Committee Agenda

Webcast Meeting

Epping Forest District Council

Area Planning Subcommittee West
Wednesday, 8th June, 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 E Webster (Vice-Chairman), R Bassett, J Collier, Mrs R Gadsby, D C Johnson, Ms Y Knight, Mrs J Lea, W Pryor, A Mitchell MBE, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and A Watts

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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 11 May 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 17 - 64)

(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 (Pages 65 - 72)

(Director of Planning and Economic Development) 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):

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'

EPPING FOREST DISTRICT COUNCIL
COMMITTEE MINUTES

Committee:	Area Planning Subcommittee West	**Date:**	11 May 2011
Place:	Council Chamber, Civic Offices, High Street, Epping	**Time:**	7.30 - 8.20 pm
Members Present:	J Wyatt (Chairman), R Bassett, D C Johnson, Ms Y Knight, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster		
Other Councillors:	A Mitchell		
Apologies:	Mrs R Gadsby, Mrs J Lea and W Pryor		
Officers Present:	J Godden (Planning Officer), M Jenkins (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)		

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97. 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.

98. 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.

99. FORMER DISTRICT COUNCILLOR MRS P BROOKS

The Chairman paid tribute to former District Councillor Mrs P Brooks, member of this committee, who was not re-elected at the recent District Council elections. The Chairman thanked Mrs P Brooks for her work for the Sub-Committee having for a period performed the role of Vice Chairman. Her work was much appreciated.

100. APPOINTMENT OF VICE-CHAIRMAN

In the absence of the Vice-Chairman, Councillor Ms S Stavrou was appointed Vice Chairman for the duration of the meeting.

101. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 13 April 2011 be taken as read and signed by the Chairman as a correct record.

102. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in the following item of the agenda by virtue of living in the ward concerned. He added that he was not a member of Waltham Abbey Town Council when the applications had been considered by them and that although he lived close by the application site in question, he had no connection with it. The Councillor stated that his interest was not prejudicial, and that therefore he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in the following item of the agenda. He advised that he had not been a member of Waltham Abbey Town Council when the application had been considered by them. The Councillor stated that his interest was not prejudicial, and that he would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/0306/11 Woodside, Bury Road, Sewardstonebury E4 7QL

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in the following item of the agenda by virtue of being a member of Waltham Abbey Town Council, but did not attend the planning committees and also by virtue of being the ward member. The Councillor stated that her interest was not prejudicial and that she would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in the following items of the agenda by virtue of being a member of the Waltham Abbey Town Council planning committee. The Councillor stated that her interest was not prejudicial, and that she would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE; and
- EPF/0306/11 Woodside, Bury Road, Sewardstonebury E4 7QL

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in the following item of the agenda by virtue of being the ward member. The Councillor stated that her interests were not prejudicial and that she would stay in the meeting for the duration of the discussion and voting thereon:

- EPF/0306/11 Woodside, Bury Road, Sewardstonebury E4 7QL

(f) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster declared a personal interest in the following item of the agenda by virtue of having known the applicant's agent, a former employee of the District Council. The Councillors stated that their interests were not prejudicial and that they would stay in the meeting for the duration of the discussion and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE

103. ANY OTHER BUSINESS

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

104. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 - 2 be determined as set out in the annex to these minutes.

105. 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.

106. THANKS TO THE CHAIRMAN

The Sub-Committee members gave their thanks to the Chairman of the Sub-Committee for his Chairmanship of their meetings during the year.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2350/09
SITE ADDRESS:	Monkswood Nursery Pick Hill Waltham Abbey Essex EN9 3LE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East Waltham Abbey Paternoster
DESCRIPTION OF PROPOSAL:	Cessation of existing uses and clearance of site, erection of two detached houses, garages and domestic stables.
DECISION:	Granted 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=510950

CONDITIONS

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

2 Prior to occupation of either of the dwellings hereby approved, all existing structures, hardstanding and materials within the application site shall be removed, and the land shall thereafter cease to be used for any commercial activity.

