

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee East Wednesday, 12th January, 2011

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
Tel: 01992 564470

Members:

Councillors A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, Ms C Edwards, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs S Jones, B Judd, 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 - 26)

To confirm the minutes of the last meeting of the Sub-Committee, held on 8 December 2010 (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 27 - 44)

(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

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

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 Information Paragraph Number
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. 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:** 8 December 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.15 pm

Members Present: A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, Ms C Edwards, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs S Jones, B Judd, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: -

Apologies: -

Officers Present: J Shingler (Principal Planning Officer), R Hellier (Agricultural Officer), D Clifton (Principal Housing Officer [IT]) and G J Woodhall (Democratic Services Officer)

80. 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.

81. 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.

82. MINUTES

RESOLVED:

(1) That the minutes of the last meeting, held on 17 November 2010, be taken as read and signed by the Chairman as a correct record.

83. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following items of the agenda by virtue of being members of North Weald Bassett Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

(ii) EPF/2260/10 Roughtalleys Wood, Kiln Road, North Weald Bassett;

- (iv) EPF/2107/10 Chase Farm, Vicarage Lane, North Weald Bassett;
- (xi) EPF/2222/10 McDonalds, London Road, Hastingwood;
- (xii) EPF/2223/10 McDonalds, London Road, Hastingwood; and
- (xiii) EPF/2224/10 McDonalds, London Road, Hastingwood.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following item of the agenda, by virtue of being well acquainted with the applicant. The Councillor had determined that her interest was prejudicial but would address the Sub-Committee as a public speaker before leaving the meeting for the consideration of the application and voting thereon:

- (iii) EPF/2356/10 10 Barn Mead, Theydon Bois.

(c) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a relative of the public speaker. 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:

- (iii) EPF/2356/10 10 Barn Mead, Theydon Bois.

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

- (iv) EPF/2107/10 Chase Farm, Vicarage Lane, North Weald.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Collins declared a personal interest in the following item of the agenda. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- (v) EPF/1112/10 Units 1 – 5, Roffey Hall Farm, Threshers Bush, Harlow.

(f) 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 being well acquainted with 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:

- (v) EPF/1112/10 Units 1 – 5, Roffey Hall Farm, Threshers Bush, Harlow.

(g) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following item of the agenda, by virtue of being members of Theydon Bois Parish Council and acquainted with one of the objectors. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (vi) EPF/1415/10 Frank Foster House, Loughton Lane, Theydon Bois.

(h) Pursuant to the Council's Code of Member Conduct, Councillor B Rolfe declared a personal interest in the following item of the agenda. The Councillor had

determined that this interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

(viii) EPF/1988/10 3 Middle Boy, Lambourne.

84. ANY OTHER BUSINESS

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

85. PROBITY IN PLANNING - APPEAL DECISIONS APRIL TO SEPTEMBER 2010

The Principal Planning Officer presented the biannual Probity in Planning Report for the appeal decisions during the period April to September 2010.

The Sub-Committee was informed that the Council received decisions on 36 appeals during the period, of which 10 were upheld (31.7%). There were two appeals upheld where the Sub-Committee had resolved contrary to the planning Officer's recommendation, these were:

(i) EPF/1271/09 – replacement of former stables with an accommodation block and rear extension to form a conservatory and storage at the Green Man in Toot Hill; and

(ii) EPF/0380/10 – side and rear two storey extension and two storey front extension at 3a The Weind in Theydon Bois.

The Sub-Committee was further informed that there were two awards of costs made against the Council during this period. In one instance, the Planning Inspector had awarded costs in the sum of £8,287 against the Council for an enforcement notice appeal at 53 High Street in Epping for issuing the enforcement notice too soon after being given notice of a retrospective planning application.

The Sub-Committee was reminded to only consider setting aside the Planning Officer's recommendation in cases where it was in the wider public interest to do so and a good indication of successfully defending the decision at appeal had been given.

RESOLVED:

(1) That the Planning Appeal decisions for the period April to September 2010 be noted.

86. DEVELOPMENT CONTROL

RESOLVED:

(1) That the planning applications numbered 1 – 13 be determined as set out in the schedule attached to these minutes.

87. EXTENSION OF FOOTPATH 51 LINKING NORTON HEATH ROAD TO SPAINS HALL ROAD, WILLINGALE

The Principal Planning Officer presented a report concerning the extension of Footpath 51, linking Norton Heath Road with Spains Hall Road in Willingale.

The Sub-Committee was informed that Essex County Council had consulted the District Council, under the Wildlife and Countryside Act 1981, of their intention to extend a footpath that ran north off Norton Heath Road to meet a track running south towards it off Spains Hall Road. There had been no objections received to the proposal and it would be in the public interest to have Footpath 51 extended, which could be done without any undue harm being caused to either the countryside or the amenities of any local resident.

RESOLVED:

(1) That Essex County Council be notified that no objection had been raised to the order proposing the extension of Footpath 51 in Willingale.

88. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2236/10
SITE ADDRESS:	44 Ash Groves Sheering Harlow Essex CM21 9LN
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	TPO/EPF/43/01 T4 - Weeping Willow - Fell
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522599

CONDITIONS

1. 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.
2. 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.

Report Item No: 2

APPLICATION No:	EPF/2260/10
SITE ADDRESS:	Roughtalleys Wood Kiln Road North Weald Bassett Epping
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	TPO/EPF/58/10 Works outlined in Management Plan 2008-2012
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522718

CONDITIONS

1. 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.

Report Item No: 3

APPLICATION No:	EPF/2356/10
SITE ADDRESS:	10 Barn Mead Theydon Bois Epping Essex CM16 7ET
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	TPO/EPF/08/84 T4 - Ash - Fell (leaning heavily)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523063

CONDITIONS

1. 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.

Report Item No: 4

APPLICATION No:	EPF/2107/09
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Retrospective application for change of use of buildings to B1, B2, B8 and car repairers.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=508490

Reason for Refusal

1. The development results in an over intensification of the use of the site, resulting in increased traffic movements and parking, harm to the amenity of neighbours and the visual amenity of the rural area contrary to policies CP2, GB8A, ST1 and ST2 of the adopted Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/1112/10
SITE ADDRESS:	Units 1-5 Roffey Hall Farm Threshers Bush Harlow Essex CM17 0NP
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Change of use from agricultural to B1, B2 and B8 (Business, general industrial and storage and distribution).
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=518746

CONDITIONS

1. 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 staff and visitors vehicles.
2. The rating level of noise (as defined by BS4142:1997) emitted from the commercial units shall not exceed 5dB(A) above the prevailing background noise level when measured from the edge of the site outlined in blue on the submitted Local Plan date stamped 9 June 2010.
3. No deliveries shall be made to or from the site outside the hours of 07:30 to 19:30 on Monday to Friday, 08:00 to 13:00 on Saturdays, and at no times on Sundays and Bank/public holidays.
4. No outdoor storage shall be implemented within the site in connection with the B1, B2 or B8 uses hereby approved.

Report Item No: 6

APPLICATION No:	EPF/1415/10
SITE ADDRESS:	Frank Foster House Loughton Lane Theydon Bois Epping Essex CM16 7LD
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey and single storey extension on the north east corner to provide 7 bedroom addition to the existing care home.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519711

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. 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 and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

4. The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

5. 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.

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 17.00 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. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
8. No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

9. Prior to the commencement of development, details of replacement and additional external lighting for the whole site shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented and existing wall mounted lights shown to be removed shall be removed prior to the first occupation of the extension hereby approved. No further external lighting shall be erected without the prior approval of the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/1786/10
SITE ADDRESS:	Gallmans End Farm Manor Road Lambourne Romford Essex RM4 1NA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Retrospective application for placing of two portakabin buildings on land for staff facilities ancillary to the use of buildings G2, G3 and G4 for class B8 use. (Revised application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521010

Reason for refusal

1. The proposed development is inappropriate development in the Green Belt, by definition harmful, and there are no very special circumstances sufficient to outweigh this harm. The development is therefore contrary to policy GB2A of the Adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/1988/10
SITE ADDRESS:	3 Middle Boy Lambourne Romford Essex RM4 1DT
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Erection of 1.7m high boundary fence.
DECISION:	Refuse Permission (Householder)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521682

REASON FOR REFUSAL

1. The proposed fence by reason of its height and prominent position on a corner site would be harmful to the character and appearance of the area and provide a means of enclosure which would be visually intrusive to the local streetscene, contrary to Policy DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 9

APPLICATION No:	EPF/2053/10
SITE ADDRESS:	Colemans Farm Theydon Mount Epping Essex CM16 7PP
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, conversion and change of use of 2 no. agricultural listed buildings to single dwellings, conversion of existing stables to garages and storage for the ancillary use of one of the listed barns identified as south barn, construction of ancillary structure to the listed building identified as north barn (1 no garage), replacement of semi detached houses with 1 no single dwelling of same volume and similar appearance, erection of single storey cottage to residential use.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521936

Members deferred this item for the applicant to consider retaining the existing pair of cottages and to provide financial justification for the additional cottage.

Report Item No: 10

APPLICATION No:	EPF/2072/10
SITE ADDRESS:	Colemans Farm Theydon Mount Epping Essex CM16 7PP
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, conversion and change of use of 2 no. agricultural listed buildings to single dwellings, conversion of existing stables to garages and storage for the ancillary use of one of the listed barns identified as south barn, construction of ancillary structure to the listed building identified as north barn (1 no garage).
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522015

Members deferred this item to enable the planning and listed building aspects to be dealt with together.

