

# Committee Agenda



**Webcast  
Meeting**



**Epping Forest  
District Council**

## ***Area Planning Subcommittee West Wednesday, 15th December, 2010***

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

**Room:** Council Chamber

**Time:** 7.30 pm

**Democratic Services Officer** Adrian Hendry - The Office of the Chief Executive  
Email: [ahendry@eppingforestdc.gov.uk](mailto:ahendry@eppingforestdc.gov.uk) Tel: 01992 564246

Members:

Councillors J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, J Collier, D C Johnson, Ms Y Knight, 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.

**3. APOLOGIES FOR ABSENCE**

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

To confirm the minutes of the last meeting of the Sub-Committee held on 24 November 2010 as a correct record (attached).

**5. DECLARATIONS OF INTEREST**

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

**6. ANY OTHER BUSINESS**

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

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

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

(Director of Planning and Economic Development) To consider the planning applications 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. PROBITY IN PLANNING - APPEALS DECISION, APRIL TO SEPTEMBER 2010  
(Pages 31 - 36)**

To consider the attached report.

**9. 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.

**10. EXCLUSION OF PUBLIC AND PRESS**

Exclusion

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

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

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

Confidential Items Commencement

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

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

Background Papers

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

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

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

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

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

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

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

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

### **Can I speak?**

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

### **Who can speak?**

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

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

Such members are required to speak from the public seating area and address the 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:** Wednesday, 24 November 2010

**Place:** Council Chamber, Civic Offices, High Street, Epping      **Time:** 7.30 - 8.45 pm

**Members Present:** J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), Mrs P Brooks, J Collier, Mrs J Lea, W Pryor, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

**Other Councillors:**

**Apologies:** R Bassett, D C Johnson and Mrs M Sartin

**Officers Present:** J Godden (Planning Officer), J Preston (Director of Planning and Economic Development), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and P Sewell (Democratic Services Assistant)

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### 41. 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.

### 42. 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.

### 43. Minutes

#### RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 13 October 2010 be taken as read and signed by the Chairman as a correct record.

### 44. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Brooks, W Pryor, S Stavrou and R Gadsby declared personal interest in the following items of the agenda by virtue of being members of the Waltham Abbey Town Council Planning Committee; Ms Stavrou as substitute. 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.

- EPF/1662/10 – 1 Norman Close, Waltham Abbey;
- EPF/1912/10 – 6 Forest Close, Waltham Abbey.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in the following item on the agenda by virtue of being the ward member for this application. 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.

- EPF/1662/10 – 1 Norman Close, Waltham Abbey

**45. Any Other Business**

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

**46. Development Control**

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

**RESOLVED:**

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

**47. Confirmation of Tree Preservation Order EPF/104/10**

The Sub-committee received a report on a Tree Preservation order made following a pre-application discussion on the demolition of an existing building site. It protected two trees, a Willow and a Sycamore.

Objections had been received about the Sycamore on the grounds that the tree had poor form at a low level and that had resulted in a structural weakness; and about the Willow, that was said to be a hazard to traffic due to its size.

The objection on the Sycamore was accepted by officers but not the Willow, which could be managed by reducing the size of the tree.

**RESOLVED:**

That Tree Preservation Order 104/10 was confirmed subject to the removal of T2, the Sycamore.

**48. 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.

**49. Next meeting of the Sub-Committee**

The Sub-committee noted that their next meeting due to be held on 15 December 2010 also clashed with the Waltham Abbey Carol Concert. It was agreed that a sounding of members would be taken by Democratic Services to ascertain if the meeting would be quorate that night and if other arrangements could be made.



**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1662/10
<b>SITE ADDRESS:</b>	1 Norman Close Waltham Abbey Essex EN9 1PY
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey detached house.
<b>DECISION:</b>	Refer to District Development Control Committee

**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=520517](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520517)

Members agreed to refer this item to the District Development Control Committee with a recommendation to grant approval, as they believed it to be acceptable but the proposal is contrary to Council policy.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1668/10
<b>SITE ADDRESS:</b>	1 Hansells Mead Roydon Harlow Essex CM19 5HY
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side extension and single storey rear extension to existing residential property
<b>DECISION:</b>	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=520523](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520523)

**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.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1898/10
<b>SITE ADDRESS:</b>	Brambles Epping Road Broadley Common Essex EN9 2DH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed extension to north of existing property and in-fill extension to south of existing property. (Revised application)
<b>DECISION:</b>	Refer to District Development Control Committee

**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=521422](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521422)

Members agreed to refer this item to the District Development Control Committee with a recommendation to grant approval, as they believed it to be acceptable but the proposal is contrary to Council policy.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1904/10
<b>SITE ADDRESS:</b>	Brambles Epping Road Broadley Common Essex EN9 2DH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, car port, sauna, utility room, greenhouses outdoor swimming pool and raised surround. (Revised application)
<b>DECISION:</b>	Grant 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=521453](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521453)

**CONDITIONS**

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

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1912/10
<b>SITE ADDRESS:</b>	6 Forest Close Waltham Abbey Essex EN9 3QR
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extension, single storey rear extension and alterations to main roof to provide a flat top. (Revised application)
<b>DECISION:</b>	Refer to District Development Control Committee

**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=521479](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521479)