3 The residential curtilages of the proposed new dwellings shall be restricted to those indicated on plan Ref: RPEF/08/01.

4 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

5 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that they are capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

7 The stables and paddock areas shall only be used as ancillary domestic stables incidental to the enjoyment of the proposed dwellinghouses and shall not be occupied as units separately from the dwellings.

8 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, B, C, D, E, F shall be undertaken without the prior written permission of the Local Planning Authority.

9 No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS5837:2005 (Trees in relation to Construction)

10 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.

11 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

12 No development, including works of demolition or site clearance, shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

13 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

14 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

15 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

16 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation

scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

17 The development shall be carried out in accordance with the Flood Risk Assessment Ref: 10964/EJS/SZ/C2 by John Pryke and Partners dated 24 February 2011, and shall be subject to the following mitigation measures:
1) Provision of compensatory flood storage on the site to a 1 in 100 year + climate change standard, on a volume for volume and level for level basis as set out in the submitted calculations 104A to 111. The compensatory storage shall be retained for the lifetime of the development.
2) Finished floor levels in the western property shall be set at 27.94m AOD and in the eastern property at 28.61m AOD.
3) Provision of safe routes into and out of the site to an appropriate safe haven.

18 Following completion of the compensatory flood storage works, and prior to occupation of the buildings, a topographic survey of ground levels above Ordnance Datum as a result of the altering of land levels, shall be submitted to and agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0306/11
SITE ADDRESS:	Woodside Bury Road Sewardstonebury E4 7QL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Existing garage and swimming pool to be demolished and replaced with new detached dwelling.
DECISION:	Granted 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=525511

CONDITIONS

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

2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

3 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

4 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, B, D and E shall be undertaken without the prior written permission of the Local Planning Authority.

5 No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS5837:2005 (Trees in relation to Construction)

6 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 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.

7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

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.

9 All construction/demolition works and ancillary operations, including vehicle movement on 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.

AREA PLANS SUB-COMMITTEE 'WEST'

8 June 2011

INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/2675/10	71 Farm Hill Road, Waltham Abbey, EN9 1NG	Grant Permission (With Conditions)	19
2.	EPF/0054/11	Land Rear of 66 – 70 Western Road, Nazeing, EN9 2QQ	Grant Permission (With Conditions)	22
3.	EPF/0512/11	Land adj. 58 Shooters Drive, Nazeing, EN9 2QD	Grant Permission (With Conditions)	32
4.	EPF/0520/11	Richmonds Farmhouse, Parsloe Road, Epping Upland, Epping, CM16 6QB	Grant Permission (With Conditions)	39
5.	EPF/0521/11	Richmonds Farmhouse, Parsloe Road, Epping Upland, Epping, CM16 6QB	Grant Permission (With Condition)	43
6.	EPF/0811/11	Richmond Farm, Parsloe Road, Epping Upland, Epping CM16 6QB	Refuse Permission	46
7	EPF/0532/11	Roydon Pumping Station, Harlow Road, Roydon CM19 5HF	Grant Permission (With Conditions)	52
8	EPF/0686/11	Oaklands, Low Hill Road, Roydon CM19 5JN	Grant Permission (With Conditions)	60

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Report Item No: 1

APPLICATION No:	EPF/2675/10
SITE ADDRESS:	71 Farm Hill Road Waltham Abbey Essex EN9 1NG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Ms Venessa Taylor
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=524214

CONDITIONS

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

2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Proposal:

Consent is being sought for the erection of a two storey side extension. This would be 3.73m wide and 7.8m deep with a ridge roof continuing off the existing roof ridge.

Description of Site:

A two-storey semi-detached dwelling located on the northern side of Farm Hill Road, Waltham Abbey. The dwelling (and neighbouring properties) sit on land higher than the road and there is an existing detached side garage that would be removed as part of this development. The site lies within an Epping Forest District Council Flood Risk Assessment zone.

