the building would be situated shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to the development and the proposed level of the floor of the shed. The development shall be carried out in accordance with those approved details.
- 4 Within 2 calendar months of the date of this permission, the doors on the shed referred to on the approved plans as 'shed P1' shall be replaced in accordance with the detail shown on the approved plan P03-01a and shall be retained in that form thereafter.
- 5 The sheds approved shall be used only for the storage of equipment and materials relating to the use of the land as parkland.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1994/09
<b>SITE ADDRESS:</b>	Plots 3 to 6 Kings Wood Park, St. Margarets Hospital The Plain Epping Essex CM16 6TL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of four detached houses (re-design of the approved Type A house).
<b>DECISION:</b>	Referred to District Development Control Committee with no recommendation

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1995/09
<b>SITE ADDRESS:</b>	Plots 57 to 61, 64 and 65 Kings Wood Park, St. Margarets Hospital The Plain Epping Essex CM16 6TL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of seven detached houses (re-design of the approved Type A house).
<b>DECISION:</b>	Referred to District Development Control Committee with no recommendation



## AREA PLANS SUB-COMMITTEE 'EAST'

20 January 2010

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1	EPF/2015/09	Condor Building, Civic Offices, 323 High Street, Epping	GRANT	19
2	EPF/2094/09	The Old Well, London Road, Stanford Rivers	GRANT	22
3	EPF/2116/09	Nusa Dua, 94 Hemnall Street, Epping	GRANT	26
4	EPF/2293/09	19-23 High Street, Epping	GRANT	30

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2015/09
<b>SITE ADDRESS:</b>	Condor Building Civic Offices 323 High Street Epping Essex
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Epping Forest District Council
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of single glazed window units and non-thermally insulated cladding panels with double glazed units and insulated infill panels.
<b>RECOMMENDED DECISION:</b>	Grant Permission

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

*This application is before this Committee since it is an application for the Council's own development or is on its own land or property that is for disposal (Pursuant to Section P4, Schedule A (e) of the Council's Delegated Functions).*

**Description of Proposal:**

The Council seeks to replace all window openings within the Condor Building of the Civic Offices Epping High Street.

The proposals would replace existing single glazed windows and infill panels below with double glazed units and composite insulated infill panels to improve thermal performance. The replacement panels beneath the windows would not have the current shiplap finish but instead would provide a solid panel of textured or micro ribbed aluminium sheet, finished in pure white.

All windows on all elevations are proposed to be replaced on the Condor Building of the Civic Offices. No new windows are being introduced.

**Description of Site:**

The Condor Building is a 1960's steel frame building linking the 1990 building to the 1980's rear extension, it is mostly screened from view from the High Street by the front 1990's building and other developments along the High Street. The building is orientated looking out over car parking areas with the northwest elevation looking out over Homefield Close.

The Civic Offices are situated at the end of Epping High Street outside of the retail core area but within the generally built up urban area and within Epping Conservation Area. None of the office buildings are Listed.

### **Relevant History:**

The Civic Offices site has an extensive history relating to office accommodation and alterations but none relating to previous window alterations.

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations**

CP01 - Achieving Sustainable Development Objectives  
CP02 - Protecting the quality of the Rural and Built Environment  
DBE3 – Design in Urban Areas  
HC7 – Development within Conservation Areas

### **Summary of Representations:**

EPPING TOWN COUNCIL: Committee had no objections to this application.

15 HOMEFIELD: Raised queries relating to the development but raised no clear objections.

### **Issues and Considerations:**

The main issues for consideration relate to the potential impacts to the design and appearance of the building, the Conservation Area and potential impacts to neighbouring amenity.

The proposals would result in a minimal visual change to the finish of the existing windows with the only discernable change being to the panels beneath the window openings with the loss of the panelled appearance. This is not a significant alteration and would not detract from the overall visual appearance of the building.

In terms of the Conservation Area, the Condor Building is largely obscured from view from the main High Street and public areas and with little visual discernable change the replacement windows are considered to preserve the existing appearance of the building and in turn the Conservation Area.

In respect of neighbouring amenity, the replacement windows do not differ in size from those which presently exist therefore no additional or intensified overlooking would arise.

The introduction of double glazing and thermal panelling to this building is in accordance with the sustainability policies of the Local Plan.