Members agreed to refer this item to the District Development Control Committee with a recommendation to grant approval, as they believed it to be acceptable but the proposal is contrary to Council policy.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1984/10
<b>SITE ADDRESS:</b>	Wintry Mead Fernhall Lane Waltham Abbey Essex EN9 3TL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of replacement front entrance porch, with roof overhang.
<b>DECISION:</b>	Withdrawn from Agenda



## AREA PLANS SUB-COMMITTEE 'WEST'

15 December 2010

### INDEX OF PLANNING APPLICATIONS

<b>ITEM</b>	<b>REFERENCE</b>	<b>SITE LOCATION</b>	<b>OFFICER RECOMMENDATION</b>	<b>PAGE</b>
1.	EPF/1452/10	Greenacres, Tatsfield Avenue, Nazeing	REFUSE	19
2.	EPF/2116/10	Rosedale, Sedge Green, Roydon	GRANT	24

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1452/10
<b>SITE ADDRESS:</b>	Greenacres Tatsfield Avenue Nazeing Essex EN9 2HH
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	Mr Raymond Dawney
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of building to single dwelling house and release from S106 agreement.
<b>RECOMMENDED DECISION:</b>	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=519863](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519863)

**REASON FOR REFUSAL**

- 1 The application site is within the Green Belt where the creation of a new dwelling is unacceptable in principle and the applicant has failed to demonstrate very special circumstances contrary to policy GB2A and GB8A of the Adopted Local Plan and Alterations and PPG2.

*This application is before this Committee since it has been 'called in' by Councillor Bassett (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).*

**Description of Proposal:**

The applicant seeks permission to change the use of an existing outbuilding to a single dwelling house and release from S106 agreement restricting the accommodation to annex only.

This S106 legal agreement was entered into as part of application EPF/1795/98 and there were no other obligations in the agreement.

**Description of Site:**

The application site is a single storey detached outbuilding converted to 2 bed annexe accommodation with an integral garage.

The existing annexe is situated to the side and south of the property known as Greenacres and accessed via a right of way across the front of Greenacres.

Greenacres has a significant area of land associated with the plot and there would be a significant parcel to the east of the annex available as amenity area.

The site is positioned at the end of a cul-de-sac backing onto open space looking towards Larksmead nursery and the site is within the Green Belt.

**Relevant History:**

EPF/1375/76 – Outline app for 3 houses – Refused  
EPF/0313/77 – Outline app for detached bungalow and integral garage – Refused  
EPF/1676/78 – Outline app for detached dwelling house – Refused  
EPF/0079/84 – Demolition of existing bungalow and outbuildings and erection of 2 semi-detached and three detached houses with integral garages – Refused  
EPF/0070/85 – Four detached houses and garages – Approved  
EPF/1725/87 – Three detached dwellings – Approved  
EPF/1057/88 – Outline app for 4 detached houses  
EPF/0969/90 – Dwelling house (revised details for plot 4) – Approved  
EPF/1436/90 – Erection of house and garage (revised details) – Approved  
EPF/0431/92 – Outline app for four 4-bed houses with garages – Approved  
EPF/0282/93 – Erection of detached house and garage – Refused  
EPF/0556/95 – Revised details of detached dwelling – Approved  
EPF/1795/98 – Change of use of building to granny annexe – Approved with S106

**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  
GB8A – Change of use or adaptation of buildings  
DBE9 – Impact of New Development  
DBE10 – Design of Residential Extensions

**SUMMARY OF REPRESENTATIONS:**

12 Neighbouring properties were notified and a single response has been received as follows:

SHIELING – Object due to loss of privacy and amenity arising from the independent occupation of the unit and associated intensification of use. Object to additional traffic and noise generated and the loss of outlook were the plot to be further developed at a later date. Also note the piecemeal development of the site with 4 properties being erected to the west.

SHIELING- Wrote again following additional notification to reiterate the objections and to emphasis that this site is within the Green Belt.

NAZEING PARISH COUNCIL: No objection

**Issues and Considerations:**

This application was deferred from a previous meeting to permit Officers to seek a legal opinion as whilst the outbuilding has been converted to annex accommodation in accordance with the consent issued in 1998 it has not been occupied as an annex. Following legal advice, the description of development was revised to 'change of use of building to single dwelling house and release from S106 agreement' and neighbours were notified accordingly.

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, impact to the street scene and its impact upon neighbouring properties.

### Green Belt

Limited extensions to existing residential properties are considered acceptable under policy GB2A and outbuildings of a large scale are frequently acceptable without consent, however, the provision of a new dwelling in the Green Belt is contrary to policy unless very special circumstance is demonstrated, therefore had the applicant applied for a new dwelling originally, this would have been unacceptable in policy terms.

Policy GB8A permits the conversion of existing buildings within the Green Belt to other uses subject to the proposals meeting the following criteria:

- i) the building is capable of conversion without reconstruction
- ii) the proposal would not have a greater impact than the present use on the Green Belt
- iii) the use and associated traffic would not be detrimental to countryside amenities
- iv) works have not be carried out within the last 10 years with a view to securing any other use than that permitted
- v) the use will not impact the vitality or viability of town centres.

The building as constructed is capable of independent use with few alterations required. The proposed structure would have minimal additional impact on the Green Belt as it already benefits from consent for ancillary residential occupation within the garden area associated with Greenacres. Traffic increases would be negligible and as a residential use no impact would be made of the viability of Town Centres.