Relevant History:

None

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions
U2B – Flood Risk Assessment zones

Summary of Representations:

7 neighbouring properties were consulted.

TOWN COUNCIL – Object on the grounds that the bulk and design may have an overbearing impact on the adjacent bungalow.

Issues and Considerations:

The proposed development would replace an existing detached garage and be located 1.12m from the shared boundary with No. 69 Farm Hill Road, which is a large detached bungalow. The closest part of the neighbouring property is an attached garage, which extends to approximately the same depth as the proposed extension. The main bulk of the bungalow (the habitable part) is located approximately 4.5m in from the shared boundary and extends a considerable distance beyond the rear wall of the proposed extension. Due to this there would be little increased impact on neighbouring amenities as a result of this development. There are no flank windows proposed in this development, and therefore no loss of privacy to neighbouring residents.

Whilst the introduction of a two storey side extension to this property would result in a slight unbalancing effect to the pair of semi-detached dwellings, given the mix of dwelling types, sizes and designs within the locality it is not considered that this would be detrimental to the overall appearance of the site. Although it would be preferable to have a set down ridge line, making the extension subordinate to the main dwelling, this is not considered essential to allow for such a development in this location. The extension would retain more than a 1m gap between the flank wall and side boundary, which would overcome any resultant terracing effect, and therefore the proposed extension is not considered detrimental to the overall character of the street scene.

Despite the loss of the existing detached garage, there would be sufficient space within the front garden to ensure adequate off-street parking provision is retained.

The site lies within a Flood Risk Assessment zone, however the proposed extension would only cause a negligible increase in surface water runoff and therefore no Flood Risk Assessment would be required.

Conclusion:

The proposed extension would be an acceptable development that would not adversely affect the amenities of neighbouring residents and complies with the relevant Local Plan policies. As such the application is recommended for approval.

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

Planning Application Case Officer: 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

Agenda Item Number:	**1**
Application Number:	EPF/2675/10
Site Name:	71 Farm Hill Road, Waltham Abbey EN9 1NG
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0054/11
SITE ADDRESS:	Land Rear of 66 -70 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	J Bidmead/C Constantinou/C Smith/Mr & Mrs Cooper
DESCRIPTION OF PROPOSAL:	Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close.
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=524464

CONDITIONS

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

2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) 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.

5 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS) and the means to prevent the discharge of surface water from the development onto the highway. The development shall be carried out and maintained in accordance with the approved details.

6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The parking waiting, turning loading and unloading of construction/delivery vehicles, plant and materials
3. Storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
5. Measures to control the emission of dust and dirt during construction
6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
7. Details of wheel washing

7 All construction/demolition works and ancillary operations, including vehicle movement on 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.

8 Prior to first occupation of the development hereby approved, the proposed window openings on the first floor flank elevations 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.

9 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, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

10 No unbound material shall be used in the surface treatment of the vehicular access within 6m of the highway boundary.

11 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

This application is before this Committee as it is for a form of development that cannot be approved at Officer level if there are more than two expressions of objection to the proposal, and, since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions) and since it has been 'called in' by Councillor Bassett (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).

This application was scheduled for consideration by the Committee on 2nd March 2011 but was withdrawn from the Agenda at the discretion of the Chairman.

Description of Proposal:

The applicants seek permission to erect 2 detached dwellings fronting Wheelers Close on land which presently forms the gardens of 66-70 Western Road.

The new dwellings would be two storey 'L' shaped buildings with recessed side access and with a front gable feature and relatively shallow pitch roof.

The ground floor would provide accommodation for a lounge, kitchen/diner, integral garage, hall, cloak/wc area and utility area. The first floor would provide 3 bedrooms, a bathroom, en-suite and office/playroom. The proposals include openings on all sides, but Officers note those on the flank elevations at first floor serve bathroom or landing areas and therefore may be obscure glazed by condition.