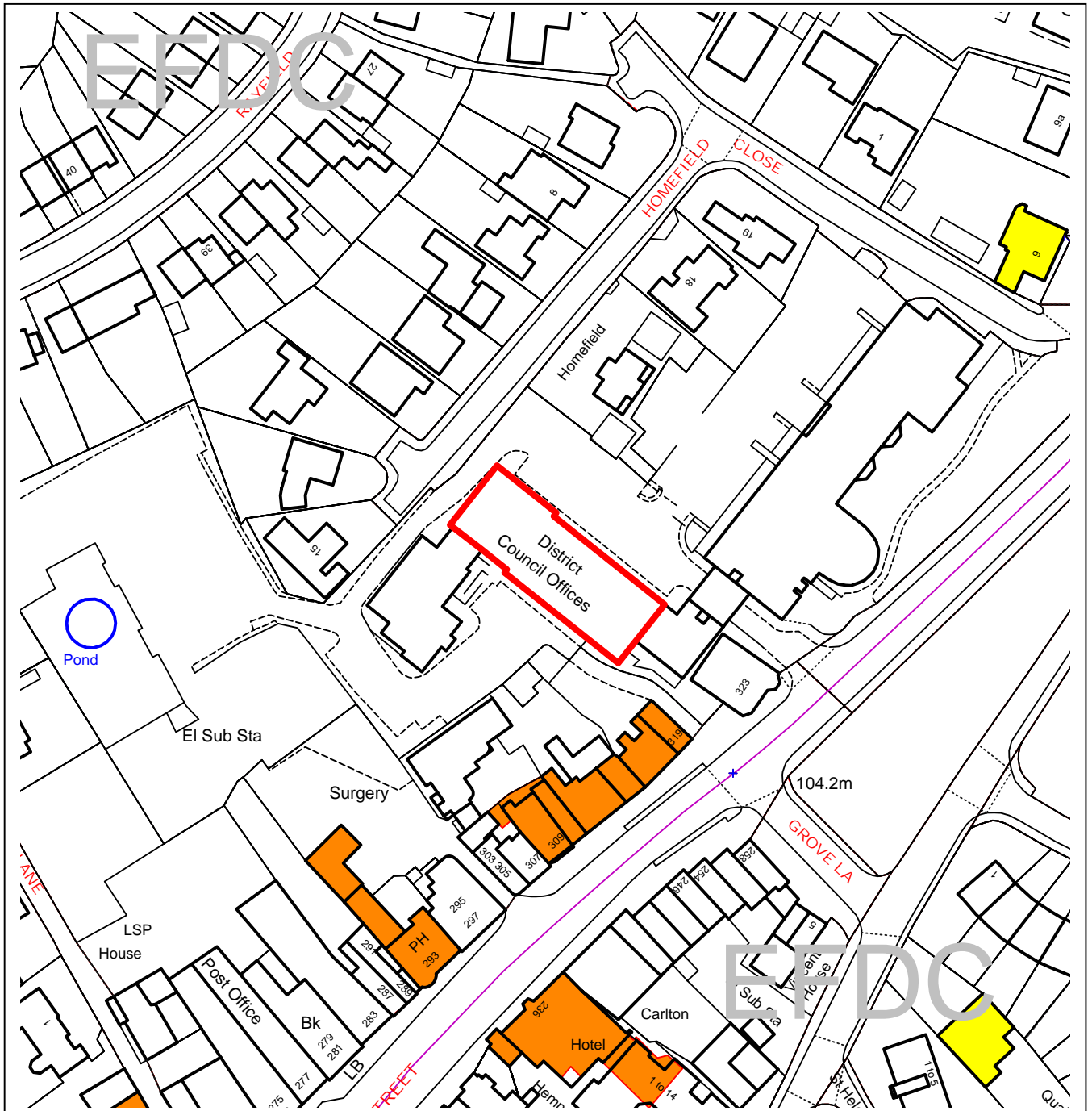
### **Conclusion**

The proposal to replace the windows on the Condor Building is minimal in nature, requiring consent only due to the loss of the panelled appearance of the area beneath the windows. The insertion of a plain or ribbed panel is not detrimental and with no further adverse impact to neighbour amenity, the character and appearance of the building or the Conservation Area, Officers recommend approval.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/2015/09
Site Name:	Condor Building, Civic Offices 323 High Street, Epping,
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2094/09
<b>SITE ADDRESS:</b>	The Old Well London Road Stanford Rivers Ongar Essex CM5 9PH
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr S Lapsie
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side/rear extensions, part two/part first floor front extension and creation of front gable to existing roof.
<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 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:**

It is proposed to enlarge a detached house by erecting a two-storey extension to the north-east elevation, a part single, part two-storey side extension to the south-west elevation with a part single, part two-storey rear projection that would partially wrap around the rear of the existing house.