However, with regard to what intentions were underlying the development when it was carried out, this is less clear. Members should consider that the site has an extensive history attempting to secure additional residential properties on the site and that whilst the structure has been erected as an annex, it has never been occupied as such as the intended user passed away prior to occupation in 2003. Officers note that the consent permitting the annex was intentionally restricted by S106 to prevent the independent occupation. Records indicate initial inspections by the building control service took place on 8<sup>th</sup> Sept 1999 with a completion certificate issued on 14<sup>th</sup> June 2002. Records also include a preliminary enquiry from the applicant dated 3<sup>rd</sup> November 1998. This requested advice regarding the conversion of the existing outbuilding (not yet permitted as an annex) for use as a dwelling. This letter sought a view on the change of use on the grounds that the applicant was approaching retirement and sufficient access and parking is available.

Mindful of the above details held on record Officers are not convinced works were carried out with a view for a sole use as ancillary annex accommodation as permitted, and that a new dwelling in the Green Belt is unacceptable in principle unless very special circumstances are demonstrated.

The applicant has put forward details regarding personal circumstances, namely issues relating to poor health result in difficulties negotiating stairs, the financial circumstance of now adult children and outstanding financial commitments. Officers are of the view that whilst unfortunate, the personal circumstances of the applicant are insufficient to represent very special circumstance to justify the creation of a new dwelling in the Green Belt, albeit created from an existing structure with ancillary residential use. The circumstances put forward by the applicant could be catered for in one of many single storey units of accommodation in the local area without the need to allow further residential occupation in the Green Belt and the circumstances put forward are not considered to be very special in that the circumstances are akin to that of many residents within the District.

Officers note that the original decision required the S106 agreement to prevent independent occupation which is now sought and that should Members wish to approve this application then it should be referred to DDCC for decision as it is contrary to policy.

Design and appearance

The proposals would remain unchanged from the external appearance that presently exists and as a result have no greater impact on either the street scene or open character and appearance of the Green Belt than the present annexe.

Neighbouring Properties

Neighbouring properties would not be impacted to any greater extent in terms of actual overlooking from the independent occupation of the building as opposed to the occupation in association with Greenacres. However there is a perception of increased overlooking, but this is not considered to significantly detract from neighbouring amenity.

**Conclusion:**

After consideration of the matters above, Officers recommend refusal as the creation of a new dwelling in the Green Belt is unacceptable, the S106 was implemented to prevent independent occupation, the circumstances set out by the applicant are not considered sufficient to provide very special circumstances and as details held on file indicate that there has been a continuous pressure to develop this plot since the late 1970's. Policy context has not altered with regard to new dwellings in the Green Belt therefore refusal is recommended.

Should Members wish to approve this application and remove the S106 agreement then it is recommended this decision be referred to DDCC as it is contrary to policy.

***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:***

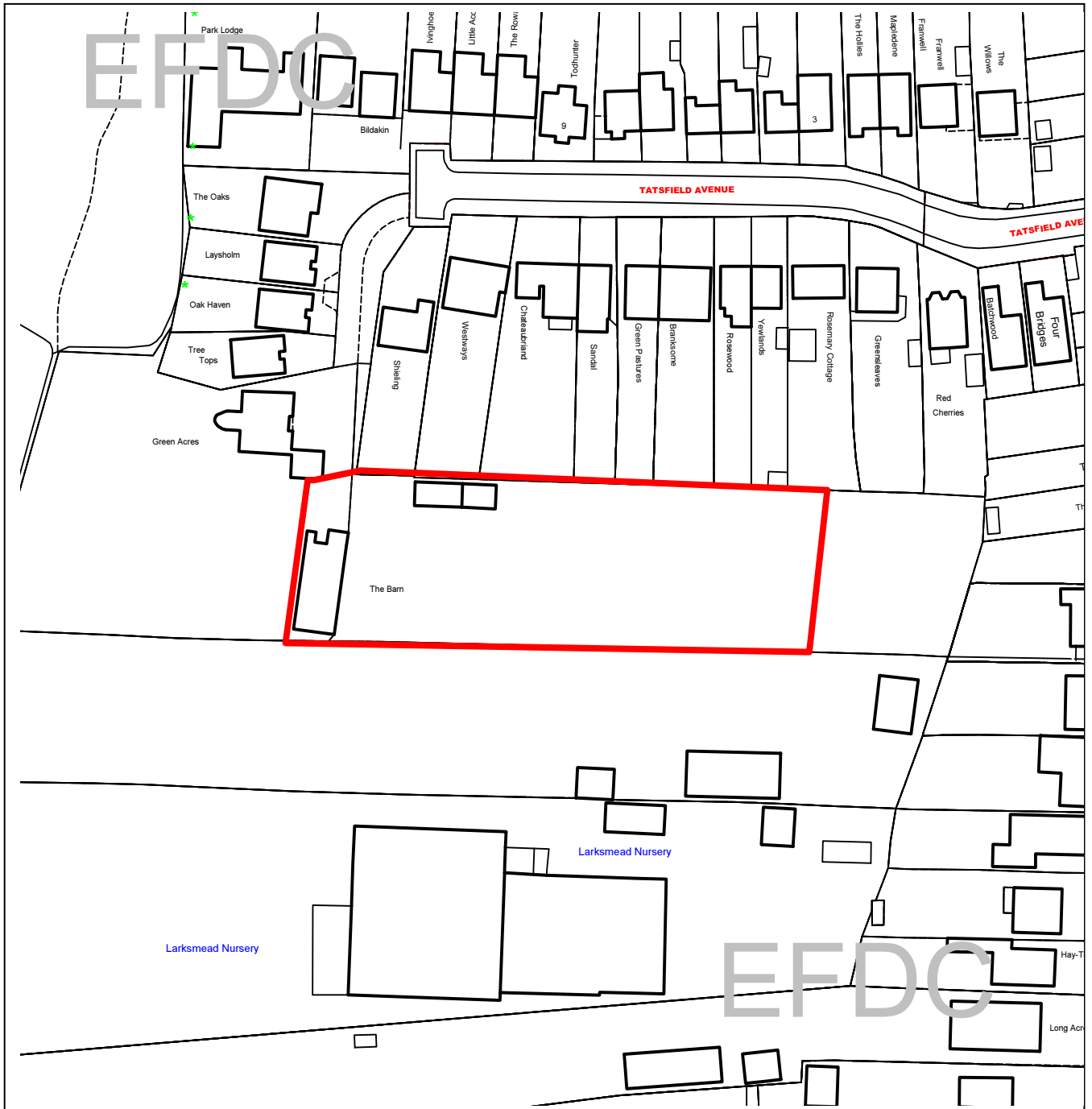
***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1452/10
Site Name:	Greenacres, Tatsfield Avenue Nazeing, EN9 2HH
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2116/10
<b>SITE ADDRESS:</b>	Rosedale Sedge Green Roydon Essex CM19 5JR
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Lower Nazeing  Roydon
<b>APPLICANT:</b>	Mrs R Cannatella
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of agricultural occupancy condition on EPO/0156/72.
<b>RECOMMENDED DECISION:</b>	Grant 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=522172](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522172)