The applicant also includes an extension to the curtilage of number 8 Wheeler Close, whereby a new rear access and retaining wall is provided alongside an attached garage as part of the proposals. The new flat roof garage to number 8 Wheelers Close would be 3m in height.

The proposed dwellings reach 8m in height at the highest point, have a footprint 10m in depth and 8m wide, provide a single integral space in the garage and a further tandem space on the drive to the front. The properties would be accessed via an extension from the existing turning head at the top of Wheelers Close and maintain a rear garden area with a depth of 11-12m an area of slightly above 100sqm per dwelling.

The application has been revised to remove some front boundary fencing between plots and increase the depth of the garages to the new plots. Further revisions also increased the depth of the garage to serve number 8 Western Road.

Description of Site:

The site is formed from the rear of gardens serving 66-70 Western Road. The proposed plot maintains a comparable depth to that provided along the eastern side of Wheelers Close and the proposed dwellings would front Wheelers Close opposite numbers 7 and 9. The proposals would be accessed from a private access off the existing turning head in Wheelers Close. The ground level rises from the entrance from Wheelers Close to Western Road and beyond.

There is a drainage ditch indicated to be for run off in the locality that runs inside and along the western side of the site adjacent to the boundary.

The site is within Nazeing, outside the Green Belt and outside of any area of special designation.

Relevant History:

None.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
H3A	Housing Density
H4A	Dwelling mix
H5A	Provision for affordable housing
H6A	Thresholds for affordable housing
H7A	Levels for affordable housing
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE5	Design and Layout of new Development
DBE6	Car parking in new development
DBE8	Private amenity space
DBE9	Loss of amenity
LL11	Landscaping schemes
ST1	Location of development
ST2	Accessibility of development
ST4	Road Safety
ST6	Vehicle parking
I1A	Planning obligations

Summary of Representations:

23 neighbouring properties were notified and a site notice was erected on receipt of the application and on receipt of revisions. 16 neighbouring properties have responded, of which 14 properties have objected, and 2 properties have written in to support the proposals. The responses are summarised as follows:

1 WHEELERS CLOSE: Responded on more than one occasion to strongly object due to parking issues, issues relating to drainage and sewage, the proposals appear out of character, loss of trees, increased traffic and impact to the turning head. Objections maintained after the garage alterations.

2 WHEELERS CLOSE: Responded on more than one occasion to strongly object due to increased parking pressures and traffic, impact to the drainage and sewers. Increased ground levels resulting in increased overlooking and loss of privacy, impact to a stream and issues relating to access for construction vehicles, fire engines and refuse vehicles. Maintain the view that larger garages does not overcome issues.

3 WHEELERS CLOSE: Have liaised with the Council regarding the handling of the application and objected verbally but have not provided a written or email objection.

5 WHEELERS CLOSE: Responded on more than one occasion to strongly object due to design being out of character, scale resulting in overlooking and loss of privacy, object to back land development, access should be from Western Road, additional traffic, absence of sufficient parking and issues relating to emergency service and construction access, construction and

subsidence and issues relating to drainage and run off from additional surfacing. Objections were maintained after the increase in garage sizes.

6 WHEELERS CLOSE: Responded on more than one occasion to strongly object to properties that are out of character, out of scale being larger than existing properties, unacceptable height, loss of privacy, loss of view, against back land development, construction impacts to health, impacts to drainage, difficulties in the existing parking/turning circumstance, loss of existing parking within the turning head, raise issues relating to access easements between residents, safety issues relating to construction issues, loss of light in garden areas, loss of openness to street scene, issues relating to land ownership, potential future developments, impacts to hedgerows and trees, inadequacy of bin storage provision, impact to air quality, impact to water pressure and potential risk of subsidence. Further responses reiterated that garage and access alterations in no way overcomes objections raised and that the dwelling should be considered as four bedroom due to the size of the study room provided. The original Officers report suggested the attachment of the standard hours of construction and these are insufficient. Request a condition requiring wheel washing.

