

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee West Wednesday, 23rd March, 2011

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

Room: Council Chamber

Time: 7.30 pm

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

Members:

Councillors J Wyatt (Chairman), Mrs 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

<p>A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 7.00 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.</p>

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 - 18)

To confirm the minutes of the last meeting of the Sub-Committee held on 2 March 2011 as a correct record (attached).

5. DECLARATIONS OF INTEREST

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

6. ANY OTHER BUSINESS

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

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

7. DEVELOPMENT CONTROL (Pages 19 - 38)

(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. DELEGATED DECISIONS

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

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion

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

Agenda Item No	Subject	Exempt 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 Sub-Committee before leaving.

What can I say?

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

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

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

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

How are the applications considered?

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

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

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

Further Information?

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

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 2 March 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.07 pm

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

Other Councillors:

Apologies: Mrs P Brooks, J Collier, D C Johnson, Ms Y Knight, W Pryor and Mrs E Webster

Officers Present: J Godden (Planning Officer), A Hendry (Democratic Services Officer) and P Sewell (Democratic Services Assistant)

74. 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.

75. 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.

76. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 09 February 2011 be taken as read and signed by the Chairman as a correct record.

77. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors A Watts, Ms S Stavrou and Mrs R Gadsby declared personal interest in agenda items 7 (5) (EPF/0046/11 Town Mead Sports and Social Club, Brooker Road, Waltham Abbey) and 8 (TPO/119/10 – Town Mead Playing Fields, Waltham Abbey) by virtue of being a members of the Waltham Abbey Town Council. The Councillors declared that their interests were prejudicial and indicated that they would leave the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Ms S Stavrou and Mrs M Sartin declared a personal interest in agenda items 7 (1) (EPF/2637/10 – Chingford Day Centre Nursery, Sewardstone Road, Waltham Abbey) by virtue of being members of the Lea Valley Regional Park Authority. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Bassett declared a personal interest in agenda items 7 (1) (EPF/2637/10 – Chingford Day Centre Nursery, Sewardstone Road, Waltham Abbey) by virtue of being deputy members of the Lea Valley Regional Park Authority. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

78. ANY OTHER BUSINESS

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

79. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

80. CONFIRMATION OF TREE PRESERVATION ORDER EPF/119/10 - TOWN MEAD PLAYING FIELDS, WALTHAM ABBEY

This item was referred to the next meeting of the District Development Control Committee, with no recommendation.

81. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2637/10
SITE ADDRESS:	Chingford Day Care Nursery Sewardstone Road Waltham Abbey E4 7SD
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Change of use to C2 (residential institution), and alterations and extensions to provide Supported Living Accommodation at Sewardstone Road.
DECISION:	Grant Permission (Subject to Legal Agreement)

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=524041

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.
- 3 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

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

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

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

- 4 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 Existing routes safe from flooding into and out of the site to an appropriate safe haven must be maintained.
- 6 The basement shall not be used for sleeping accommodation at any time.
- 7 Basement threshold levels to be set no lower than 15.06m above Ordnance Datum (AOD). Finished floor levels of the ground floor shall remain at current levels and be set no lower than 15.06m above Ordnance Datum (AOD).
- 8 The applicant shall maintain a current flood emergency evacuation plan for the site at all times, available for inspection on request.
- 9 Any replacement gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 5m from the nearest edge of the carriageway.
- 10 Any replacement fence at the front boundary to the site will be kept with no obstruction over 1m above the carriageway level within the area of splay.
- 11 Vegetation on the site within the required traffic visibility splay will be cleared up to 600mm. This will include clearing from 600mm up to 2m high any large numbers of basal epicormic shoots on tree trunks.
- 12 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) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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 in conjunction with the Lea Valley Regional Park Authority.

And subject to a Legal Agreement restricting occupation of the units to those defined as in need of care for learning disabilities.

Report Item No: 2

APPLICATION No:	EPF/2653/10
SITE ADDRESS:	Roydon Garage High Street Roydon Harlow Essex CM19 5HJ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Application to extend planning approval EPF/2421/07 for demolition of existing garage buildings and erection of 8 dwellings for residential use with parking courtyard. (Revised application)
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=524106

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the flank elevations and at first floor in the rear elevations of plots 4,5, 6 and 7 shall be fitted with obscured glass and shall be top opening only, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The development must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 7 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 8 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles, and no gates shall be provided across the entrance archway at any time.
- 9 Prior to commencement of the development details of provision for parking for people with disabilities shall be submitted to and agreed in writing by the Local Planning Authority and the development shall subsequently be completed in accordance with the agreed details, prior to the first occupation of any of the dwellings hereby approved.
- 10 Prior to commencement of the development details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first occupation of any of the dwellings hereby approved and thereafter retained at all times.
- 11 Prior to the first use of the access hereby approved a 1.5 metre x 1.5 metre pedestrian visibility sight splay, measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above the height of 600mm as measured from the finished surface of the access within the area of the visibility spays thereafter.
- 12 The access shall be laid at a gradient not exceeding 4% for the first 6 metres from the highway and not exceeding 8% thereafter.

