

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee West Wednesday, 21st October, 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: ahendry@eppingforestdc.gov.uk Tel: 01992 564607

Members:

Councillors J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, A Clark, 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

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**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 - 16)**

To confirm the minutes of the last meeting of the Sub-Committee held on 30 September 2009 as correct record (attached).

**5. DECLARATIONS OF INTEREST**

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

**6. ANY OTHER BUSINESS**

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

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

**7. DEVELOPMENT CONTROL (Pages 17 - 30)**

(Director of Planning and Economic Development) To consider planning applications as set out in the attached schedule

**Background Papers:** (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are

summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

## 8. DELEGATED DECISIONS

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

## 9. EXCLUSION OF PUBLIC AND PRESS

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

Agenda Item No	Subject	Exempt Paragraph Number	Information
Nil	Nil	Nil	

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

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

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

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

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential

information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

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

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

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

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

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

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

### **Can I speak?**

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

### **Who can speak?**

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

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

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

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

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

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

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

**Yes you can but it must not be presented at the meeting.** If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk). Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

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

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

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

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

### **Further Information?**

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

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 30 September 2009

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.10 pm

**Members Present:** Mrs P Brooks (Vice-Chairman, in the Chair), R Bassett, A Clark, J Collier, Mrs A Cooper, Mrs R Gadsby, Mrs M Sartin, Mrs P Smith, Ms S Stavrou (Vice-Chairman) and A Watts

**Other Councillors:**

**Apologies:** J Wyatt, Mrs J Lea, W Pryor and Mrs E Webster

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

### 33. 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.

### 34. 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.

### 35. APPOINTMENT OF VICE CHAIRMAN

With the agreements of the Sub-Committee, Councillor Ms S Stavrou was appointed Vice-Chairman for the duration of the meeting.

### 36. MINUTES

#### RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 9 September 2009 be taken as read and signed by the Chairman as a correct record.

### 37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Cooper and R Bassett declared personal interests in agenda items 7 (1) (EPF/0364/09 Land to the rear of 114 Old Nazeing Road, Nazeing) and 7(2)

(EPF/1382/09 – The Printworks, Nazeing Road, Nazeing) by virtue of being a member of the Nazeing Parish Council. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in agenda items 7 (4) (EPF/1506/09 The Lodge, Gunpowder Mill, Powdermill Lane, Waltham Abbey) by virtue of being the ward councillor. 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in agenda items 7 (4) (EPF/1506/09 The Lodge, Gunpowder Mill, Powdermill Lane, Waltham Abbey) by virtue of being a member of the Waltham Abbey Town Council Planning Committee. 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, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in agenda items 7 (2) (EPF/1382/09 Nazeing Road, Nazeing) by virtue of being members of the Lea Valley Regional Park Authority. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

**38. ANY OTHER BUSINESS**

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

**39. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**40. 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**

<b>APPLICATION No:</b>	EPF/0364/09
<b>SITE ADDRESS:</b>	Land to rear of 114 Old Nazeing Road Nazeing Essex EN10 6QY
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a four bedroom detached house with associated parking to the rear of No. 114 Old Nazeing Road.
<b>DECISION:</b>	Refuse Permission

## REASONS FOR REFUSAL

- 1 The proposed development, due to the overall size and bulk, would be out of character with the general built form of the surrounding area and detrimental to the appearance of the street scene, contrary to policies CP2, CP3, DBE1 and DBE3 of the adopted Local Plan and Alterations.
- 2 The proposed development, due to its size and proximity to preserved trees, would result in the detrimental impact to the health and wellbeing of important preserved trees, contrary to policy LL10 of the adopted Local Plan and Alterations.
- 3 The proposed development, due to its bulk and proximity to neighbouring properties, would be detrimental to the visual amenities of neighbouring residents, contrary to policy DBE2 and DBE9 of the adopted Local Plan and Alterations.
- 4 The proposed amenity space serving the new dwelling would be inadequate due to the presence of preserved trees on, and adjacent to, the site. This would therefore be detrimental to the amenities of future occupiers and contrary to policy DBE8 of the adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1382/09
<b>SITE ADDRESS:</b>	The Printworks Nursery Road Nazeing Waltham Abbey Essex EN9 2JE
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for 2.4m high security fencing around the perimeter including hard and soft landscaping scheme with marked parking spaces.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Within 3 months of the date of this approval 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.