**CONDITIONS**

NONE

*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:**

Consent is being sought for the continued occupation of the dwelling without compliance with the agricultural condition placed upon planning consent EPO/0156/72.

**Description of Site:**

Detached dwelling located on the eastern side of Sedge Green. The application site was previously a dwelling used in connection with Low Hill Nursery, however has since been split off from this site with only part of the adjacent nursery remaining within the applicants ownership.

**Relevant History:**

EPO/0156/72 - Details of agricultural dwelling  
EPF/0413/74 - Proposed rear extension to form playroom – approved/conditions 23/09/74  
EPF/0287/76 - Proposed addition of two bedrooms to existing house – approved/conditions 26/04/76  
EPF/0790/82 - Single storey rear extension – approved/conditions 23/07/82  
EPF/1064/84 - Domestic garage (4 cars) – approved/conditions 15/10/84  
EPF/1159/92 - Erection of agricultural workers dwelling – refused 09/02/93



EPF/1255/94 - Erection of a porch and creation of a vehicular crossover – approved/conditions 07/02/95

EPF/0147/00 - Outline application for the erection of an agricultural workers hostel for 4 workers (class C1) – refused 17/03/00

EPF/0029/08 - Erection of replacement dwelling and garage (the Office Bungalow) – approved/condition 06/03/08

EPF/1418/09 - Continued occupation of dwelling without compliance with agricultural occupancy condition on EP0/0156/72 – refused 13/10/09

### **Policies Applied:**

GB2A – Development within the Green Belt

GB17B – Removal of agricultural occupancy conditions

### **Summary of Representations:**

6 neighbouring properties were consulted.

PARISH COUNCIL – Object as the parish council believes that the pre-discount valuation of the property was too high and therefore the discount was not sufficient to attract any buyers. In the immediate area, nursery extensions have been approved recently – some of these have workers living in caravans on site. The demand for subsidised accommodation still exists.

### **Issues and Considerations:**

In 2009 a planning application was received for the removal of the agricultural occupancy condition, which was refused on the following grounds:

*Due to deficiencies in the marketing of the property, with particular regard to the asking price of the dwelling and failure to advertise the dwelling unrelated to the adjoining glasshouse land and pack house, the Local Planning Authority is not satisfied that it has been clearly demonstrated that need for an agricultural workers dwelling no longer exists in the locality. The proposal is therefore contrary to policies GB2A and GB17B of the Adopted Local Plan and Alterations.*

Policy GB2A of the Local Plan establishes the general principles of development within the Green Belt and allows for the erection of a dwelling for an agricultural, horticultural or forestry worker where it has been proven that such a dwelling is required. Policy GB17B sets the principles for removal of an agricultural occupancy condition. This sets out the requirements that must be undertaken/justified before the removal of an agricultural occupancy condition is permitted. Within the previous application it was concluded that there is no longer a functional need for the dwelling on the holding; sufficient evidence was provided showing that there is no longer a need for this type of dwelling in the locality; and a survey of the agricultural community was carried out to assess the existing agricultural need in the locality for the dwelling (although there were deficiencies in this relating to the general marketing problems outlined below). A copy of '**Issues and Considerations**' and '**Conclusion**' of the previous Delegated Report regarding EPF/1418/09 are attached below with regards to this.

The reason for refusal in the previous application primarily related to the marketing that was undertaken. The property was previously marketed between May 2008 and June 2009 with an initial asking price of £670,000, which was reduced throughout the marketing period to £650,000 and £635,000 with the final asking price being £629,000. A review of other similar dwellings in the area revealed that these are primarily marketed in excess of £1 million, however a valuation of this property revealed that it was not up to the standard of the £1 million plus homes. A specific open market valuation of this dwelling was estimated at £950,000.