- 13 Prior to commencement of development a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.
- Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.
- Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.
- Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.
- 14 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 15 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.
- 16 Prior to commencement of development a full noise survey shall be carried out, to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C (as detailed in PPG240, or bedrooms likely to be exposed to noise levels that do not meet reasonable resting/sleeping conditions specified in British Standard BS8233;1999 - Sound insulation and noise reduction for buildings - Code of practice. All works which form part of the agreed scheme shall be completed prior to the first occupation of any of the dwellings hereby approved.
- 17 Additional drawings that show details of proposed windows, doors, eaves, verges, and cills, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the local planning authority in writing prior to the commencement of the works. The works shall be implemented in accordance with such approved details and permanently retained as such.

Report Item No: 3

APPLICATION No:	EPF/0009/11
SITE ADDRESS:	Unit 2 Highbridge Retail Park Highbridge Street Waltham Abbey Essex EN9 1BY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Variation of condition 5 'range of goods to be sold' on EPF/808/93 to allow up to 30 per cent of the net sales floorspace within unit 2 to be used for the sale of food (but not fresh, refrigerated or frozen food goods) within Use Class A1.
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=524324

CONDITIONS

- 1 The development shall be used for non-food retailing and no other purpose, with the exception of up to 30 per cent of the ground floorspace within unit 2 which may be used for the sale of food excluding fresh, refrigerated and frozen food goods.

Report Item No: 4

APPLICATION No:	EPF/0015/11
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Construction of single detached dwelling.
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=524330

REASON FOR REFUSAL

- 1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The proposal constitutes inappropriate development and is harmful to the purposes of including land in the Green Belt contrary to the Government advice contained in PPG2 and Policy GB2A of the Adopted Local Plan and Alterations. There are no very special circumstances that outweigh the harm of the proposal to the Metropolitan Green Belt.
- 2 The proposed development due to its siting, design and appearance would be harmful to the setting of the adjacent Listed Building, contrary to Policies CP2 and HC12 of the Adopted Local Plan and Alterations and National Planning Guidance contained within PPS5.

Report Item No: 5

APPLICATION No:	EPF/0046/11
SITE ADDRESS:	Town Mead Sports And Social Club Brooker Road Waltham Abbey Essex EN9 1HJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed golf driving range. (Revised application)
DECISION:	Refer to District Development Control Committee (no recommendation)

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=524402

Members determined to refer this proposal to District Development Control Committee for consideration with a requirement that:

1. The Arboricultural Officer attends the meeting
2. Highways Agency is consulted over lighting and measures to prevent golf balls encroaching on the M25
3. Information whether any replacement trees on other sites has been considered.

Report Item No: 6

APPLICATION No:	EPF/0054/11
SITE ADDRESS:	Land Rear of 66 -70 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close.
DECISION:	Withdrawn by Chairman prior to 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=524464

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AREA PLANS SUB-COMMITTEE 'WEST'

23 March 2011

INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0077/11	3 The Magpies, Epping Upland, Epping CM16 6QG	Grant Permission (With Conditions)	21
2.	EPF/0086/11	15 Grange Court, Waltham Abbey EN9 1RQ	Grant Permission (With Conditions)	25
3.	EPF/0146/11	Tesco Stores Ltd, Sewardstone Road, Waltham Abbey EN9 1IH	Grant Permission (With Conditions)	29
4.	EPF/0228/11	2 Currance Farm Cottages, Upland Road, Epping CM16 6NN	Grant Permission (With Conditions)	34

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Report Item No: 1

APPLICATION No:	EPF/0077/11
SITE ADDRESS:	3 The Magpies Epping Upland Epping Essex CM16 6QG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mrs Debra Luck
DESCRIPTION OF PROPOSAL:	Single storey rear extension, alterations to side elevation and loft conversion with dormer roofs to rear. (Revised application)
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=524569

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:

Single storey rear extension, alterations to side elevation and loft conversion with dormer roof to rear (revised application). The single storey rear extension measures 3m deep, 6.1m wide (the width of the existing house) with a flat roof 2.6m in height. There is also a central glass lantern which brings the height to 3.2m. The rear dormer is 3.6m wide, 2m deep and 1.5m in height. The proposal also includes alterations to the side elevation to include an enlarged window with Juliette style balcony and feature gable window. The application has been revised since the previous submission to omit the front dormer window.

Description of Site.

The application site is a two storey end of terrace property located on the west side of The Magpies in a row of 5 properties set at a right angle to the road between No. 2 and 8 The Magpies.