- 2 The security fencing hereby approved shall be painted in a dark green colour within 3 months of the date of the decision and retained as such thereafter. The colour shall be submitted for approval by the Local Planning Authority prior to commencement.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1095/09
<b>SITE ADDRESS:</b>	Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EJ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Roydon Mill Lodges LLP
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 5 (seasonal use) of EPF/2230/07 (Introduction of new bases where 82 static caravans are to be replaced with 53 Log Cabins - single unit caravans, reconfiguration of area set aside for touring caravans, erection of replacement clubhouse and revocation of use of eastern field for camping) to enable holiday occupation of the caravans at any time of the year.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the

storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

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

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

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

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

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

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

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

tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 i) The bases hereby approved shall be used only for the stationing of caravans and for no other purpose.  
  
ii) Caravans stationed within the site shall be occupied for holiday purposes only and shall not be occupied as a person's main or sole place of residence. (For the avoidance of doubt, on the specific days of occupation the occupants shall be on holiday and not engaged in any paid work, or school or further/higher education attendance.)  
  
iii) The owners/operators of the site shall maintain an up to date register of the names of all occupants of the individual caravans on the site and of their main home addresses, together with proof of home address in the form of a copy of a driving license, utility bill or council tax bill or other proof as agreed in writing by the Local Planning Authority. This information shall be kept available for inspection by the Local Planning Authority at all reasonable times and shall be forwarded, by the owners/operators of the site to the Local Planning Authority annually on or before the 31st January each year.
- 6 There shall be no camping of any kind carried out within the field hatched blue on the approved plan.
- 7 Prior to commencement of development a detailed scheme for the landscaping and management of the area hatched blue on the approved plan to create a wildlife precinct including a wetland feature, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved timetable and maintained in accordance with the agreed details.
- 8 Details of the types and colours of the external finishes of the proposed clubhouse 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.
- 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.
- 10 Prior to commencement of development details of any external lighting required in connection with the development shall be submitted to and agreed in writing by the Local Planning Authority. Only the agreed lighting shall be installed unless the Local Planning Authority gives its written consent to its variation.
- 11 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.

- 12 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.
- 13 No static caravans shall be sited anywhere within the application site except on the bases hereby approved, unless otherwise agreed in writing by the Local Planning Authority.
- 14 Notwithstanding the approved plans, the central area adjacent to the residential caravan site shown to be for touring vans shall not be used for that purpose, but shall be retained as a landscaped amenity area.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1506/09
<b>SITE ADDRESS:</b>	The Lodge Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed security gates and entrance signage to secure car parking area on the boundary of Gunpowder Mill.
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The gate, due to its position, height and stark functional design is over prominent in the streetscene and harmful to the character and amenity of the Conservation Area, contrary to policies HC7 and DBE1 of the Epping Forest District Local Plan and Alterations.

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## AREA PLANS SUB-COMMITTEE 'WEST'

Date 21 October 2009

### INDEX OF PLANNING APPLICATIONS

<b>ITEM</b>	<b>REFERENCE</b>	<b>SITE LOCATION</b>	<b>OFFICER RECOMMENDATION</b>	<b>PAGE</b>
1.	EPF/1612/09	Lincroft, Grange Lane, Roydon CM19 5HG	Grant Permission (With Conditions)	19
2.	EPF/1364/09	Netherhouse Farm, Sewardstone Road, Waltham Abbey E4 7RJ	Grant Permission (With Conditions)	23

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1612/09
<b>SITE ADDRESS:</b>	Lincroft Grange Lane Roydon Harlow Essex CM19 5HG
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr V Colletti
<b>DESCRIPTION OF PROPOSAL:</b>	Single and two storey rear extensions.
<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:**

The applicant seeks permission to extend to the rear of the property at single and two-storey. The applicant maintains an existing rear projection creating an 'L' shaped footprint. The applicant proposes to extend alongside this existing rear projection increasing the width of the rear projection towards the centre of the applicant's property at first floor. The proposed first floor extension is 3.3m in depth to the eaves overhang, to match the existing rear projection. This would create a small flat roof crown area at the rear of the property.