The asking price of the dwelling as previously marketed ranged from between 30% and 33% of the asking price, which is below the requirement of policy GB17B that clearly states that the asking price of the dwelling should be **at least 40%** below its general housing market value. Based on the valuation of the dwelling this would require a maximum asking price of £570,000.

It was previously argued that the higher asking price reflected the addition of the pack house and adjoining agricultural land for sale, which equated to the additional £100,000. By only marketing the site as "*a substantial 6 bedroom house with gardens to front and rear, 1 acre of glasshouses and a pack house*" this was considered to severely restrict the potential interest in the dwelling as agricultural workers from existing sites (or who do not require glasshouse land or a pack house) would likely be uninterested in this property. Furthermore the addition of the land and pack house considerably raised the asking price of the site, and therefore would have further excluded potential buyers on a lower budget.

To address this refusal it was agreed between the applicants and Planning Services that the property needed to be remarketed for at least 6 months without the inclusion of the pack house and agricultural land and at an asking price of 40% below the open market value. It was also agreed that anybody who previously enquired be written to informing them of the new situation.

The property was remarketed between November 2009 and September 2010 with an asking price of £550,000, which is 42% less than the previously estimated open market value of the dwelling. This marketing just related to the dwelling and associated garden areas and not the adjacent agricultural land and pack house. Furthermore, all previously interested parties were written to informing them of this change of situation.

It is stated that throughout this additional marketing period no interest has been expressed to view the property and no offers have been made. As such, it is now considered that sufficient marketing has been undertaken to overcome the previous reasons for refusal.

The parish council have objected to the application as they state that within the immediate area nursery extensions have been recently approved and some of these have workers living in caravans on site. As such they consider that the demand for subsidised accommodation still exists. Whilst some nurseries within the surrounding area are known to contain caravans, these primarily relate to seasonal worker accommodation and as such their residents would not be in the position to purchase a permanent six bedroom house in this price range. As such it is considered that the survey work and marketing undertaken by the applicant is sufficient to show that there is no requirement for this dwelling in the surrounding area.

### **Conclusion:**

Given the remarketing of the dwelling without the adjacent pack house and agricultural land, and at a price 42% below the open market value of the property, it is considered that the previous reasons for refusal have sufficiently been dealt with. As such the proposal now complies with policies GB2A and GB17B and is therefore 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: Graham Courtney  
Direct Line Telephone Number: 01992 564228***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

## **EXTRACT OF DELEGATED REPORT RE: EPF/1418/09**

### **Issues and Considerations:**

The main issue with this application is whether or not a sufficient case (with the appropriate justification) has been made to establish whether or not the agricultural occupancy condition should be removed from the property.

Policy GB2A of the Local Plan establishes the general principles of development within the Green Belt and allows for the erection of a dwelling for an agricultural, horticultural or forestry worker where it has been proven that such a dwelling is required. Policy GB17B sets the principles for removal of an agricultural occupancy condition. This sets out four requirements that must be undertaken/justified before the removal of an agricultural occupancy condition is permitted. These are the following:

- (i) There is no longer a functional need for the dwelling on the holding.
- (ii) There is no longer a need for this type of dwelling in the locality.
- (iii) The dwelling has been marketed with its agricultural occupancy condition status made clear throughout for a minimum of one year. The marketing must include:
  - (a) 'For Sale' signage visible from the highway;
  - (b) Local newspaper advertising on a regular basis throughout the marketing period,
  - (c) National or regional advertising in specialist agricultural publications on a regular basis throughout the marketing period,
  - (d) The asking price for the dwelling being at least 40% below its general housing market value.
- (iv) A survey of the agricultural community is carried out to assess the existing agricultural need in the locality for the dwelling.

With regards to the above requirements:

- (i) The planning appraisal submitted with this application states that the dwelling is no longer attached to an agricultural holding, as the holding has been sold to the applicants sister and brother-in-law, who do not require an agricultural dwelling on site as they own and occupy a property called 'Nazelow' opposite the site, which is itself subject to an agricultural occupancy condition. The submitted location plan shows the packing shed, an area of glasshouses and the Office Bungalow as being in the ownership of the applicant, and reference is made in the marketing documentation to the attached land. However a recent planning application has been received by the LPA referring to the land outside of that edged in red, and appears to now be in the ownership of a different applicant. Due to this the dwelling is no longer connected to an agricultural holding or horticultural business, and as such there is no longer a need on this particular holding for an agricultural property.
- (ii) Figures have been provided by the applicant relating to a general fall in agriculture in the district and a 23% fall in labour since 1990, of which there has been a 24% drop in full time agricultural employees. Furthermore a questionnaire was sent to 165 farmers within an 8km radius of the application site. 21 replies were received however none of these required an agricultural dwelling at this particular location.
- (iii) It is stated within the submitted planning statement that the property was marketed since May 2008 with an initial asking price of £670,000. A review of other similar dwellings in the area reveal that these are primarily marketed in excess of £1 million, however a valuation of this property revealed that it was not up to the standard of the £1 million plus homes. A specific open market valuation was estimated at £950,000. It is stated within the submitted 'Acorus Report' that "*it is normal to devalue tied dwellings by 25% - 30% to reflect the tie*", however policy GB17B clearly states that the asking price

of the dwelling should be **at least 40%** below its general housing market value. Based on the valuation of the dwelling this would require a maximum asking price of £570,000.