The property is accessed by a pedestrian footpath to the front of the row of properties with a small private carpark serving these properties to the front. Although, the property was built in the 1970's it, and the attached terrace property are built in a yellow stock brick with slate roof and have the appearance of traditional farm cottages albeit with some modern additions including grey aluminium window frames. The 1970's planning approval removed the right to build extensions. The property is not within a Conservation Area or the Metropolitan Green Belt, although the side boundary is the boundary for the Green Belt which is open fields.

Relevant History:

EPF/2306/10 - Single storey rear extensions, alterations to side elevation and loft conversion with former roofs to front and rear – Refused

EPF/0604A/75 – Erection of 44 two storey houses – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 - Rural and Built Environment

DBE9 - Impact on amenity

DBE10 - Extensions to dwellings

GB7A – Conspicuous Development within or from the Green Belt

SUMMARY OF REPRESENTATIONS:

EPPING UPLAND PARISH COUNCIL: Objection as previously – The Dormer roof is not in keeping with the style and character of 'The Magpies' properties. The loft space and rear extension appear to be an over development of a residential property within the Green Belt.

NEIGHBOURS

3 properties were consulted– no responses received

Issues and Considerations:

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

- Impact on Neighbouring Amenity
- Design Issues

Impact on Neighbouring Amenity

The single storey rear extension at 3m deep and 2.6m in height is not considered to cause any excessive detrimental impact on the neighbouring property due to the modest size and height of the proposal. The dormer window to the rear, although a new window at a higher level is not considered to give rise to any additional overlooking than currently exists from the first floor windows. The side facing windows face onto the adjacent fields rather than a residential property.

Design Issues

The rear extension, although modern in design complements the existing building and yellow stock bricks are proposed to be used. The alterations to the side elevation again will be modern additions to the property and although unusual with the gable feature window are not considered detrimental to the appearance of the existing building.

The Parish Council have objected specifically to the rear dormer not being in style with The Magpies. However, the rear dormer, although flat roofed, is not considered detrimental to the appearance of the building, or surrounding properties as it is to the rear and is a common addition to residential properties. It is also well set in to the roof slope, both horizontally and vertically.

The Parish Council have also objected to the fact that the proposal is over development to a property within the Green Belt. As stated above, the property is not within the Green Belt but on the boundary. It is not considered that the proposal is overdevelopment as the site is considered large enough to accommodate the relatively modest single storey extension. When viewed from the green belt the proposal will be seen in the context of the built up enclave of Epping Green and not considered detrimental to the adjacent Green Belt in this location.

Conclusion:

The removal of the front dormer is considered sufficient to overcome the previous reason for refusal and therefore approval is 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:

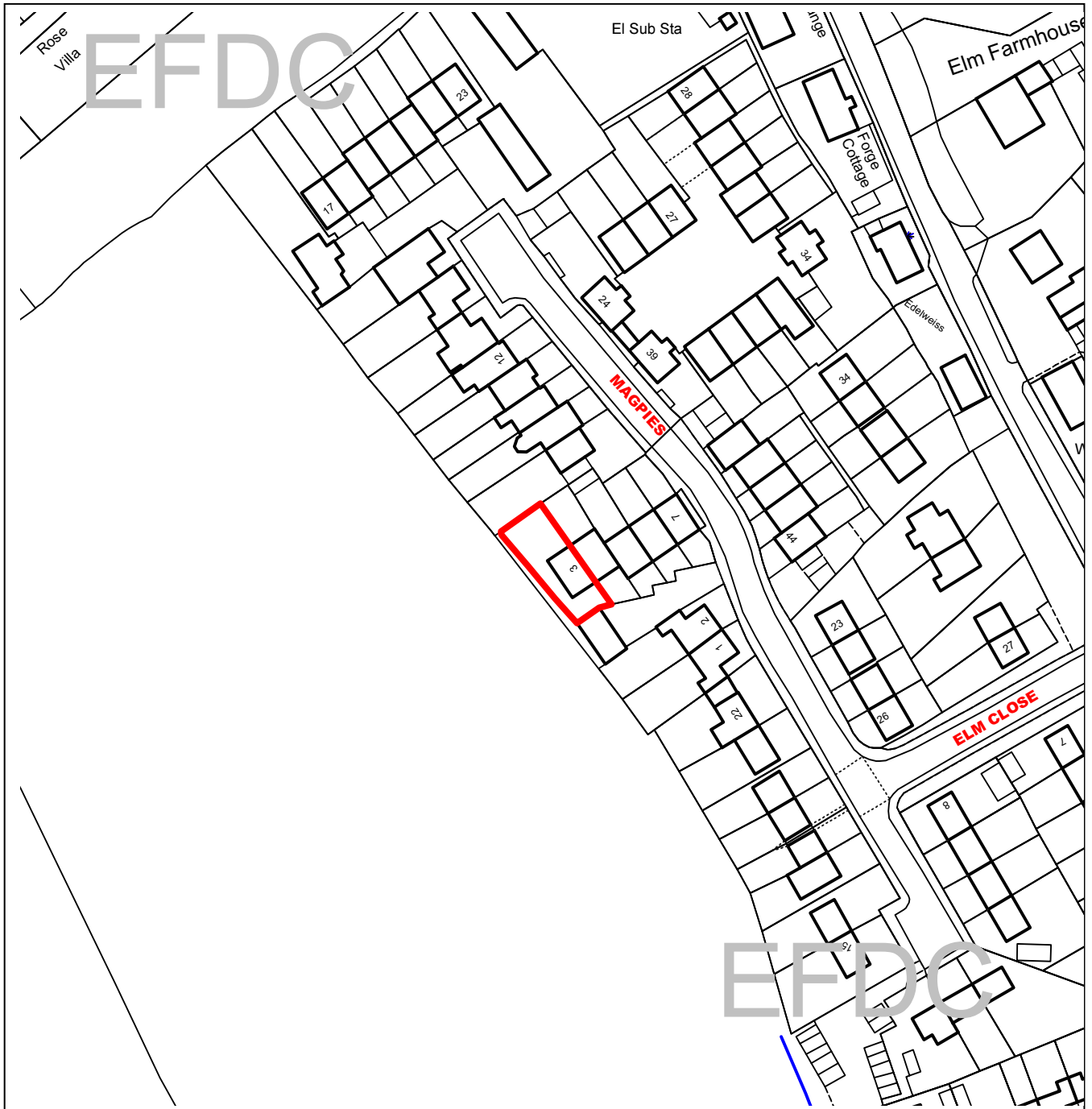
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/0077/11
Site Name:	3 The Magpies, Epping Upland, CM16 6GQ
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0086/11
SITE ADDRESS:	15 Grange Court Waltham Abbey Essex EN9 1RQ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Mr Tony Haywood
DESCRIPTION OF PROPOSAL:	Single storey rear extension and front dormer window.
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=524626

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.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the front dormer window shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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:

Single storey rear extension and front dormer. The rear extension extends an existing rear extension by 2.2m which will be finished with a flat roof 2.5m in height. The dormer is a pitched roof dormer located on the front catslide roof above the existing garage. The dormer measures 1.25m wide, 1.9m deep with a height of 1.7m.

Description of Site:

15 Grange Court is a two storey semi-detached property located on the east side of Grange Court within the built up area of Waltham Abbey. This property and the attached neighbour both have catslide roofs over existing garages. The property is not within a Conservation Area or the Green Belt.

Relevant History:

EPF/2161/10 – Certificate of lawful development for a proposed rear dormer window with juliet balcony in a loft conversion – Lawful (Not implemented)

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 - Rural and Built Environment

DBE9 - Impact on amenity

DBE10 - Extensions to dwellings

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: Objection – No Objection to extension but the dormer window is not in keeping with the streetscene.

NEIGHBOURS

8 properties were consulted

8 Grange Court – Comment – the front dormer would look bulky and not in keeping with the attached property

Issues and Considerations:

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

- Impact on Neighbouring Amenity
- Design Issues

Impact on Neighbouring Amenity

The single storey rear extension extends to the same depth as the rear conservatory at No. 17 Grange Court and therefore it is not considered to result in any undue loss of amenity to this property. With regards to the unattached neighbour at No. 11a, due to the distance between these properties it is not considered to cause any significant harm.

The front dormer is not considered to result in any loss of light or outlook to any neighbouring property and with regards to privacy, as it is to serve a bathroom a condition can be added ensuring that it is obscured to prevent any actual or perception of overlooking.

Design Issues

The rear extension, is relatively standard in design and complements the existing house. The Parish Council and opposite neighbour have both objected to the proposal on design grounds. Although the front dormer will be clearly visible within the streetscene, it is considered acceptable

on this property. The catslide roof supports the provision of a dormer and it is considered well designed particularly as a pitched roof, set well in the roof slope and inline with the adjacent windows. Although the two attached properties will appear different this is not considered a significant issue in this location.

Although front dormers are not generally supported, this proposal is considered to be well designed. Furthermore there are other front dormers, both flat roof and pitched roof within the immediate vicinity visible from No. 15.