The single storey elements of the extensions adjacent to the south-west elevation would abutt the boundary of the property with Edgefield while the two-storey elements would be set between 1.3m and 1.5m from that boundary. The rear extension would project 3m rear of the existing rear wall and have a width of 5.3m at ground floor and 4m at first floor.

The two-storey extension to the north-east elevation would be set between 1.2m and 1.5m from the boundary of the property with 19 London Road. It would include a garage.

The extensions would have gabled roofs. Their design would introduce a gable feature at either end of the front elevation. The external materials would match those of the existing house.

### **Description of Site:**

This application relates to a wide fronted detached house within a built up enclave in the Metropolitan Green Belt. It is not in a conservation area.

The house is accessed directly off the south east side of London Road and has 2 vehicular accesses. It is a simple gabled house with a part width single-storey front addition and a single storey side garage addition.

Neighbouring houses are detached and, in the case of Edgefield and 19 London Road, are of larger scale. The immediate locality is characterised by wide fronted two-storey detached houses with pitched roofs that either abut or are sited very close to the boundaries with their neighbours.

Edgefield has a very large single storey addition that wraps around the house adjacent to the boundary with the application site and projects some 5m rear of the rear wall of Old Well. 19 London Road is part single, part two-storey, with the two storey element set between 0.5m and 1m from the boundary with the application site and extending 1m rear of the rear wall of Old Well.

### **Relevant History:**

EPF/0488/09           Erection of front porch, two-storey front, two-storey rear and two-storey side extensions. Remodel roof with front and rear gable ends and 6 rear facing dormer windows. REFUSED on grounds of poor and inappropriate design and harm to amenity.

### **Policies Applied:**

CP2	Protecting the Quality of the Rural and Built Environment
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
DBE9	Loss of Amenity
DBE10	Residential Extensions

### **Summary of Representations:**

NEIGHBOURS: - The occupants of 4 neighbouring properties were consulted and a site notice displayed but no response was received.

STANFORD RIVERS PARISH COUNCIL: - Objection.

- Too close to boundaries – would create a terrace effect
- Poor elevations

### **Issues and Considerations:**

Planning policy allows for extensions to houses in the Green Belt provided they are not disproportionate and preserve the open character and visual amenities of the Green Belt. Having regard to the scale of the development and the location of the site within a built up enclave within the Green Belt, the proposed additions are not disproportionate and therefore they are appropriate development in the Green Belt.

The remaining issues to consider when assessing the merits of the proposal are its design and impact on amenity. The proposal has been developed to overcome planning objections for a much larger proposal on design grounds and impact on amenity. The Parish Council has raised

objection to the current proposal on design grounds and clearly does not consider the previous planning objections have been resolved.

By ensuring the first floor of the extensions would be set in not less than 1.2m from the boundary with neighbouring properties the proposal complies with the planning policy requirement that such additions are set in at least 1m. The purpose of the policy is to avoid the creation of a terracing effect that could be harmful to the character of the locality. Moreover, having regard to the established local character of wide fronted houses set close to boundaries, the proposed set in would certainly respect that character in addition to avoiding any terracing effect.

In terms of detailed design, the proposed front elevation would result in a symmetrical appearance that would be sympathetic to the house and plot. Although the rear elevation would not be symmetrical, it would nevertheless complement the design of the house. The design as a whole is a simple and traditional one that would sit well within the street scene.

The reduction in scale of the development compared to the previous proposal has successfully addressed the issue of amenity and the current proposal would not cause any harm to the living conditions enjoyed by the occupants of Edgefield or 19 London Road.