The initial asking price for the dwelling was £670,000, this was reduced throughout the marketing period to £650,000 and £635,000 with the final asking price being £629,000. This is considerably above the required asking price with sufficient discounting and therefore fails to comply with GB17B.

An additional argument for a higher asking price is that the valuation takes into account the additional pack house and land indicated blue on the location plan. Whilst it is understandable that the applicant would advertise to sell the entire area of land it is considered that the dwelling should also have been marketed unrelated to the adjoining land. By only marketing the site as “*a substantial 6 bedroom house with gardens to front and rear, 1 acre of glasshouses and a pack house*” this is severely restricting the potential interest in the dwelling as agricultural workers from existing sites (or who do not require glasshouse land or a pack house) would likely be uninterested in this property. Furthermore the addition of the land and pack house considerably raised the asking price of the site, and therefore would have further excluded potential buyers.

In terms of the breadth of advertising (Farmers Market, Farmers Trader, Local Newspapers and various websites) this is considered sufficient, and it is stated that a ‘For Sale’ sign was displayed throughout the marketing period. Furthermore, in March 2009 the wording of the advertising was altered to include “*the property might be suitable for sub-division subject to planning permission*”. Whilst the statement regarding sub-division was not in place throughout the marketing period, it is considered that advertising as such for the last few months is acceptable. Notwithstanding this, it is considered unlikely that anybody interested in a large property such as this to sub-divide (presumably to house casual labourers, which the Acorus report shows has increased 12% since 1990) would require the additional glasshouse land and pack house.

- (iv) The survey undertaken, referred to under (ii) above, would comply with this requirements of GB17B, and is therefore considered acceptable.

### **Conclusion:**

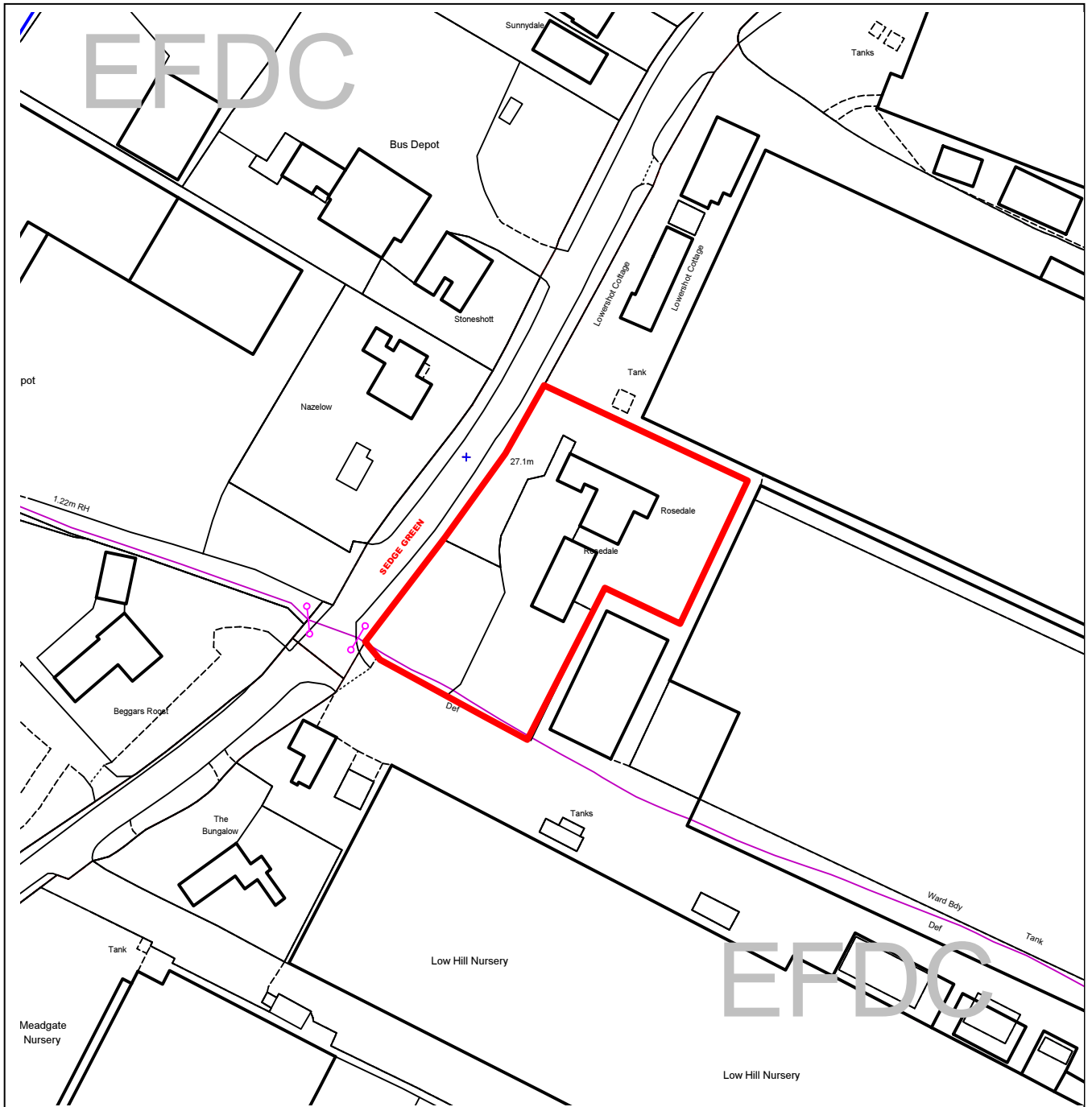
Given that the market value of the application site was above that required through a 40% reduction on open market value, and as it was marketed with the adjoining glasshouse land and pack house rather than as an individual property, it is considered that this site has not been sufficiently marketed and therefore fails to comply with GB2A and GB17B (iii). Due to this the application is recommended for refusal.