Conclusion:

The rear extension is considered acceptable, although front dormers are assessed more critically it is considered that the design and circumstances as outlined above, on balance, create an acceptable proposal. Approval 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 West



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Agenda Item Number:	2
Application Number:	EPF/0086/11
Site Name:	15 Grange Court, Waltham Abbey, EN9 1RQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0146/11
SITE ADDRESS:	Tesco Stores Limited Sewardstone Road Waltham Abbey Essex EN9 1IH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Tesco Stores Limited
DESCRIPTION OF PROPOSAL:	For the permanent use of land and the retention of the existing car park for use by staff only.
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=524818

CONDITIONS

- 1 The site shall be used solely for the parking of cars belonging to employees of Tescos and for no other purpose.
- 2 No delivery or store lorries shall be parked or stationed on this land at any time.
- 3 The number plate recognition system shall be installed within 3 months from the date of this notice, as specified within paragraph 4.20 of the letter from GL Hearn dated 21 January 2011, and shall be retained and used thereafter to monitor/enforce parking rules on site.

This application is before this Committee since it is an application for development of wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought for the permanent use of land in the south east corner of the site for a staff car park (69 spaces) for the Tesco's store.

Description of Site:

The site is laid out for 69 car spaces, being part of the existing, much larger car park used by customers and employees of Tesco, plus visitors to the Waltham Abbey Health Care Centre. Houses in Denny Avenue and flats in Howard Close back onto this south eastern corner of the site.

Relevant History:

The Tesco's store opened in July 2005 following outline and detailed approvals in 2002 and 2004. At the outline planning stage this southwest corner of the site was to be developed as 3 blocks of flats (24 in total). However, Tesco's did not proceed with plans for these flats, and in October 2005 they obtained a temporary 3 years planning permission to use this south east part of the site to provide an extra 69 car spaces for the store (EPF/1132/05). In June 2009 a further temporary consent was approved for a period of 18 months (EPF/0560/09), however had a condition imposed restricting use of the land for staff parking only.

Policies Applied:

DBE9 – Loss of amenity
ST6 – Vehicle parking

Summary of Representations:

49 residents were consulted and a Site Notice displayed on 04/02/11.

TOWN COUNCIL – No objection; to be identified as a staff car park.

69 HOWARD CLOSE – Object.

73 HOWARD CLOSE – Object as the area of land has not been limited to staff parking despite the previous condition, when the land is used it is sporadic and under-used so there is no requirement for the car park, a barrier or other form of deterrent should be installed to ensure anti-social behaviour does not occur on the site after closing, and as this development would continue to draw the skateboarders to the site.

Issues and Considerations:

The main concern with the permanent retention of this car park is one of amenity to neighbours, and more particularly problems of noise from anti-social behaviour which can occur once the store is closed for trading.

43 neighbouring properties were consulted on this application and only 2 objections have been received. The main thrust of their objections seems to be a loss of amenity due to noise and anti-social behaviour that takes place in this area. These issues were previously raised and, although it was (and still is) the opinion of Planning Officers that it is not necessarily within the scope of planning to deal with issues such as anti-social behaviour, and that these problems occur within the entire car park after trading hours, and not caused solely on the 69 spaces subject of this application, it was previously considered by Members that the problems experienced within the car park as a whole are of more concern in this particular area due to the proximity of neighbouring residents. As such, it was previously decided to grant a further temporary consent with a restriction that this area of land could solely be used for staff parking, which it was considered may alleviate the problems.

It is stated by residents that the area of land is not solely used by members of staff and is often used by “*boy racers, skate boarders, lorries and taxis*”. The majority of visits to the site by Planning Services does reveal that the majority of times this area of car park is underutilised (as it is assumed that the majority of staff members prefer to park closer to the store), however on the most recent site visit at 7:15am (prior to the store opening time of 8am) several cars were parking on this site and appeared to consist of staff members.

It is stated by the applicant that the additional car parking space is required during busy periods, which would be off-set if staff park within this area, freeing up space within the main car park for customers. Furthermore, the inclusion of these 69 parking spaces would bring the site closer to the Essex Vehicle Parking Standards requirement of 471 spaces (after the extension to the store approved in January 2010, which would result in the loss of 38 existing parking spaces).

It is further stated by the applicants that many measures have been taken to reduce the disturbances from anti-social behaviour and there has been communications between the store manager and the Waltham Abbey Neighbourhood Action Panel to ensure further concerns are noted and addressed. It is stated that no complaints were reported to Tesco's within the three months prior to the submission of this application. Further to this, it is stated that a number plate recognition system with cameras will be located at the vehicle access points of the store, and staff will register their number plates to help ensure that they do not breach parking rules.

The installation of a barrier was previously explored with regards to the entrance to the entire car park, however this resulted in problems including the reluctance of Police to enter the site on foot. It would however be possible to enforce a condition restricting the parking/waiting of lorries on the land, which would address part of the neighbours concerns.