7 WHEELERS CLOSE: Responded on a number of occasions to strongly object due to loss of privacy, overlooking, land ownership matters, additional pressure on existing adequate parking, loss of turning area, height of the proposals out of character, impact to drainage, provision of back land development, impact to drainage ditch, loss of trees, highway safety issues from the new access. Subsequently number 7 has written to advise the Council that it appears some of the application site is within the ownership of number 7 and number 9 as advised by a Surveyor and a man hole would require relocating to enable the development. Objections are maintained subsequent to the garage and access alterations within the site.

9 WHEELERS CLOSE: Responded on a number of occasions to strongly object to loss of privacy, encroachment onto land, overcrowding, parking and access issues, construction access issues, drainage and run off issues from loss of trees and sewer issues, pollution and flooding from loss of ditch. The objections are in no way overcome by the revisions made.

10 WHEELERS GREEN: Objects due to parking issues, emergency vehicle access, private sewer issues, insufficient allowance made for turning of vehicles and issues relating to construction.

12 WHEELERS GREEN: Object to application due to sewer issues.

14 WHEELERS GREEN: Object due to issues relating to parking and access and construction matters. A further letter was supplied to confirm the objection stands after revisions were made.

58 WESTERN ROAD: Objection lodged online with no additional comments.

62 WESTERN ROAD: Strongly objects to the proposed dwellings as they are too large and out of character and result in loss of privacy. Suggest bungalows more appropriate.

66 WESTERN ROAD: Applicant strongly supports proposals and notes that potential for discussion at recent Parish meeting was not offered to the applicants. Confirms solar panels proposed on roof. Notes generous separation distances and confirms that preapplication advice was sought before submission regarding scale and design. Confirm overlooking is comparable to that already taking place to the front of existing dwellings and that the access proposed is akin to that provided at 7 and 9 Wheelers Close. Strongly dispute that land is owned by other parties. Reiterate parking provision as set out on the plans.

70 WESTERN ROAD: Applicant strongly supports proposals and in response to queries suggests infill development preferable to loss of surrounding Countryside. Notes not invited to Parish meeting to respond to objections. The access proposed is wider than that serving other homes in

Wheelers Close, confirms no land owned by other parties is required and that previous sale negotiations with other parties for alternate land were inconclusive resulting in the present scheme. Confirms no rooms provided in the roof and that after construction the proposals are intended to blend with the existing built form.

72 WESTERN ROAD: Strongly object due to Impact to adjacent gardens from development, overlooking, loss of views and impact to wildlife.

74 WESTERN ROAD: Object on more than one occasion to the loss of views, impact to the Green Belt, impact to wildlife due to loss of trees, back land development and run off. Concern that the proposals will result in additional neighbour disputes.

NAZEING PARISH COUNCIL:
10th February: Objections - Access is inadequate and could cause problems for emergency vehicles. There is encroachment onto land belonging to No 7 and No 5 Wheelers Close. There are no 2½ storey properties in Wheelers Close. It would be obtrusive and be back yard development. It would contravene policies DBE1, DBE2, DBE5(ii), DBE6, DBE8 and DBE9 of the Adopted Local Plan and Alterations.

15th March: The Council have the same objections as with the original application. The size of the garage may be enlarged but the problems of parking and access have not been addressed.

18th April: Objections as with previous application. This amended application has not addressed the issue of parking and access for emergency vehicles. Highways Department have stated it is a problem. It is against government guidelines for back garden development. Policies DBE9, DBE1, DBE2 and LL10.

ROBERT HALFON, MP: Aware of high level of objections and trust that these concerns will be fully considered and addressed by Officers. A second letter raised concerns regarding application procedure and sought clarification.

Issues and Considerations:

The main issues to be considered are as follows:
Principle of the provision of 2 dwellings
Dwelling mix and affordable housing
Design and street scene implications
Neighbouring amenity
Access and parking
Landscaping and ecology
Flood/run off issues
Refuse storage
Other matters raised
S106 issues

Principle of residential development
Core policies and Housing policies seek to steer development towards areas outside of the Green Belt to ensure good access to amenities and lesser dependence on the private car. The proposals would make use of existing residential plots with access to the highway which would form part of an established cul-de-sac.