### **EXTRACT OF DELEGATED REPORT RE: EPF/1418/09**



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/2116/10
Site Name:	Rosedale, Sedge Green, Roydon CM19 5JR
Scale of Plot:	1/1250

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## **Report to Area Plans Sub-Committee**

**Date of meeting: West – 15 December 2010**

**Epping Forest  
District Council**

**Subject: Probity in Planning – Appeal Decisions, April to September 2010**

**Officer contact for further information: Nigel Richardson (01992 564110).**

**Democratic Services Officer: Adrian Hendry (01992 564246)**

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### **Recommendation:**

**That the Planning Appeal Decisions be noted.**

### **Report:**

#### **Background**

1. (Director of Planning & Economic Development) In compliance with the recommendation of the District Auditor, this report advises the decision-making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.

2. To set the context, a Best Value Performance Indicator (BVPI) for district councils was to aim to have less than 40% of their decisions overturned on appeal. The last available figure for the national average for District Councils was 30.9%. That BVPI was scrapped but replaced by one which records planning appeals only, not enforcement. That too has been dropped as a National Indicator but the Council has created a Local Performance Indicator. In previous years, this target has been to not exceed 25% of allowed decisions. In recent years the Council performance has been 18% in 2003/04, 29% in 2004/05, 22% in 2005/06, 30% in 2006/07, 29% in 2007/08, 40.3% for 2008/09 and 30.9% in 2009/10.

3. For 2010/11 a revised target has been set to not exceed 28%.

#### **Performance**

4. Over the six-month period between April and September 2010, the Council received 36 decisions on appeals, 32 of which were planning related appeals and 4 were enforcement related. Of these, 10 were allowed (31.7%).

5. For LPI 45, which only considers appeals against the refusal of planning permission (so does not include advertisement, listed building, enforcement, Certificate of Lawful Development's, telecommunications or tree-related appeals, nor appeals

against conditions), the 6-month performance figure is 28.1% allowed (9 of 32 appeals). LPI45 target for this year is 28%.

### **Planning Appeals**

6. The proportion of the 32 planning appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period was 31.3% and of the 10 decisions that this percentage represents, the Council was not successful in sustaining the committee's objection in 6 of 10 (60%). The 6 lost were:

#### **Area Cttee South:**

EPF/0485/10 – Redevelopment with a detached house at Former Beagle Hut, The Retreat, Retreat Way, Chigwell.

EPF/0375/10 - Palisade fence and access gate on the boundary of units 11 & 12 at Unit 12 Loughton Business centre, Langston Road, Loughton.

#### **Area Cttee East:**

EPF/1271/09 - Replacement of former stables with accommodation block and rear extension to form conservatory and storage at The Green Man, School Road, Toot Hill, Ongar. (Part allowed for conservatory).

EPF/0380/10 - Side and rear two storey extension and two storey front extension at 3A The Weind, Theydon Bois.

#### **Area Cttee West:**

EPF/0364/10 - Erection of 4 bedroom house to rear of no.114 Old Nazeing Road, Nazeing.

EPF/1206/09 - Demolition of disused pumping station and erection of a new build detached 3 bed house at Disused pumping station r/o 18 Stoneysotts, Waltham Abbey.

7. Therefore, the committees are urged to continue to heed the advice that if they are considering setting aside the officer's recommendation it should only be in cases where members are certain they are acting in the wider public interest and where the committee officer can give a good indication of some success at defending the decision.

8. Of the 22 planning application decisions made by the Director of Planning & Economic Development under delegated powers, 3 were allowed (13.6%).

### **Costs**

9. During this period, there were two awards of costs made against the Council.

10. The first was an appeal against an enforcement notice for a change of use from office to a 1 bedroom flat at 53 High Street, Epping. Full costs of £8,287.00 were awarded because the Inspector considered the Council had issued the enforcement notice too promptly after the appellant had given notice that he was about to make a planning application and secondly, the information then submitted was sufficient for the Council to justify withdrawing the enforcement notice.

11. The second case was an appeal against an enforcement notice for the use of the site for permanent residential accommodation at 38 Roydon Lodge Chalet Estate. The Council had not, in the opinion of the Planning Inspector, considered the fall back



situation and the previous use of the site. The costs awarded was £3,563.50 and the notice withdrawn to seek further enforcement investigation, rather than allow it to proceed to a possible favourable decision for the appellant and potential further costs.

## **Conclusions**

12. The Council's performance for this 6-month period is an improvement on 2009/10 despite there being fewer appeals submitted. Fewer public inquiries and hearings have helped to safeguard against over using the budget set aside for employing consultants to defend appeals, given the procedure is now set by the Planning Inspectorate. Whilst 2 costs have been awarded against the Council, this has still been relatively low and infrequent, though in one case it perhaps indicates that there should be some caution taken by officers before issuing an enforcement notice a little hastily.

13. A full list of decisions over this six month period appears below.

## **Appeal Decisions April to September 2010**

### **Planning Appeals Allowed:**

#### **Chigwell**

1. EPF/0485/09 – Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping at Former Beagles Hut, The retreat, Retreat Way.
2. EPF/1862/09- Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping (revised application) at Former Beagles Hut, The Retreat, retreat Way.