**Conclusion:**

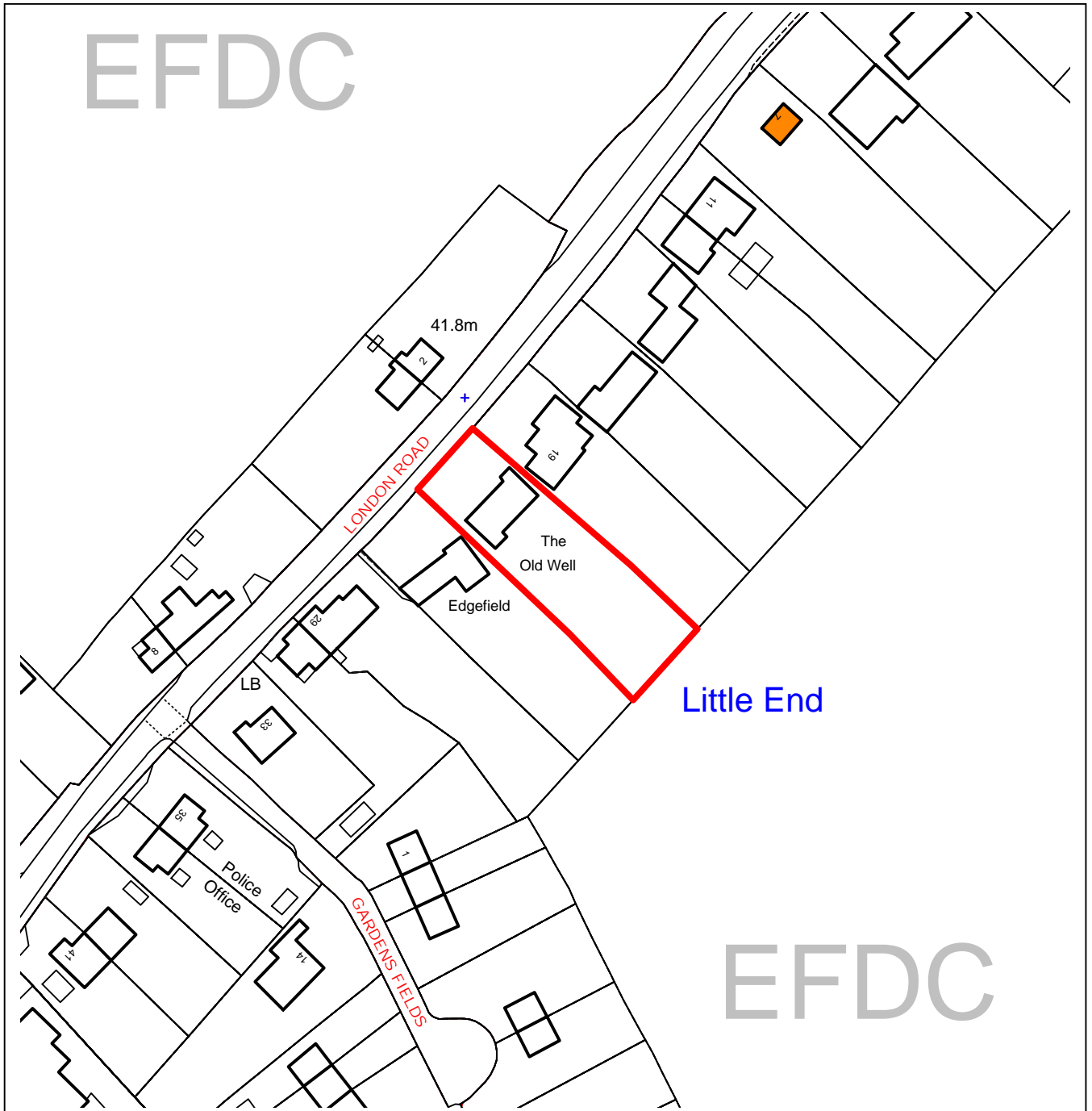
The proposed extensions are appropriate development in the Green Belt that would safeguard the amenities of neighbours and be acceptable in design terms. Accordingly, it is recommended that planning permission be granted.





# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/2094/09
Site Name:	The Old Well, London Road Stanford Rivers, CM5 9PH
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2116/09
<b>SITE ADDRESS:</b>	Nusa Dua 94 Hemnall Street Epping Essex CM16 4ND
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr Paul Saggars
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement building to provide study/store at rear of property.
<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 Details of the types and colours of the external finishes, including windows and doors shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The development shall be carried out in accordance with the amended plans received on 23rd December 2009 unless otherwise agreed in writing with the Local Planning Authority.