Report Item No: 11

APPLICATION No:	EPF/2222/10
SITE ADDRESS:	McDonalds London Road Hastingwood North Weald Essex CM17 9LH
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	New signage, 1 no. height restricter, 8 no. free standing signs and 2 no. barrier units.
DECISION:	Split Decision

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522513

Grant Permission for 1 no. height restricter, 7 no. free standing signs and 2 no. barrier units

CONDITIONS

1. The maximum luminance of the illuminated signs granted consent by this Notice shall not exceed 600 candelas per square metre.

Refuse Permission for 1 no. free standing sign (banner sign)

REASON FOR REFUSAL

1. The proposed banner sign adjacent to the site entrance detailed on drawing McD/109/2010 D is unacceptable due to its size and location in the context of the signage maintained on site resulting in a proliferation of signage to the detriment of visual amenities and contrary to the aims and objectives of policy DBE13 of the Adopted Local Plan and Alterations.

Report Item No: 12

APPLICATION No:	EPF/2223/10
SITE ADDRESS:	McDonalds London Road Hastingwood North Weald Essex CM17 9LH
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Refurbishment of restaurant and patio area. Changes to elevations including removal of booth two and the painting of the external walls. New fully automated entrance. Installation of a customer order display with canopy. Creation of additional parking.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522514

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 have taken place until details of the materials and external finishes have been submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be implemented and maintained thereafter in accordance with such approved details.

Report Item No: 13

APPLICATION No:	EPF/2224/10
SITE ADDRESS:	McDonalds London Road Hastingwood North Weald Essex CM17 9LH
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Replacement and new signage.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522515

CONDITIONS

1. The maximum luminance of the signs granted consent by this Notice shall not exceed 600 candelas per square metre.

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AREA PLANS SUB-COMMITTEE 'EAST'

12 JANUARY 2011

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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Report Item No: 1

APPLICATION No:	EPF/2440/10
SITE ADDRESS:	Birch Hall Coppice Row Theydon Bois Epping Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Estate Manager
DESCRIPTION OF PROPOSAL:	TPO/EPF/03/89 T1 - Beech - Fell and grind stump
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523296

CONDITIONS

- 1 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.
- 2 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.

This application is before this Committee since it is an application to fell preserved trees and is recommended for approval (Pursuant to Section P4, (3) of the Council's Delegated Functions)

Description of Proposal:

T1. Beech – Fell to ground level

Description of Site:

This mature Beech stands 19 metres tall and about 12 metres from the entrance gateway to this mansion property. It forms part of a mature, oak dominated collection of large trees, lining the drive to the house. Young holly and other broadleaf specimens stand close by the subject tree and

when viewing the property from the main road this tree is partially screened by an Oak and a Beech standing directly on the front boundary. The character of the area is that of forest edge, with dense, tall roadside hedgerows screening views into this and neighbouring large properties on Coppice Row.

Relevant History:

There are records in December 2000 and November 2007 that works were granted permission under exemptions from TPO/03/89, due to health and safety issues.

TRE/EPF/0649/09 was granted permission to fell an ailing oak at the edge of the inner courtyard drive. The replacement tree, required under this consent does not appear to have been planted and therefore, this matter is being investigated.

Relevant Policies:

LL9 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

1 neighbour was consulted but no response was received.

THEYDON BOIS PARISH COUNCIL made no comment at the time of writing the report.

Issues and Considerations:

Issues

The application is made on the basis that the tree is in poor condition. It is said to have a severely receding crown displaying thin, yellowing foliage covered with much deadwood throughout. It is also submitted that the tree is suffering from fungal infection at its base, with fruiting bodies of a dangerous decay fungus visible close to ground level. Bark is being shed from the base of the stem up to 2 metres above ground level

The issue, therefore, is whether or not the removal of this tree is justified and necessary due to its poor condition.

Considerations

i) Tree condition and life expectancy.

From a ground level visual inspection, the tree appears to be in a poor condition. Large areas of bark are peeling off the stem up to 2.5 metres above ground level. Sunken, bleeding, blistered bark and areas of decayed sapwood on the lower stem and decay around the root buttresses indicate decline. Evidence of *Ustulina deusta*, a dangerous fungus is visible at the base of one buttress root. This fungus can induce stem fracture in advanced stages of decay. Probably linked to this, the weak shoot growth indicates low vigour. Branch dieback is evident in the upper crown and several large dead limbs are hung up in the body of the tree. Quantities of smaller branch debris litter the ground beneath the tree, despite evidence of regular ground maintenance.

It is predicted that this tree has a safe future lifespan of less than 5 years.

ii) Amenity value

The tree stands in public view but is partly obscured by a pair of tall boundary trees at the gate. The tree contributes to the mature, predominantly oak group, comprising at least eight other mature specimens.