#### **Fyfield**

3. EPF/1187/09- New chimney and internal alterations at 1 Elmbridge Hall.

#### **Lambourne**

4. EPF/1755/09- Grain storage building. (revised application) at Gallmans End Farm, Manor Road.

#### **Loughton**

5. EPF/0375/09- Erection of a palisade fence and access gate on the boundary of units 11 and 12 at Unit 12 Loughton Business Centre, Langston Road.

#### **Nazeing**

6. EPF/0364/09- Erection of a four bedroom detached house associated parking to the rear of No.114 Old Nazeing Road.

#### **Stanford Rivers**

7. EPF/1271/09- Replacement of former stables with accommodation block and rear extension to form conservatory and storage at The Green Man, School Road, Toot Hill, Ongar.- (Part Allowed – conservatory only)

#### **Theydon Bois**

8. EPF/0380/10- Side and rear two storey extension to replace existing detached garage and store and two storey front extension. (revised application) at 3A The Weind, Theydon Bois

### **Waltham Abbey**

9. EPF/1206/09- Demolition of disused pumping station and erection of a new build detached 3 bed house at Disused Plumbing Station rear of 18 Stoneyshots.

### **Planning Appeals Dismissed**

#### **Buckhurst Hill**

1. EPF/1099/09- Demolition of existing property and erection of a block of seven flats at 104 Queen's Road.
2. EPF/2271/09- Demolition of existing property and erection of a block of five flats. (revised application) at 105 Queen's Road.

#### **Epping**

3. EPF/0239/10- Vehicle Crossover at 20 Bower Hill.

#### **Fyfield**

4. EPF/1187/09- New chimney and alterations at 1 Elmbridge Hall, Fyfield.

#### **Lambourne**

5. EPF/0141/10- Retention of fencing. (revised application) at 3 Middle Boy, Abridge.

#### **Loughton**

6. EPF/0279/10- Loft conversion with front and rear dormer windows and raising the ridge line at 11 Longfield.
7. EPF/0325/10- External remodelling to include front, sides and rear two storey extensions, extensions to existing roof. (Revised application) at 18 Alderton Hill.
8. EPF/1507/09- Demolition of existing bungalow and erection of a pair of semi detached houses at 15 The Crescent.
9. EPF/1965/09- Erection of wall and metal railings to boundary of front garden. (Revised application) at 51 Valley Hill.
10. EPF/1716/09- Renewal of outline planning permission for the erection of a private dwelling house for the proprietor of 'Beechlands' at Beechlands 42 Alderton Hill.
11. EPF/0061/10- EPF/29/04 T1 Cedar-fell at 7 Church Hill.
12. EPF/1362/09- Reserved matters application for the erection of a detached dwelling in the rear garden of care home for proprietor of 'Beechlands' at Beechlands, 42 Alderton Hill.

#### **Nazeing**

13. EPF/0730/09- Demolition of existing house and erection of detached replacement dwelling at Dene, Nursery Road.

#### **Roydon**

14. EPF/ 1168/09- Erection of 14 two storey houses and 4 one storey bungalows at Land to rear of 32 High Street

#### **Stanford Rivers**

15. EPF/0408/10- Two storey front and side extension with dormer windows added to front at Willow Mount Epping Road.

#### **Stapleford Abbots**

16. EPF/1733/09- Part change of use of existing stables to form two bedroom

dwelling with associated cartilage at Oak Field, Curtis Mill Lane.

**The Rodings, Abbess, Beauchamp & Berners**

17. EPF/0956/09- Proposed conversion of former Cart Lodge to form B1 Office Unit at Abbess hall, Abbess Roding
18. EPF/0995/09 – Conversion of cart-lodge to form B1 Office Unit at Abbess Hall, Abbess Roding

**Theydon Bois**

19. EPF/0603/10- Single storey rear extension and two storey side extension and side dormer window. (Revised application) at 2 Heath Drive.

**Theydon Mount**

20. EPF/1439/09- Change of use of an existing building at front of site to canteen (A2 use) at Barkers Farm, Mount End Road.

**Waltham Abbey**

21. EPF/0527/09- Retention of use of site for stabling of horses together with position of stables and ancillary structures for the keeping of livestock and retention of palisade fencing on boundaries at Land On The East Side of Pick Hill.
22. EPF/2478/09- Variation of condition 7 'Delivery times' on EPF/1305/08, to allow deliveries to be made between 7am-11pm Monday and Saturdays and from 9am to 5pm on Sundays and Bank Holidays. (Demolition of existing buildings and erection of new 'Lidl' food store and construction of five start-up industrial units- Revised application) at 1 Cartersfield Road.
23. EPF/0975/09 – Use as a Hospital at Wellington Hall, Wellington Hill.

**Enforcement Appeals Allowed**

1. Change of use from office (Class B1) to residential (Class C3) comprising a 1 bedroom flat at first floor level at 53 High Street, Epping

**Enforcement Appeals Dismissed**

1. Construction of a Building at The Burrows Fishing Lake, London Road, Stapleford Tawney
2. Erection of a single storey building at the Green Man PH, School Road, Toot Hill, Stanford Rivers.
3. Change of use of land for the hire and storage of skips at Land at Former Prospect Nursery, Old Nazeing Road, Nazeing.

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