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

**Description of Proposal:**

Replacement building to provide study/store at rear of property. The replacement building measures 6.2m wide, the width of the existing garden; 3.9m wide with a dual pitched roof 5m in height to the ridge, and 2.7m to the eaves. It is to replace a flat roof garage with a footprint of 5.5m by 2.9m with a height of 2.6m.

**Description of Site:**

The property is a semi-detached two storey property on the north side of Hemnall Street within the built up area of Epping. The garage to be replaced is at the rear of the garden on the boundary with No. 10 High Street. It is within a cluster of garages serving both properties on the High Street

and on Hemnall Street with vehicular access gained from the side of Hemnall Street. The property to the rear of 94 Hemnall Street, 10 High Street is a Grade II Listed Building. The property is not within a Conservation Area or the Metropolitan Green Belt.

**Relevant History:**

No relevant history

**Policies Applied:**

Epping Forest District Local Plan and Alterations

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

HC12 – Development Affecting the Setting of Listed Buildings

**Summary of Representations:**

EPPING TOWN COUNCIL: No objection

NEIGHBOURS

11 properties were consulted and the following responses were received.

92 HEMNALL STREET – No objection

10 HIGH STREET – Objection - Impact on Listed Building, overbearing impact, incongruous design and increased overshadowing

35 COURTNEY PARK ROAD, LANGDON HILLS – Objection – Incongruous, overbearing and dominating, unacceptable loss of light to habitable rooms.

**Issues and Considerations:**

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

- Amenity of Neighbouring Properties
- Design Issues
- Impact on the Listed Building

**Amenity of Neighbouring Properties**

The proposal replaces a flat roof garage with a dual pitched roof measuring 2.4m higher than existing. Although at 5m in height the ridge of the roof is relatively high for a domestic outbuilding it is not considered to impact on the neighbours at No. 10 High Street significantly due to the proposal pitching away from the boundary. The existing garage forms the boundary wall between No. 10 High Street and 94 Hemnall Street and the proposed garage will act in the same way. At 2.7m to the eaves the proposal is only 0.1m higher at the boundary than the existing flat roof garage and this is not considered an excessive eaves height. It is therefore not considered to be overbearing to the occupants of No. 10 High Street.

No. 10 High Street and 35 Courtney Park Road have also objected to the proposal on grounds of loss of light to the kitchen of No. 10. No. 10 has a rear facing kitchen at ground floor and bathroom at first floor, kitchens and bathrooms are not classed as habitable rooms. In any case

because the proposed roof slopes away from No. 10 loss of light to this room is not considered a significant justification for refusal.

### Design Issues

The proposal is of a traditional design, and is considered an improvement on the existing flat roof garage. Although there are other flat roof garages in the immediate vicinity it is not considered this proposal is incongruous to the character of the area. The design has been revised since first submission which has reduced the size of the gable window which faces onto 94 Hemnall Street; this reduction in size is considered an improvement to the overall design.

### Impact on the Listed Building

The Council's Conservation Officer has no objection to the principle of the proposal with regards to the setting of the listed building. It was the Conservation Officer's suggestion to reduce the size of the gable window to avoid a cluttered appearance when viewed from the vehicle access way and this is considered an improvement. Brickwork and plain tiling are proposed and a condition requesting submission materials to be agreed can be added to any decision to ensure satisfactory materials.