The proposals have been compared with back land development and garden grabbing, however whilst the land does presently comprise garden space for properties fronting Western Road, the proposed development would have a street frontage akin to that which presently exists at numbers

7 and 9 Western Road, extending the existing Close as infill development as opposed to back land development which PPS3 seeks to prevent.

The provision of a garage to the property at number 8 is not unacceptable, not out of character and akin to many residential developments in the Nazeing area.

Dwelling mix and affordable housing
The proposed dwellings would maintain a density of 33dph (dwellings per hectare) which is within historically established acceptable thresholds. The proposals would provide only two dwellings, both with three bedrooms, however there is little scope for diverse mixes of accommodation on small schemes. Officers note family accommodation is always in demand in established settlements.

The proposals are below the affordable housing thresholds therefore no contribution is required.

Design and Street scene
The proposed detached properties would differ in design from those already provided in Wheelers Close, however the surrounding areas comprise a mix of single and two storey dwellings of a terraced, semi-detached and detached character, all visible due to the changing ground levels. Whilst not visually akin in design to the immediately adjacent properties the dwellings would not appear visually jarring in the wider context.

Officers note the neighbouring objections for the dwellings appearing out of character, however design policies do not require the duplication of development that is already in place, but rather require the scale and form to appear cohesive. The provision of two detached properties at two storey height is not in itself unacceptable. Officers note the provision and retention of landscaping would also soften views of the proposed properties.

Neighbouring amenity
The layout of the proposals is such that the dwellings would be situated at the end of the applicants' properties resulting in a good distance of separation and a relationship between properties not dissimilar to that at 62 and 64 Western Road. The proposals would not be closer to number 8 Wheelers Close than the attached property at number 6 and the dwellings are to the north, therefore overshadowing the street in the early morning, the garden areas of 66-70 Western Road in the afternoon and their own garden areas in the evening. The dwellings will be separated from opposite properties by the width of the street and footpaths, therefore this relationship is common throughout residential streets in the District.

Issues are raised regarding neighbouring overlooking and loss of privacy. As the dwellings would extend an existing street, any overlooking would not be significantly different than that experienced by the properties at the entrance to Wheelers Close. Furthermore, the opposing nature of dwelling fronting one another across a street is not uncommon and not considered to significantly detract from neighbouring amenity.

Access and Parking
The proposals incorporate two spaces per dwelling, this meets the requirements of the ECC Parking standards. The applicant has revised the layout of the frontage of the development to improve access to parking areas and the garaging has been enlarged to overcome previous highway concerns.

The most recent response from highways states: '*The Highway Authority would not wish to raise an objection to this proposal subject to the following; Conditions are then recommended for provision of suitable access during construction, namely wheel washing, turning and loading of delivery/construction vehicles and parking for contractors. No unbound material to be used within 6m of the highway and the submission of details of surface water discharge*.'

Matters relating to generic parking issues outside of the development after occupation are beyond planning control. Officer suggests a condition may be imposed to require the retention of the garaging for parking and storage to prevent conversion to a room. This would ensure the retention of availability of parking.

Landscaping, Contamination and Ecology
No issues have been raised regarding contamination. The proposals would make use of an existing garden area, therefore aside from nesting species which are protected during construction by other legislations, there is unlikely to be any established species due to existing residential disturbances on the site and in the surrounding areas. Ecological reports are not required as per guidance from Natural England's procedure notes and any potential species are instead protected under separate legislation.

The Council's landscaping team have reviewed the proposals and are satisfied with the plans subject to conditions requiring construction protection of the trees intended to remain and submission of a landscaping scheme.