The proposed removal will open up a gap close to the entrance but frontage trees and younger specimens in the vicinity will retain the woodland character of the front drive area as they develop in due course.

iii) Replacement tree

Several young trees grow close to the failing Beech, which will, in time, fill the space currently occupied by this tree. New planting of many varied species is established in this area. However, many trees are located beneath large oaks and will compromise their development. A suitable specimen tree could be accommodated within the front lawned area, at an appropriate distance from other large trees and any structures. Therefore, it is considered that a replacement tree would further enhance the public visual amenity of the approach to the house.

Conclusion

The tree is in a state of decline, with a significantly shortened safe lifespan. This threat outweighs the loss of amenity its removal will cause. It is, therefore recommended to grant permission to this application on the grounds that the condition of the tree justifies its removal. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell this tree, a condition be attached to the decision notice requiring the replanting of an agreed suitable replacement at an agreed location on the site.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

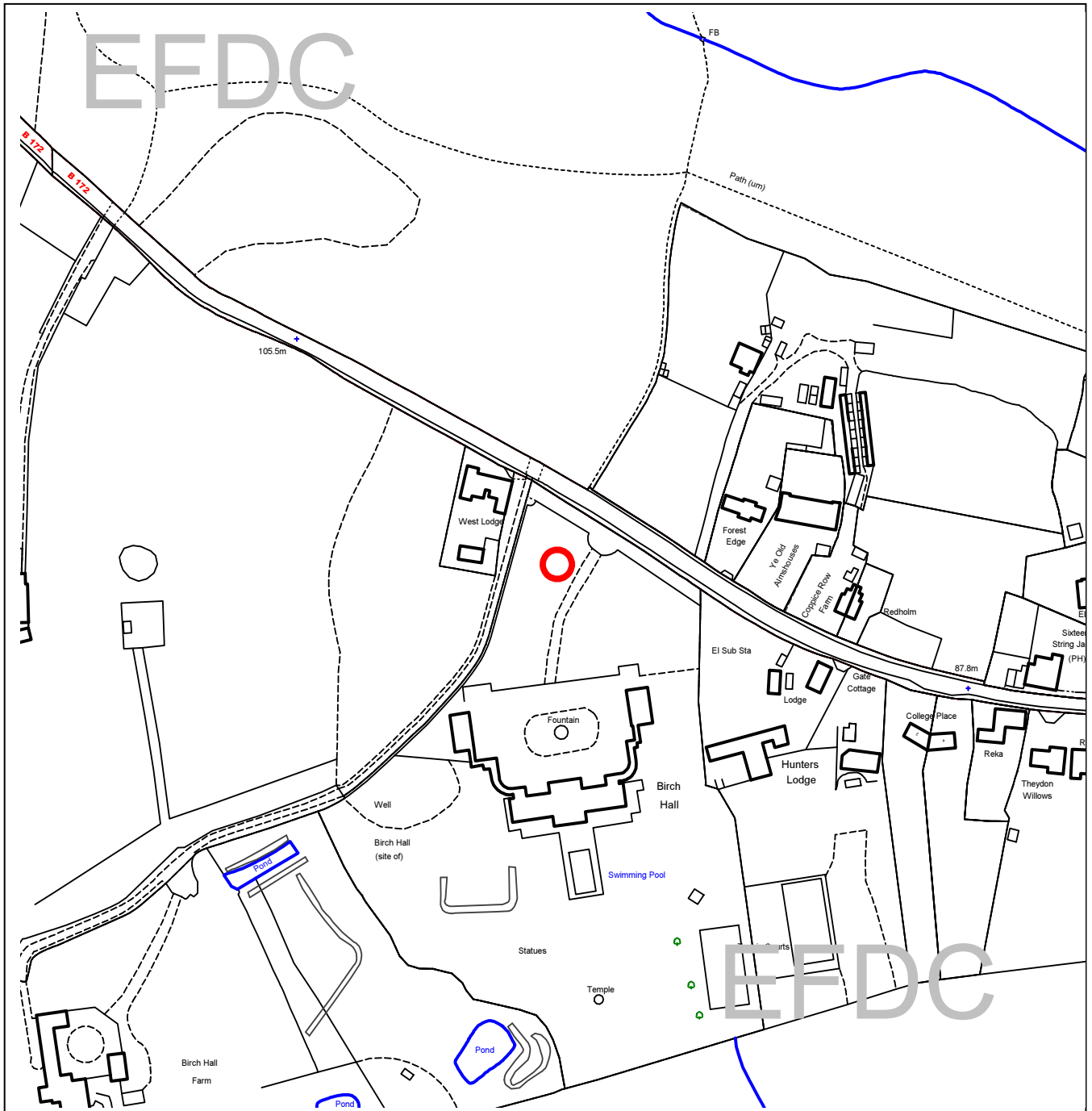
**Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546**

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	1
Application Number:	EPF/2440/10
Site Name:	Birch Hall, Coppice Row Theydon Bois, CM16 7DR
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/2033/10
SITE ADDRESS:	7 Warren Field Epping Essex CM16 7BA
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Reg Hogg
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521852

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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:

Two storey rear extension measuring 3.5m deep at ground floor and 1.8m at first floor across the whole width of the property. The roof will be finished with a gable end.