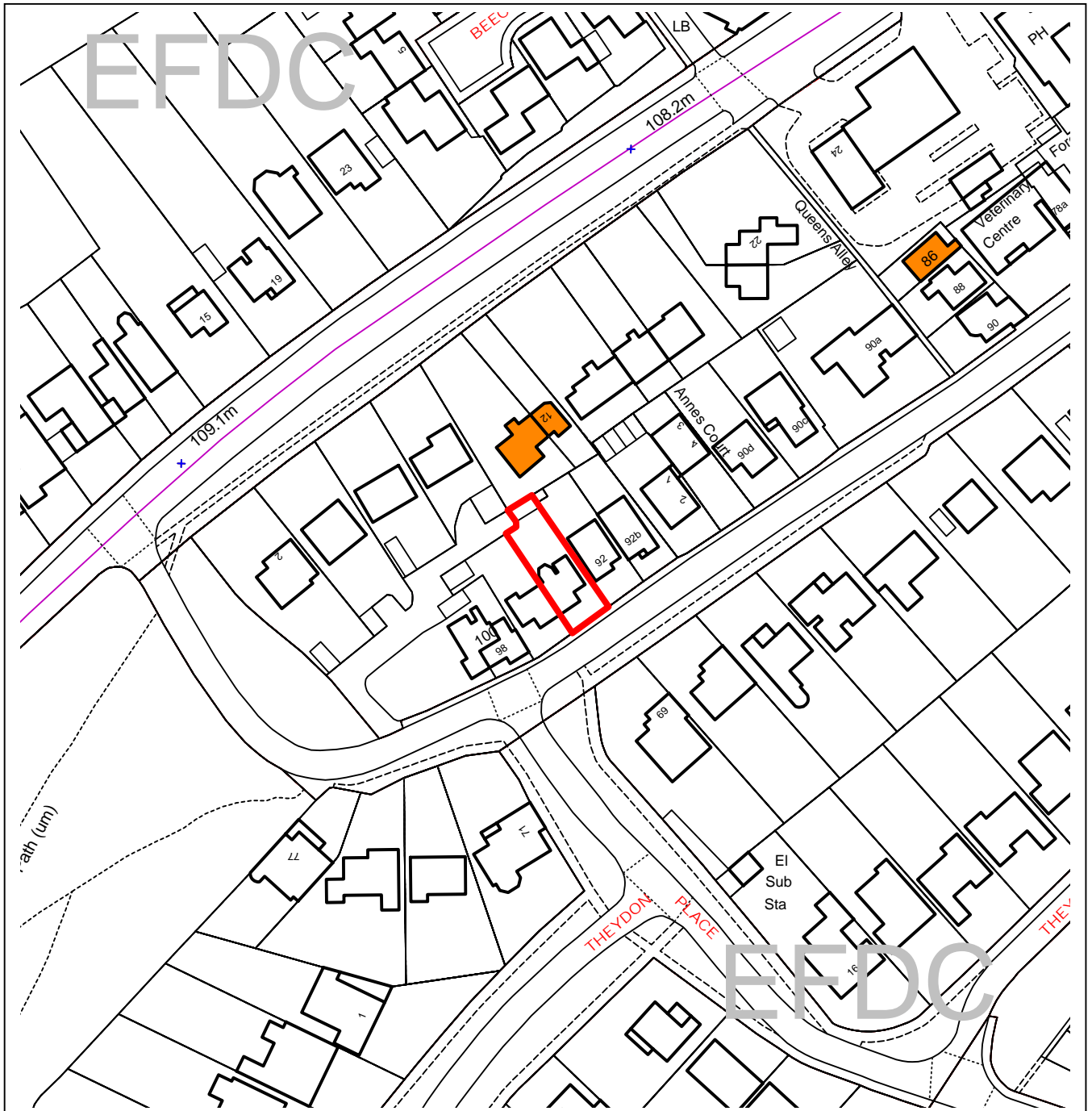
### Conclusion:

The proposal is considered a satisfactory design, which does not adversely affect the setting of the neighbouring listed building and not considered to be significantly detrimental to neighbouring amenity. Approval is therefore recommended.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2116/09
Site Name:	Nusa Dua, 94 Hemnall Street Epping, CM16 4ND
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2293/09
<b>SITE ADDRESS:</b>	19-23 High Street Epping Essex CM16 4AY
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	McCarthy & Stone Retirement Lifestyles
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development. (Revised application)
<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 The materials of construction shall be in accordance with the details submitted in the planning application unless otherwise agreed in writing by the Local Planning Authority.
- 3 The rating level of noise (as defined by BS4142:1997) emitted from the sub-station unit shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made in according to BS4142:1997.