The applicant also proposes to extend at the ground floor by 5.4m from the main rear wall, or 2.2m from the first floor projections. The proposed ground floor extension would again incorporate a crown roof area.

The proposals would provide an additional bedroom at first floor, additional loft storage space, an extended kitchen and dining area and an additional sitting room.

The site plan includes a number of outbuildings which presently exist, including a summer house which is indicated to be derelict and to be removed.

### **Description of Site:**

The application site is a two storey detached property off Grange Lane, a private road off Harlow Road, Roydon. The site is outside of Roydon Conservation Area and within the Green Belt. The plot backs onto open land after a generous length of garden, and has a footprint depth at present that is not as deep as that of neighbouring properties. The plot maintains a garage to the front of the site, the ground level drops from the front access towards the property and this appears similar on neighbouring properties.

### **Relevant History:**

EPF/0468/03 – Two storey side extension, single storey rear extension, alterations and new roof and new detached garage – Approved

Other applications relate to various boundary treatment revisions.

### **Policies Applied:**

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

CP2 – Protecting the Quality of the Rural and Built Environment.

GB2A – Development in the Green Belt

DBE9 – Impact of New Development

DBE10 – Design of Residential Extensions

### **Representations received:**

2 properties were consulted and a site notice was erected. No responses were received.

ROYDON PARISH COUNCIL: Object. Overdevelopment. If permission is granted can a condition be imposed to ensure that the summer house is removed.

### **Issues and Considerations:**

The main issues that arise with this application are considered to be the appropriateness of the development in the Green Belt, its effect on the openness and character and its impact upon neighbouring properties. The proposals have no impact on street scene, being situated to the rear of the property.

The proposals relate to the extension of the existing dwelling house. The proposed first floor extension is relatively small, providing an additional bedroom in an infill area adjacent to an existing first floor projection. The proposed first floor projection would as a result have no significant impact to neighbouring properties, being well separated.

The proposed ground floor extensions are noted to result in a depth of extensions greater than the usual 4m, however in this instance the additional depth is at ground floor only and the property footprint is at present staggered in relation to neighbouring properties which presently extend beyond the rear of the applicant's dwelling. For this reason the proposed rear extensions are cumulatively considered acceptable with the proposals extending to the depth of the neighbouring properties only and no further beyond in the Green Belt. Furthermore the proposals would be viewed in the rear garden environment only, in the context of the linear built form along Grange Lane and the various outbuildings beyond.

The Parish Council objects due to overdevelopment. Council policies no longer impose floorspace restrictions on development of residential properties in the Green Belt and the proposals do not encroach into open space beyond the neighbouring built form, therefore no concern can be

substantiated in respect of the scale of the proposals. When considering the removal of the summer house, the property does benefit from permitted development rights, therefore whilst the applicant may see fit to remove an existing structure, this could be rebuilt as permitted development at any time and it is not reasonable to remove permitted development to this single property in Grange Lane on the basis of extensions which would provide similar levels of accommodation to neighbouring properties.