Description of Site:

The application site is a two storey semi-detached property situated in a corner plot within the cul-de-sac of Warren Field. The property is situated within the built up area of Epping and 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

SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL: Committee object to this application being concerned that the extension will adversely affect the light and outlook of the neighbouring property leading to an overbearing effect.

NEIGHBOURS: 6 properties were consulted

6 WARREN FIELD – Comment as building right up to the boundary will restrict light to bedroom.

Issues and Considerations:

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

- Amenity of Neighbouring Properties
- Design Issues

Amenity of Neighbouring Properties

At ground floor the proposal extends 0.5m beyond the existing ground floor extension at No.6, this is not considered to result in any loss of amenity to the occupiers of that property. At first floor no.6, which is to the north of the application site, has a rear facing bedroom window approximately 1m from the proposed extension and concern has been raised that the first floor element of the proposal, which protrudes 1.8 metres beyond the existing rear elevation, will result in loss of light to and outlook from this window. It is accepted that there may be an impact on the nearest section of the window, as indicated by using the 45 degree line guideline which can help in this assessment. However, given the relatively large size of this window (approx 2.4m wide by 1m high) and the limited depth of the first floor element, combined with its low ridge height, it is not considered that the proposal would lead to an “excessive” loss of residential amenity to the occupants of the dwelling.

Design Issues

The proposal is sympathetically designed, with a ridge height lower than the main ridge height, and materials and detailing to match the existing dwelling. As the proposal is to the rear it will not disrupt the appearance of the streetscene, and the design is considered acceptable.

Conclusion:

This is a balanced case. The proposal is considered acceptable in design terms, but it will result in some limited loss of light to the occupiers of No. 6 Warren Field. However it is not considered that the harm to residential amenity that would result would be excessive and therefore the proposal is considered to be in accordance with the adopted policies of the Local Plan and is recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



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Area Planning Sub-Committee East



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Agenda Item Number:	2
Application Number:	EPF/2033/10
Site Name:	7 Warren Field, Epping CM16 7BA
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2275/10
SITE ADDRESS:	25 Church Lane North Weald Epping Essex CM16 6HX
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr & Mrs Selina & Steve Boakye
DESCRIPTION OF PROPOSAL:	First floor side and double storey/single storey rear extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522799

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks permission for single and two storey rear extensions and a first floor side extension over an existing flat roofed extension.

The proposals extend 3m deep to the rear with the first floor extension to the rear inset from the sides by 3.9m on each side. The first floor side extension proposed would extend over the existing ground floor garage at 3.9m wide and would be the depth of the present dwelling at 7.2m.

The proposals to the side would extend at the height of the existing dwelling and to the rear the two storey projection would maintain a reduced height ridge. The ground floor extensions would be flat roofed with lantern roof features.

The extensions would serve as two additional bedrooms, a family bathroom and en-suite at first floor and a relocated kitchen, breakfast, sun room and utility area at ground floor. The alterations would retain a single integral garage.

Description of Site:

25 Church Lane is noted to be annotated on the OS map as number 6, this is incorrect and the property is registered and identified by the applicant as 25 Church Lane.

The application site is a link detached property, attached to the neighbour via the garage. The site is on the edge of North Weald close to and bordering to the rear the Green Belt. The immediate visual context is broadly urban and residential with access along Church Lane towards the Airfield becoming more rural.

Relevant History:

None

Policies Applied:

Epping Forest District Local Plan and Alterations

CP1 Achieving Sustainable Development Objectives

CP2 Quality of Rural and Built Environment

DBE9 Loss of Amenity

DBE10 Residential Extensions

SUMMARY OF REPRESENTATIONS:

11 neighbours were consulted and two objections were received as follows:

1 George Avey Croft: Request a condition preventing side windows being inserted at a later date and object as the proposals are overall large, dominant and out of keeping.

2 George Avey Croft: Objects to the development which will encroach further towards the rear boundary, potential inclusion at a later date of windows overlooking the garden area and rear elevation of the neighbour. Concern regarding the protection of neighbouring trees outside of the application site.

NORTH WEALD PARISH COUNCIL – Objects to this application on the Grounds of Overdevelopment, Detrimental to the amenities of nearby residents, and Visual intrusion to adjacent residents.

Issues and Considerations:

The main issues for consideration are impacts to the appearance of the street scene and impacts to neighbouring amenity.

The proposed side extension would be visible from the frontage of the property therefore street scene should be considered, however, the side extension has been designed to match the appearance of the original dwelling and is not excessive in width and therefore would not appear unacceptable.