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

**Description of Proposal:**

This is a revised application, following previous refusals, and seeks permission for the installation of an electricity sub-station in connection with the sheltered housing development which was allowed on appeal. The sub-station, designed to meet EDF requirements, is to be housed within a brick built pitched roofed structure measuring 3.52m square with an eaves height of approximately 2.6m and a ridge height of 2.97m. The building has been relocated from the previously considered unacceptable location adjacent to parking spaces No's. 9 and 10 to directly behind No's. 10 and 11. This would be approximately 0.5m from the boundary with No. 7 Beech Place at its closest point, and some 8.2m from the rear boundary with No. 6 Beech Place.

### **Description of Site:**

The wider development site is located on the northern side of the High Street, with residential properties on either side and allotment gardens to the rear. The site is currently being redeveloped for sheltered accommodation in accordance with a scheme that was allowed on appeal. The proposed sub-station site is 8.2m from the rear boundary of No. 6 Beech Place and 0.5m from the side rear garden boundary fence of No. 7.

### **Relevant History:**

EPF/0468/07 - Redevelopment to form 28 sheltered apartments for the elderly, communal facilities, associated car parking and landscaping – refused 25/05/07 (appeal allowed 07/12/07)

EPF/0116/09 - Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development – refused 24/07/09 (currently on appeal)

EPF/1744/09 - Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development (revised application with alterations to height of sub-station roof) – refused 05/11/09

### **Policies Applied:**

CP2 - Protecting the quality of the rural and built environment

RP5A - adverse Environmental Impacts

DBE1 - Design and the built environment

DBE2 - Effect on neighbouring properties

DBE3 - Design in urban areas

DBE9 - Loss of amenity

### **SUMMARY OF REPRESENTATIONS:**

5 neighbouring properties were notified.

TOWN COUNCIL – Object. Whilst it may be thought to improve the situation in respect of no. 6 Beech Place, the situation of no. 7 is worsened by the loss of boundary screening. A solution may be to incorporate the sub-station into the flank of the new building (adjacent to the entrance) which would take it away from the boundary.

6 BEECH PLACE – Object as the sub-station could be situated elsewhere on site away from neighbouring residents, as it would be detrimental to neighbouring amenities due to its overbearing impact and noise, and due to health and safety concerns. Concern has also been raised as to why the sub-station was taken off the originally approved plans.

7 BEECH PLACE – Object due to the overbearing nature of the development, the loss of site planting on the boundary which would result from this, and due to health and safety concerns.

Given the holiday time that occurred during the consultation period any comments received will be reported verbally to Committee Members.

### **Issues and Considerations:**

Planning permission was granted on appeal for the redevelopment of this site for 28 sheltered flats with associated landscaping and parking in December 2007 following a Public Inquiry. Although earlier proposals for the site did indicate an electricity sub-station may be included, references to it were removed from later plans and did not form part of the scheme that was considered by the Planning Inspector and therefore need to be the subject of a separate application. The current

proposal is a further amended scheme following the refusal of the earlier proposals EPF/0116/09 and EPF/1744/09, which were both refused on the following grounds:

*The proposed building due to its height and bulk and its siting close to the boundaries of adjacent residential properties will have an overbearing visual impact, harmful to the residential amenity of the occupants of 5, 6 and 7 Beech Place, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.*

The differences between this application and the latest refused scheme are:

- The building is to be sited to the rear of vehicle parking spaces no's. 10 and 11, which is 8.2m from the boundary with No. 6 Beech Place and would be 0.5m from the side boundary of No. 7 Beech Place.
- The maximum height of the building has been reduced from 3.6m to 2.97m.
- The new scheme would increase the level of tree planting to the rear of No. 6 Beech Place, however would result in less vegetation adjacent to the boundary with No. 7 Beech Place.

The main issues in the consideration of the proposal are therefore:

- Design and siting.
- Impact on residential amenity.
- Impact on parking and amenity space.

#### Design and siting:

As with the previous scheme the proposed electricity sub-station is to be located a considerable distance back from the High Road and will not have any significant impact within the street scene. It is to be housed within a brick built enclosure to match the approved brick for the main building and will have a low profile fibreglass roof grey in colour. The design is simple and appropriate for the use and has been reduced in height by 0.62m from the last application (EPF/1744/09) and 1.32m from the original application (EPF/0116/09). Double access doors would be located on the north-eastern flank giving access from a grass-crete path. The proposed siting is 8.2m from the rear boundary of No. 6 Beech Place and would allow for further tree screening between the site and this neighbouring property. This would reduce visibility of the proposed sub-station (and help further screen the main housing block) from the gardens and rear windows of that and other properties in Beech Place. The sub-station would be located some 0.5m at its closest point from a shared side garden boundary with No. 7 Beech Place, and as a result of the new position would result in some loss of vegetation along this shared boundary. However alternative screening could be sought in this location (as part of the original conditions), which could incorporate trellising, climbers, etc.