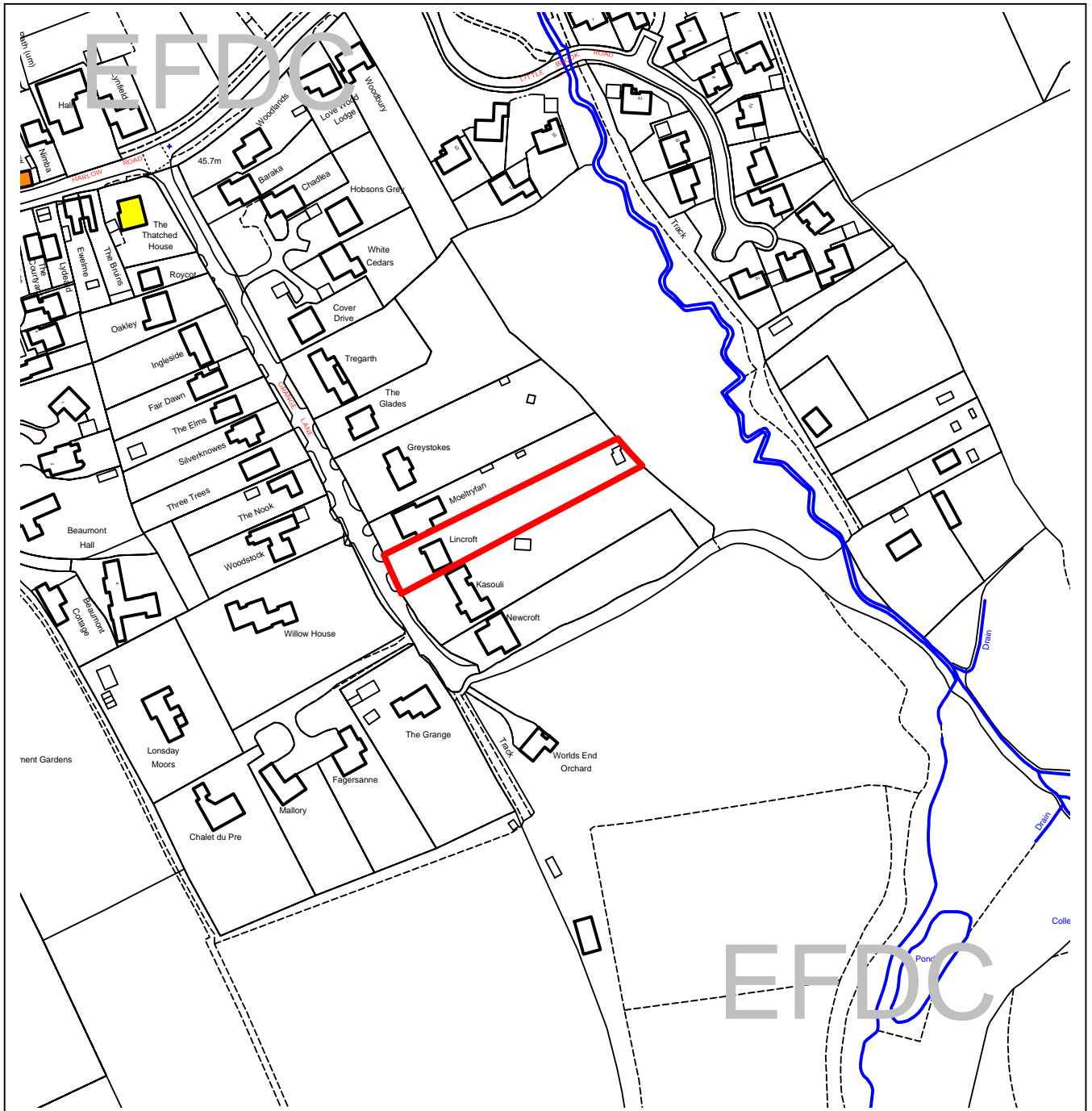
**Conclusion:**

The proposals are situated to the rear of the property, resulting in no impact to street scene, the proposed layout and design is not considered to encroach further into the Green Belt and the overall scale of the proposals is not dissimilar to extensions elsewhere in the locality. The proposal is therefore considered appropriate as a limited extension to an existing property. It has no adverse impact on neighbouring properties and is therefore recommended for approval.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/1612/09
Site Name:	Lincroft, Grange Lane, Roydon CM19 5HG
Scale of Plot:	1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1364/09
<b>SITE ADDRESS:</b>	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr S Silverman
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of existing farm building into a proposed training centre.
<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 premises shall be used solely for a training centre and for no other purpose (including any other purpose in Class D1 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.
- 3 No more than 30 students/learners shall be training on site at any time.
- 4 The change of use hereby approved is limited to that indicated on plan titled Existing Building Footprint Hard and Soft Landscaping date stamped 06/08/09. The Indoor training area, open storage, open plan office and hard standing training shall be limited to the areas indicated within this plan and shall not be undertaken elsewhere within the site.
- 5 The training centre hereby permitted shall not be open to students outside the hours of 08:00 to 18:00 on Monday to Friday, 08:00 to 16:00 on Saturday and not at all on Sundays or public holidays.
- 6 The outdoor area of the application site shall not be used for training purposes outside the hours of 08:00 to 18:00 on Monday to Friday, 10:00 to 16:00 on Saturday and not at all on Sundays or public holidays.
- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 8 The area within the sight splays on site shall be retained to give a clear and continuous view of traffic and shall not contain obstructions above 600mm in height.
- 9 Prior to occupation of the site a detailed layout of the parking area shall be submitted to and approved in writing by the Local Planning Authority, and shall be provided and retained free of obstruction for the parking of staff, student and visitors vehicles. No vehicles shall be parked outside of the approved parking area.
- 10 Replacement gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 11 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