With regard to neighbouring properties, the adjacent neighbours are well separated from the proposals and whilst two-storey development would be visible from adjacent sites there would be no significant loss to outlook, unacceptable degree of over-shadowing or loss of light as the site is to the north of neighbouring plots. With regard to the neighbour at 27 Church Lane, this property would be well separated from the two storey element. Concerns have been raised regarding the potential for later addition of flank windows to the extensions however any such window would have to be obscure glazed and fixed closed to a height of 1.7m above the floor level, at first floor

and above so that overlooking could not occur, therefore a condition is not considered necessary. The ground floor extensions raise no concerns and are akin to lawful development.

Objections from the Parish Council are noted, however as the application site is outside of the Green Belt, the proposals are not considered to represent over development, with many similar extensions taking place within the District, and a large garden area is to remain. The rear gardens of neighbouring properties back on to the side boundary of this site and the side extension would extend towards these plots at first floor, however this would not appear visually different from the existing views aside from moving 3.9m closer. These neighbours maintain a garden depth of between 11-13m and number 1 Avey Close is separated by a single storey outbuilding maintained on their property. Therefore in summary it is considered that whilst the extensions are visible, they would not result in excessive adverse impacts on residential amenity and are therefore in accordance with policy DBE9.

Conclusion

In conclusion the proposals are considered to be in accordance with the adopted policies of the Local Plan and are therefore recommended for approval subject to conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

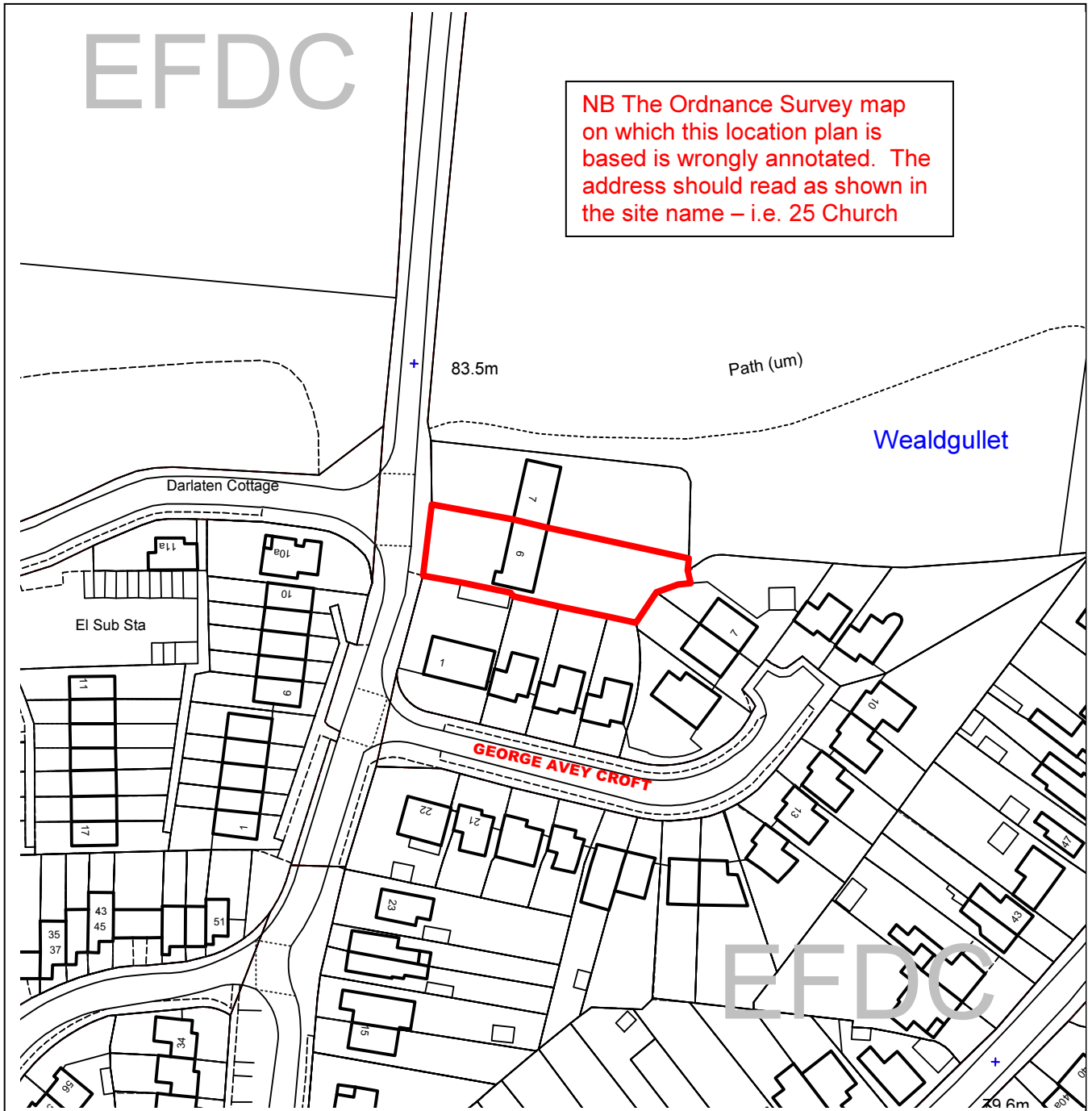
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 574294***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	3
Application Number:	EPF/2275/10
Site Name:	25 Church Lane, North Weald CM16 6HX
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2385/10
SITE ADDRESS:	1 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Wayne Smith
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension.
RECOMMENDED DECISION:	Refuse Permission (Householder)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523147