Conclusions:

Whilst it is appreciated that there was previous concern with regards to the impact on neighbours from the continued use of this site for parking, and as a result of anti-social behaviour in this area, the car park has now been used for a period of more than five years for additional car parking. Although there are still cases of anti-social behaviour and noise nuisance, this is not caused solely by the area of land in question but the entire Tesco car park. Further measures have been taken by Tesco's to reduce these problems, and it is proposed to install a number plate recognition system to control parking rules, however it is impossible to protect against all anti-social behaviour and this is not a problem isolated to this piece of land (or indeed this site). There is clearly no longer any intention of developing the site for residential purposes, and no requirement to fence off or use this land for any purpose if this application is not granted. Whilst it would no longer be able to be used for staff parking, it could be left as an open area of concrete which would still attract ‘boy-racers’, ‘skateboarders’ and anti-social behaviour, which could not be enforced against by Planning Services. As such, it is felt that there are limited options here and the refusal of this application would not solve the neighbouring resident’s key problems (and may result in more problems as the cessation of use of the site for parking would create a redundant area of hardstanding ripe for fly-tipping and other forms of abuse).

However it is considered that, if properly enforced by Tesco's (through the installation of a number plate recognition system), further restricted by condition (ensuring that lorries do not park/wait on this site), and suitably Policed, the occurrences of anti-social behaviour and other forms of disturbance would be significantly reduced. As such, the proposal is 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:

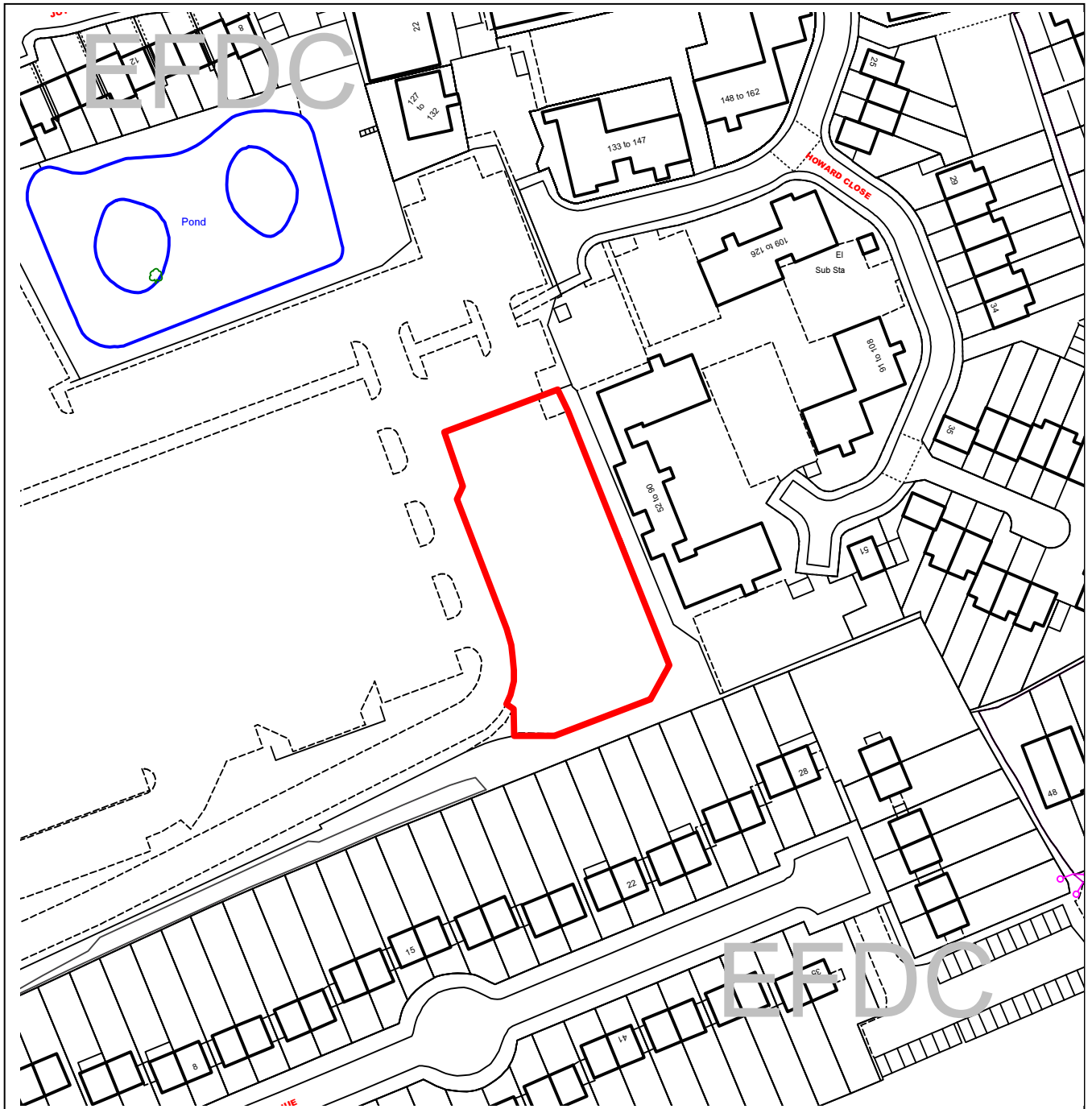
**Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228**