*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:**

Consent is being sought for the change of use of the existing farm building into a proposed training centre. The proposed use would be to carry out training (manual and written/lectures) relating to the construction industry and would primarily consist of City & Guild qualifications and NVQ's.

#### **Description of Site:**

The application site comprises a roughly rectangular plot 1.4 hectares in size. The site is an existing farm complex located on the eastern side of Sewardstone Road that has previously been used as a farm shop and an agricultural tyre storage and fitting depot. To the north, east and south of the site is agricultural and horticultural land consisting of open fields and farm buildings. To the immediate north of the site is a residential property known as May Cottage, and to the immediate south is Netherhouse farmhouse, a Grade II listed building. Opposite the site to the west are residential properties that form the ribbon development that is Sewardstone. The entire site is located within the Metropolitan Green Belt.



The building proposed to be used for training purposes is the 'farm shop' located on the southern site of the site, along with the yard to the rear of this, adjacent to the residential property known as Netherhouse Farm House. The site would be served by the existing vehicle access points and would retain the existing hard standing area for car parking.

### **Relevant History:**

EPF/0105/88 - Erection of two (500sq. m.) portal framed agricultural buildings to replace fire-damaged and obsolete buildings – approved 1902/88  
EPF/0198/95 - Use of existing farm shop for sale of other products – refused 11/04/95 (allowed on appeal 14/06/96)  
EPF/1470/96 - Agricultural store/barn – approved/conditions 10/03/97  
EPF/0789/00 - Change of use of existing farm shop and stores to agricultural tyre sales, stores and fitting – approved/conditions 06/09/00  
CLD/EPF/2067/04 - Certificate of lawfulness for existing use of 2 no. barns and 2 no. containers – lawful 23/12/04  
EPF/2066/05 - Change of use of farm buildings and buildings in mixed commercial/storage use to tyre fitting depot – refused 24/01/06 (dismissed on appeal 13/03/07)  
EPF/2110/08 - Demolition of buildings and structures, construction of 40 residential units with 205 sq. m. industrial use. Restoration of listed barn and conversion to commercial use and landscape improvements – withdrawn 12/01/09  
EPF/0583/09 - Demolition of ancillary farm buildings and construction of 41 residential units with parking and associated landscaping. Restoration of listed barn to provide 160sqm (G.E.A) shop/community use (revised application) – refused 09/07/09

### **Policies Applied:**

CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
GB2A – Development in the Green Belt  
GB8A – Change of use or adaptation of buildings  
DBE4 – Design in the Green Belt  
DBE9 - Loss of Amenity  
HC12 – Development Affecting the Setting of Listed Buildings  
E11 – Employment Uses Elsewhere  
LL1 – Rural Landscape  
LL2 – Inappropriate Rural Development  
LL10 – Adequacy of Provision for Landscape Retention  
ST1 – Location of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking

### **Summary of Representations:**

104 neighbours were consulted, a Site Notice displayed and the following responses were received:

TOWN COUNCIL – No objection.

MILL HOUSE, MILL LANE – Object to the loss of agricultural use and due to the additional traffic this would create.

FRANDOR, SEWARDSTONE ROAD – Object to the loss of agricultural use, the increased traffic, the proposed opening hours, and as this would set a precedent.