#### Impact on Residential Amenity:

The proposed enclosure is to be located 8.2m from the rear garden wall of No. 6 Beech Place (approximately 19m from the back of the dwelling at an oblique angle) and approximately 14m from the nearest corner of No. 7 Beech Place. The wall between the application site and no. 6 is approximately 1.8m (6ft) tall. There is a fence approx 1.5m high along the garden boundary with number 7. The height of the proposed enclosure to the top of the roof measures 2.97m (with an eaves height of 2.6m). Whilst at its closest point the building would be 0.5m from the shared boundary with No. 7 it is considered that given its position to the side of the property and the lowered height of the roof the proposed building would not be overly intrusive. The overall scale of the building is smaller than that of a domestic outbuilding or garage and, given the intervening boundary walls and fences, it is not considered that the building would have an excessively dominant impact that would cause significant harm to residential amenity.



The proposed brick enclosure is intended to reduce noise from the sub station which, when combined with the distance to the adjacent dwellings, is considered to be of a level to not cause undue disturbance. Notwithstanding this, a condition can be added to restrict noise levels from the sub station to ensure that there is no harm to residential amenity. Environmental Health have raised no objection to the proposal and it is very common to see sub-stations of this type throughout residential areas.

The switching station equipment itself (to be housed within the building) does not require planning permission as it is permitted by the General Permitted Development Order, and as such this could be installed and enclosed by fencing. This would result in a far more unsightly and noisier development than proposed.

Impact on parking and amenity space:

The proposed sub station building does not result in the loss of any parking bays. The design and access statement submitted with the application states that in the event that the sub station equipment needs to be replaced at any time then 2 of the parking spaces would need to be temporarily vacated to enable this. As this would be done on a rare and temporary basis this would not reduce the parking within the site.

The proposal inevitably does take up space within the site and adds to the overall level of development, however the area proposed for the building is a piece of land between a parking area and a 1.8m brick wall. It is not considered that this area would have been actively used as a sitting out area nor is it vital to the amenity provision for the proposed flats.

Other issues:

Size of unit:

The brick housing is the smallest possible to accommodate the sub station. As previously stated, the switching equipment to be housed within this building can be installed without the need for planning permission, and therefore planning permission is only required for the building itself.

Safety:

The proposed sub station is a standard EDF Energy facility. It is to be totally enclosed within a locked brick building and it is not considered that the development presents any undue health and safety risks. Notwithstanding this, Health and Safety of the unit would be controlled under other legislation and again it should be noted that the provision of the building protects both people and the equipment (which does not require consent) more completely than a fence enclosure would.

The Inspector's Decision:

Previous concern has been raised that in considering the original application for the sheltered flats the development did not include a sub station, and that this was therefore not considered by the Planning Inspector in his determination of that application. Whilst it is regrettable that the developers chose not to have the sub-station included within the original scheme, the current application must be considered on its merits.

Siting the substation elsewhere within the development:

The sheltered housing development that was approved is a large development within a relatively small site. Due to this there is very little space around the building that could be utilised for the proposed sub-station, which needs to be accessible. There is inadequate space around to the rear of the building to provide proper access to install and maintain the switching equipment and alternative positions within the site would result in the loss of parking or would be located close to the road frontage. Whilst it has been suggested that the sub-station could be incorporated within or adjacent to the main housing block, it is unlikely that such an option would be undertaken by the

applicant over the installation of the equipment and a fenced enclosure under permitted development in their preferred location.

### **Conclusion**

It is considered that the reduction of height and relocation of the proposed sub station would remove the previously identified harm to residential amenity and would not adversely affect the visual amenity of the site or surrounding area. Due to this it is considered that this revised application is in accordance with the adopted policies of the Local Plan and is therefore recommended for approval.



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/2293/09
Site Name:	19-23 High Street, Epping, CM16 4AY
Scale of Plot:	1/1250

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