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



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3
Application Number:	EPF/0146/11
Site Name:	Tesco Stores Limited, Sewardstone Road, Waltham Abbey, EN9 1IH
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0228/11
SITE ADDRESS:	2 Currance Farm Cottages Upland Road Epping Essex CM16 6NN
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Ms Jackie Gregory
DESCRIPTION OF PROPOSAL:	Two storey side 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525260

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.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Class A shall be undertaken without the prior written permission of 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:

Two storey side extension. This application is a revised scheme to a 2010 approval for similar works. The two storey element is 4.2m wide with a depth of 12.3 which includes single storey front and rear additions. The two storey element is 7.5m in depth and is formed within the roof slope served by a front pitched roof dormer and two velux windows to the rear. The overall ridge height of the proposal is 7m, some 1.3m below the main ridge line.

The proposal has been altered since the previous approval with changes to the front roof slope (from hipped to mono-pitched), the ground floor area becoming a utility room rather than the previously approved garage and changes to the fenestration to the side and rear.

Description of Site:

The property is a semi-detached two storey house that forms a pair of cottages within the rural area of Epping Upland. The property is located on the south side of Upland Road and sits within a large plot in the Metropolitan Green Belt.

Relevant History:

EPF/1365/10 – Two storey side extension – App/Con but not yet implemented
EPF/0499/95 - Front, side and rear extensions (porch, garage, utility room, lounge, bedroom, dressing room, en-suite, bathroom and balcony) – refused 20/06/95
EPF/0791/95 - Front, side and rear extensions (lounge, utility room, garage, porch, bedroom) (revised application) – approved/conditions 11/10/95
EPF/1908/03 - Extension to residential curtilage – approved/conditions 26/11/03
EPF/1676/08 - Two storey side extension with integral garage – refused 13/10/08

Policies Applied:

Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt
DBE9 – Loss of amenity
DBE10 – Residential extensions

Summary of Representations:

EPPING UPLAND PARISH COUNCIL – Object based on the following:

- a) Over development of a property in the Metropolitan Green Belt – was originally a small farmworker's cottage. It is suggested that this would no longer be considered affordable housing.
- b) The incorporation of the garage further increases the footprint of the property/living accommodation.
- c) The removal of the garage diminishes vehicle parking and there is no allowance for vehicle parking. The property is on a well used road and near a bend; parking on the road would be impractical.
- d) The property would be out of balance with its paired cottage as seen from the front of the properties.

NEIGHBOURS

3 neighbours were consulted and a Site Notice displayed.

Issues and Considerations:

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

- Impact on the Green Belt
- Design Issues
- Impact on Neighbouring Amenity

Impact on the Green Belt

The previously approved application EPF/1365/10 is very similar to this application and is still extant, therefore it is considered to be a material consideration in the assessment of this application.

This proposal has changed very little in terms of proposed floor space and results in a similar increase as that previously approved of around 90% above that of the original dwelling. As discussed within the assessment of the previous application this is acknowledged as a large increase, however given the existing permission for a very similar scheme and (as with the earlier approval) weight is given to the fact that the neighbouring property has a similar, constructed scheme with additional rear extension, it is considered to constitute sufficient very special circumstances in this case.

Design Issues

The alterations to the design of the proposal are considered acceptable, various changes to the fenestration have been made and these are considered appropriate. The front single storey roof slope has been altered to a mono-pitched roof, which in hindsight is considered more favourable than the previously approved design which showed a hipped roof above the garage. The current scheme is also more in keeping with the front mono-pitched design to the attached neighbouring property.

Further to Green Belt concerns, the Parish Council have objected to the proposal as they consider it "*would be out of balance with its paired cottage*". Although the submitted drawings do not show the neighbouring property, this has been extended to the side in a similar manner and also to the rear with a conservatory. This scheme does not propose a rear extension and a condition can be added restricting permitted development rights to ensure any further proposals require planning permission.

Furthermore, this pair of properties is already unbalanced with the existing extension at No. 1 and therefore this proposal would better balance the properties.

Impact on Neighbouring Amenity

The revised design is not considered to result in any detrimental impact to the amenity of No. 1 Currance Cottages and although additional window/door openings are proposed these are not considered to result in any loss of privacy to the neighbouring property.