56 GODWIN CLOSE – Object due to the increased traffic movements.

CHASAMY, SEWARDSTONE ROAD – No objection but concerned about the amount of traffic and activity that would result from this.

MULBERRY HOUSE, SEWARDSTONE ROAD – Feel that a farm in the Green Belt should only be used for farming and associated uses.

GLENVILLE, SEWARDSTONE ROAD – Concerned about increased traffic flow and this setting a precedent for further change of use in the future.

54 GODWIN CLOSE – Concerned about the increased traffic.

### **Issues and Considerations:**

The key considerations in this application are the impact on the Green Belt, impact on neighbouring residents, and in terms of parking and highway safety.

#### **Green Belt**

The reuse of existing buildings within the Green Belt is considered as 'not inappropriate' provided they meet certain criteria. Local Plan policy GB8A gives preference to employment generating uses and community use when considering a change of use, and also requires that the following criteria are met:

- (i) *The building is of permanent and substantial construction, capable of conversion without major or complete reconstruction, and is in keeping with its surroundings in terms of form, bulk and general design.*
- (ii) *The use would not have a materially greater impact than the present use on the Green Belt and the purpose of including land in it.*
- (iii) *The use and associated traffic generation would not have a significant detrimental impact on the character or amenities of the countryside.*
- (iv) *The Council is satisfied that works within the last ten years were not completed with a view to securing a use other than that for which they were ostensibly carried out.*
- (v) *The use will not have a significant adverse impact upon the vitality and viability of a town centre, district centre, local centre or village shop.*

The proposed use of the site for commercial training (in relation to the construction industry) would constitute both an employment use, as it would employ 8 full time staff, and a community use, as it would offer training and educational opportunities. With regards to the specific requirements, these are assessed as follows:

- (i) The building proposed to be used for training purposes is of permanent and substantial construction and the application does not propose any significant changes to the building. Whilst the building would have maintenance/repair work undertaken (which could involve the re-cladding or re-roofing of the building), these alterations are not considered as major works and would not in themselves require planning permission. No alterations/additional doors or windows, or other additions to the building, are proposed.
- (ii) The current use of the site is for agricultural purposes, with the specific building in question being previously used as a farm shop. Further to this, other uses on the site include an agricultural tyre fitting service and stables. As the proposed development would only utilise the existing building, existing yard, and existing hardstanding areas, it is not considered that the principle of the

development would be any more harmful to the openness of the Green Belt than the existing agricultural use.

(iii) The application site is not considered to be in a particularly sustainable location, as it is not well served by public transport and is a considerable distance from local facilities and amenities. Policy ST1 states that “*in rural areas, for development which has transport implications, preference will be given to locations with access to regular public transport services and containing basic shops and other facilities*”. Although located within a small built up enclave the application site is not well served by public transport or local amenities. Due to this the proposed development would result in a reliance on private car use to and from this site. The intensification of use of the existing access has been the reason for refusal on previous applications, such as EPF/0583/09 whereby one of the reasons for refusal was as follows:

*The proposed development involves the intensification of the use of the site and the existing access onto Sewardstone Road, which is a Radial Feeder road, the principle function of which is to carry traffic freely between major centres. This development is therefore contrary to policy ST4 of the adopted Local Plan and Alterations.*

Furthermore, the appeal decision for EPF/2066/05 states that, due to the increase in car parking and vehicle movements the development “*would result in a significant increase in activity on the site... [and] the proposal would thus change the character of the site from a low key activity to a prominent commercial activity*”.

Sewardstone Road is classed as a Radial Feeder on Essex County Council's functional route hierarchy and, outside of or between areas of defined settlements, intensification of use of these roads is prohibited, and therefore the previous applications were considered unacceptable. However, the recently refused application (EPF/0583/09) related to 41 residential dwellings along with a shop and community centre, and proposed an estimated 246 vehicle movements per day. The scheme dismissed on appeal (EPF/2066/05) related to the change of use of the site to commercial purposes and storage use relating to a tyre fitting depot and proposed between 80 and 100 vehicle movements per day. The proposed change of use to a training centre proposed here estimates approximately 150 vehicle movements per week (Monday to Friday inclusive) and an additional 20 vehicle movements at weekends. Due to this considerably lower level of traffic movements it is considered that in this instance the highway movements would not be detrimental to the free flow of traffic on this Radial Feeder road. Furthermore, it is considered that the proposed vehicle movements would not be dissimilar to those associated with the last known use of the site. As such the traffic generation resulting from the proposed change of use is not considered to be detrimental to the character or amenity of the countryside or to the safety or free flow of traffic on Sewardstone Road.