REASON FOR REFUSAL

- 1 The application site is within the Metropolitan Green Belt. The proposed extension does not constitute a limited extension to an existing dwelling. The proposed extension by reason of its size and scale would represent a disproportionate addition over and above the original dwelling resulting in a bulky and prominent development within the Green Belt, harmful to openness and contrary to policies CP2, GB2A and DBE4 of the Adopted Local Plan and Alterations. Furthermore, no very special circumstances have been submitted sufficient to outweigh the harm to the Metropolitan Green Belt.
- 2 The proposed extension is considered detrimental to the character and appearance of the Bell Common and Copped Hall Conservation Areas and the existing building by reason of the overall size, scale and materials contrary to policy HC6 and HC7 of the Adopted Local Plan and Alterations.
- 3 The proposed extension represents an incongruous addition to the existing property which by reason of the overall scale, height and design is out of character with, and detrimental to the appearance of the dwelling and the streetscene contrary to Policy DBE10 of the Adopted Local Plan and Alterations.

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

Description of Proposal:

Proposed two-storey side extension. The proposal is 13.9m in length and 5.2m in width, with an overall height of 7.5m.

Description of Site:

1 Griffins Wood Cottage is a 2 storey lodge style detached property with single storey outbuilding to the rear located on the junction of the High Road with the access to the Copped Hall Estate. It is within the Bell Common Conservation Area and adjacent to the boundary to the Copped Hall Conservation Area. The Bell Common Character Appraisal highlights this property as a key building of Townscape Merit, with a positive contribution to the Conservation Area. It is believed to have been built in circa 1900 for workers from the Copped Hall Estate. The property is also within the Metropolitan Green Belt.

Relevant History:

EPF/0515/09 – Single storey rear extension to existing outbuilding including lobby extension to connect to main house – Refused

Policies Applied:

CP2 - Protecting the Quality of the Rural and Built Environment
GB2A - Development in the Green Belt
DBE4 – Design within the Green Belt
DBE9 – Impact on Amenity
DBE10 – Extensions to Dwellings
HC6 – Character, Appearance and Setting of Conservation Areas
HC7 – Development within Conservation Areas

SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL: Committee object to the proposal which is excessively large and inappropriate in the green belt. The view from the B1393 highway will be damaged as the profile of the building will be considerably increased from the view angle of the road. Therefore, Committee feel strongly that the proposals will be damaging to both the green belt and the conservation area.

NEIGHBOURS

4 properties were consulted and a site notice erected – No responses received

Issues and Considerations:

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

- Impact on the Metropolitan Green Belt
- Impact on Amenity
- Design and the Conservation Area

Impact on the Metropolitan Green Belt

The proposal adds approximately 107m² to the floor space of the original house, which results in a percentage increase of 101%, effectively doubling the floor space of the existing property. It is therefore not considered that this extension can be considered a 'limited' extension to a property within the green belt in line with policy GB2A.

Furthermore, the proposal more than doubles the width of the existing house at two storey from a width of 9.8m to 21.5m and it is considered that this increase in width is detrimental to the

character and openness of the Green Belt in this location. The property is clearly visible from the High Road particularly when viewed from the north east.

It is acknowledged that the extension will replace an existing single storey outbuilding; however this is not considered sufficient justification to allow such a large two storey extension to this property. The existing outbuilding has a floor area of approximately 20m² and it is therefore not considered acceptable to replace this with an extension approximately 87m² larger in size.

Amenity

Due to the distances between properties in this location, the proposal is not considered to impact on the neighbouring property in terms of loss of light, outlook or privacy, particularly as the proposal would be screened from Ladderstile Lodge (the nearest property) by existing planting.

Design and the Conservation Area

The proposal adds a large built form to the dwelling, doubling the width of the property. The extension appears almost as a separate entity with a hipped, pitched roof, which is not a feature of the existing, and although the ridge line is lower than the main house, is not considered to enhance or complement the existing building or the streetscene. Although the design of the proposal includes timber detailing to match the existing house, it is not considered to be appropriate in terms of form or scale, particularly with the increased side elevation, the hipped roofs and the poor juxtaposition of roof details on the south west facing side elevation.