Other Issues

The Parish Council have commented with regards to the loss of the previously approved garage which has now been altered in this scheme to provide a utility/shower room and therefore this will cause an increase in living accommodation and the loss of parking. There is no existing garaging on the site and furthermore if the current approved scheme were built, the garage could be changed to habitable accommodation as a condition was not added requiring the garage to be retained. A condition was not considered necessary as there is ample parking within the site boundaries for cars without encroaching on the road and therefore the 'loss' of the previously approved garage is not considered a significant issue.

Conclusion:

The proposed extension is very similar to the previously approved scheme and as such is considered to generally comply with the relevant policies and therefore approval is 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:

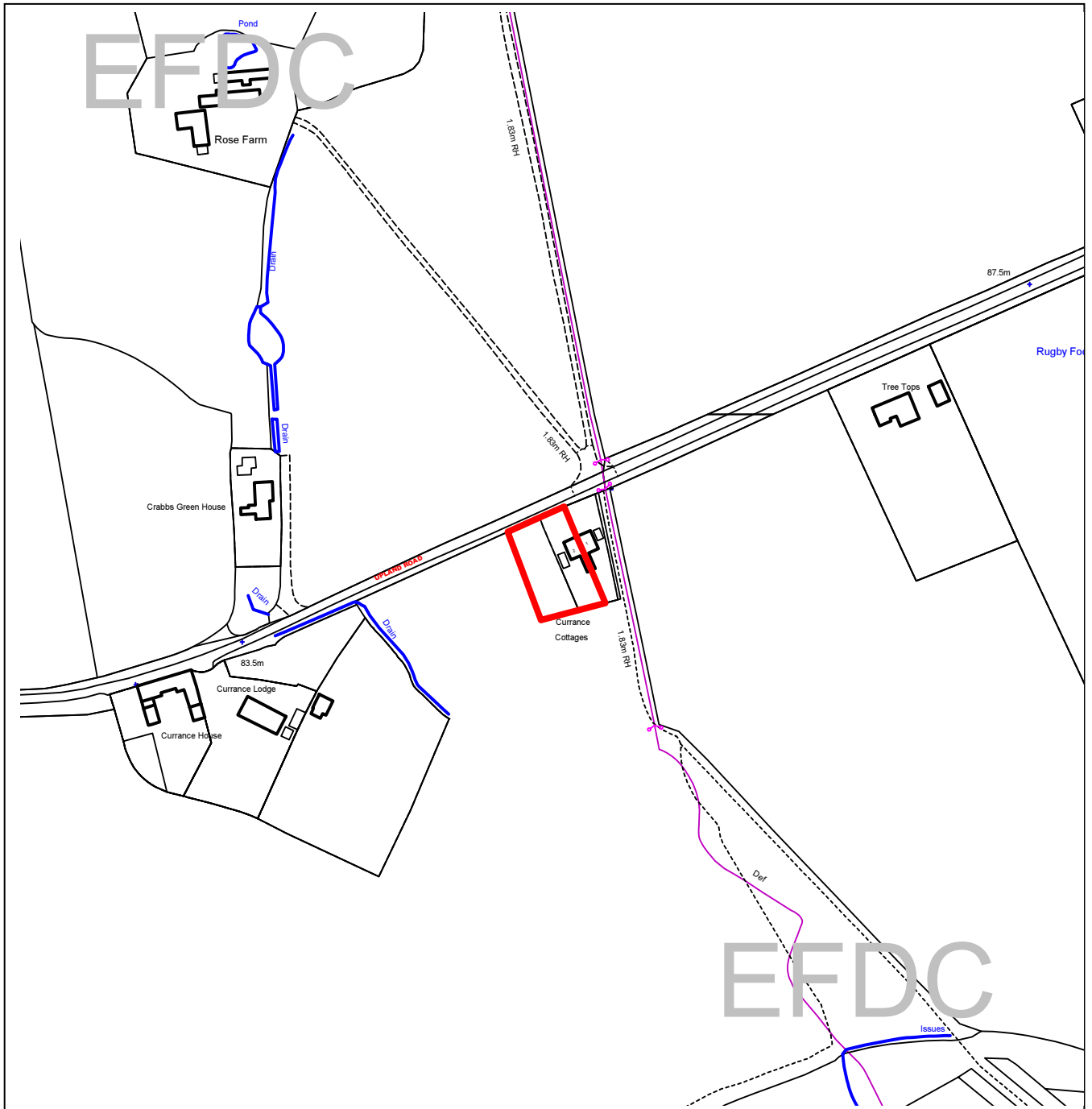
**Planning Application Case Officer: Marie-Claire Tovey
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Area Planning Sub-Committee West



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Agenda Item Number:	4
Application Number:	EPF/0228/11
Site Name:	Currance Farm Cottages, Upland Road, Epping, CM16 6NN
Scale of Plot:	1/2500