(iv) No works have been undertaken to the building in the last ten years with the view of securing any use other than the currently lawful agricultural use of the site.

(v) The proposed development would not detrimentally impact on the vitality or viability of any town centres or other local shopping parades.

Due to the above it is considered that, given the scale of the development, the change of use of the application site (subject to limitations) would not be considered an inappropriate development within the Green Belt, and as such this proposal complies with PPS2 and the relevant Local Plan Green Belt policies.

#### Impact on neighbouring residents

The change of use would utilise the existing building and would not result in any additional buildings being erected. Given the type of training proposed there would be a certain level of

manual teaching required, which may result in a level of noise from the site (particularly if undertaken within the rear yard area). Whilst the building and yard subject to the change of use is some distance from the majority of residential dwellings (approximately 80m from the closest dwelling on Godwin Close to the west and May Cottage to the north), and is separated from these by Sewardstone Road, the building and yard do adjoin Netherhouse Farm House to the south. This residential dwelling and main section of the private garden is located further forward to the building and yard under consideration, and as such the main area of concern is the rearmost part of the curtilage. Planning permission was recently granted (2008) for a private stable block and paddock related to Netherhouse Farm House, which would be immediately adjacent to the building and yard area.

The proposed opening hours of the training centre are 08:00 till 18:00 Monday to Friday (inclusive) and 08:00 till 16:00 on Saturday, which are considered acceptable. However it is considered that a further restriction be imposed limiting the hours of use of the outside yard area on Saturdays to 10:00 till 16:00. This will reduce the noise impact on neighbouring residents and could be imposed in conjunction with a screen of tree planting to provide a buffer zone between the yard (and part of the car park) and the neighbouring property. Subject to these conditions it is considered that the proposed use of the site as a training centre would not detrimentally impact on the amenities of neighbouring residents.

#### Car Parking

The submitted application forms state that there is space within the site for the parking of 100 cars, and that only 80 spaces would be required for this application. Given that there would be no more than 30 students on site at any one time, and only 8 members of staff proposed, this level of car parking is well in excess of what is required. There are several large areas of hardstanding on the site, which have previously been used for informal car parking in relation to the use of the site, however there are no marked out parking spaces currently on site. Given the existing level of hardstanding on the site, and the previous situation of cars being parked on said hardstanding, it is considered that the retention of this use would be acceptable. However it would be beneficial to receive details of the parking (including bicycle and powered two-wheelers) and to have parking areas clearly marked out on site to ensure that vehicles are not parked carelessly or detrimentally to users of the site or surrounding area.

#### Highways

As previously stated it is considered that, given the relatively low level of vehicle movements proposed, this change of use would not be any more detrimental to highway safety or the free flow of traffic on Sewardstone Road than the existing/previous use of the site. However, given the previous reasons for refusal and known highway problems in and around the site it is essential that these traffic movements are controlled. It is stated within the submitted business plan (and confirmed verbally by the applicant) that there would be no more than 30 students on site at any time. As such a condition limiting the number of students/learners on site should be added to ensure the use of the centre does not intensify. Furthermore some additional highways conditions should be added in terms of visibility splays, surface material and access gates.

#### Other matters

It is proposed that additional landscaping will be undertaken on site to improve the overall visual appearance of the area. This can be secured via condition and would be used to provide the previously mentioned screening between the site and the neighbouring residential property.