The Conservation Officer has objected to the proposal. As outlined above the gate lodge is a key building of townscape merit within the Bell Common Conservation Area and the site is very prominent, visible from both the Bell Common and Copped Hall Conservation Areas. The extended "side" elevation contains the front door of the property and faces the well used access way to Copped Hall. The extension will detract from the character of the building as a traditional gatehouse. The proposal is considered to be out of scale with the existing building and does not enhance the character or appearance of this part of the Conservation Area. The use of pvc double glazed windows (albeit within timber frames) is also considered inappropriate on this property, within the Conservation Area as this is not a traditional material.

The existing single storey outbuilding is modest in size and scale and is of a traditional appearance. Replacing this with a large two storey extension is considered detrimental to the character and appearance of the Conservation Area.

Conclusion:

The proposals are considered to have a detrimental impact on the character and openness of the green belt, do not complement the existing house or streetscene and is considered detrimental to the character and appearance of both the Bell Common and Copped Hall Conservation Areas. Refusal is therefore recommended.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

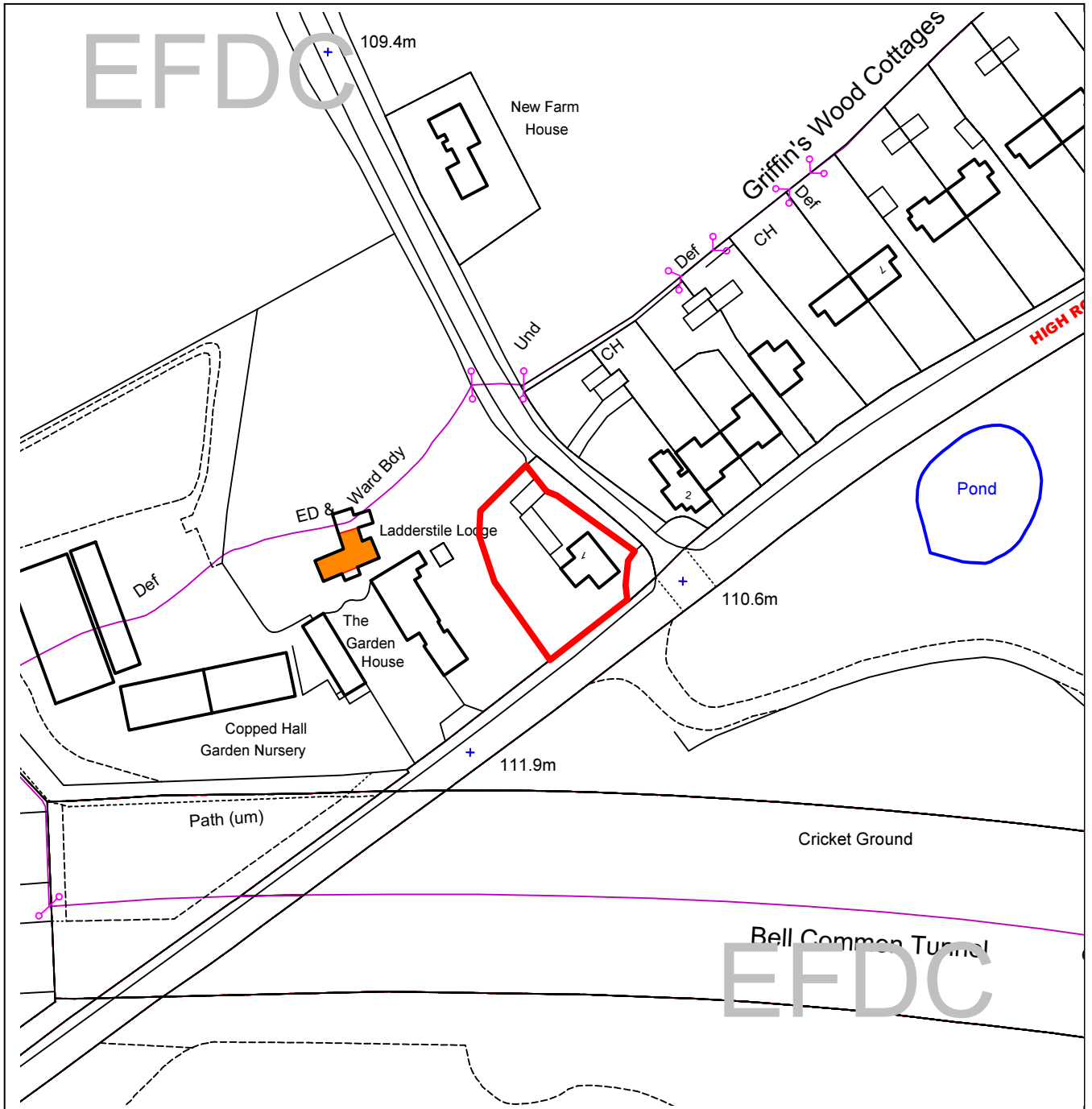
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee East



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Agenda Item Number:	4
Application Number:	EPF/2385/10
Site Name:	1 Griffins Wood Cottages, High Road, Epping, CM16 4DH
Scale of Plot:	1/1250

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