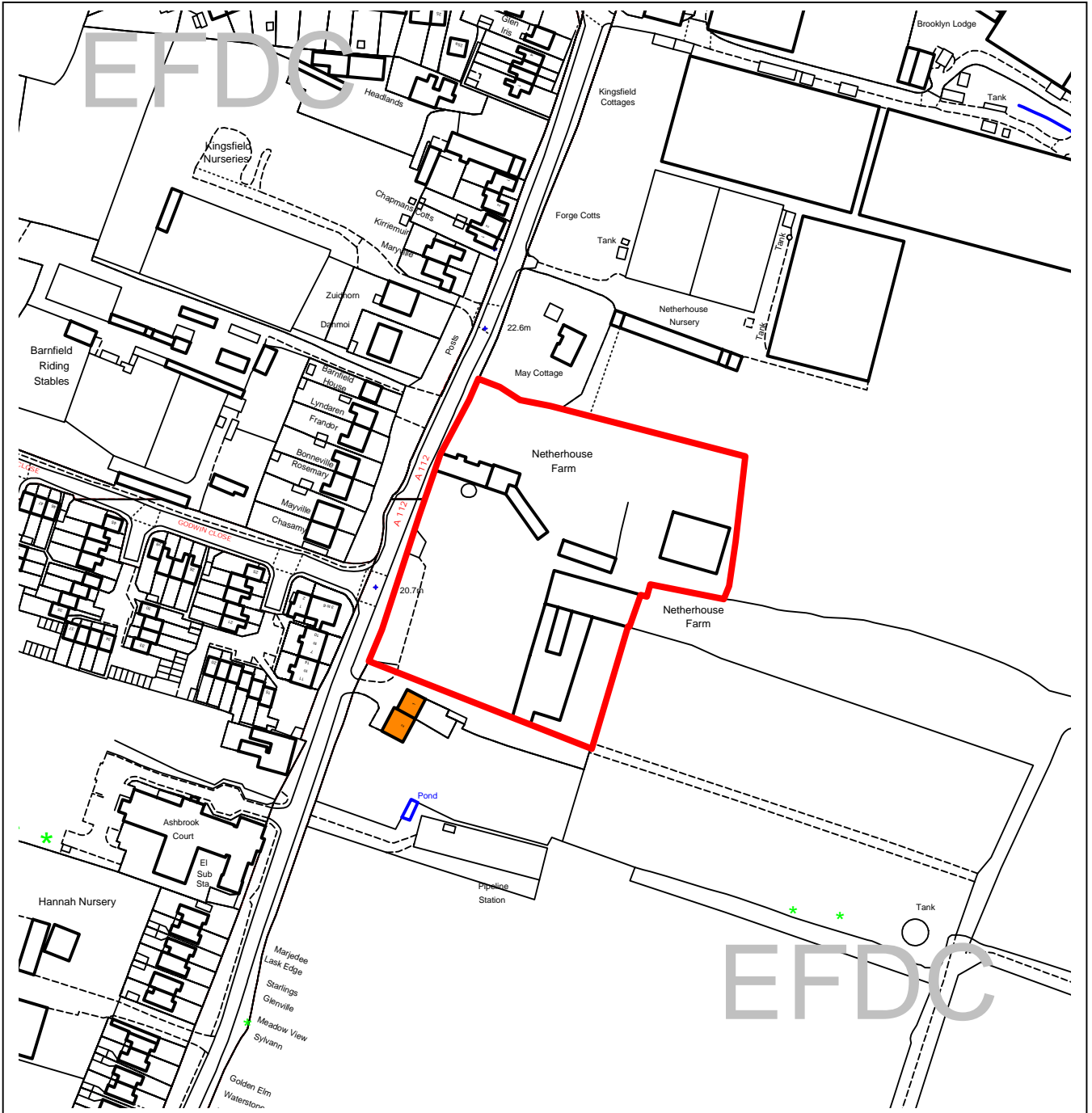
**Conclusion:**

As outlined above, the change of use of existing buildings within the Green Belt are in principle not considered as inappropriate, and the specific circumstances of this proposal are acceptable. Due to this, and subject to conditions, the proposed development complies with the relevant Local Plan policies and is therefore recommended for approval.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/1364/09
Site Name:	Netherhouse Farm, Sewardstone Road Waltham Abbey, E4 7RJ
Scale of Plot:	1/2500