Flood/run-off Issues
A number of issues have been raised regarding a stream/drainage channel in the site, impacts of increased run off following the development and potential subsidence. The Council's land drainage team has been consulted and has raised no objections to the proposals but has requested a condition requiring the applicant to provide a Flood Risk Assessment for the purposes of run-off. This would ensure that the development makes suitable provision to ensure the development does not result in run-off beyond that which presently exists.

Refuse Storage
The applicant has indicated an area adjacent/within the hedging which would be set aside for refuse storage near the boundary of the site. As a refuse vehicle already enters the Close for the existing properties these would be collected at this time from near the site entrance. Refuse collectors would not travel a distance beyond that already taking place for existing properties in the Close, this provision is satisfactory.

Other matters raised
A number of issues are raised which are beyond planning control such as:
- Foul sewer/drain issues which are a private matter for the service operator and drain owners to consider.
- Boundary disputes are again a Civil Matter between affected parties. For the land subject of this application the applicant has declared ownership.

Other issues raised which have not been considered above include:
Emergency access, this would remain akin to that which is provided and satisfactory for the existing properties in Wheelers Close with the distance to the new dwellings no further from the main turning head than existing properties 7 and 9 Wheelers Close.
Existing parking issues in the wider Close which are beyond planning control
Construction issues, whilst the Council can restrict hours of operation and seek provision of a Construction Management Plan to ensure minimum disruption during development, the noise and disturbance generated by any development is of a temporary nature and not possible to prevent in its entirety.

S106 issues
No S106 agreement has been provided due to the scale of the development not attracting the requirement for contributions.

Conclusion

Whilst this is clearly an evocative application resulting in a development in a small enclave of properties, the proposals would provide two family dwellings in an existing Close with an acceptable provision of parking and sufficient garden area.

Once constructed the proposals would have no significant adverse impacts to neighbouring amenity or the street scene and result in only negligible additional vehicular movements in the Close, therefore Officers recommend approval subject to conditions.

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

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

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

Epping Forest District Council

Area Planning Sub-Committee West

Agenda Item Number:	**2**
Application Number:	EPF/0054/11
Site Name:	Land Rear of 66 -70 Western Road Nazeing, EN9 2QQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0512/11
SITE ADDRESS:	Land adj 58 Shooters Drive Nazeing Essex EN9 2QD
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Alan Hooker
DESCRIPTION OF PROPOSAL:	Erection of three bedroom dwelling. (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=526365

CONDITIONS

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

2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

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

4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and 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.

5 The parking areas shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

6 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

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) and as it is an application for non-householder development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought for the erection of a detached dwelling house. The proposed dwelling would be 7.6m wide and a maximum of 7m deep with a hip ended pitched roof to a maximum height of 8.1m. It would be set at an angle to the original property with its flank wall running parallel with the eastern boundary of the site. Access to the proposed dwelling would be via an existing vehicle access to the car port and garage, which would be removed as part of this development. A new vehicle access is proposed with front parking area to serve the existing 58 Shooters Drive. There would be parking provision for two cars for the new dwelling and two cars for the existing dwelling, and private amenity space serving each dwelling to the rear.

Description of Site:

The application site is the side garden of No. 58 Shooters Drive, located on the southern side and on a bend in the road. Given the site location the plot is triangular in shape with a wide frontage but narrow rear garden. The land is surrounded by residential properties, with dwellings to the east (located on Palmers Grove) backing onto the side boundary of the site. The site sits on land some 1m higher than the immediately adjoining neighbouring garden, which themselves slope down towards the neighbouring house. As such the application site sits within a prominent location when approached from the East.

Relevant History:

EPF/1156/05 - Two storey side extension – approved/conditions 08/08/05
EPF/0125/10 - Erection of four bedroom dwelling – refused 22/03/10

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties

DBE3 – Design in urban areas
DBE8 – Private amenity space
DBE9 – Loss of amenity
ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking
U2B – Flood Risk Assessment zones

Summary of Material Planning Issues within Representations Received:

13 neighbours were consulted on this application.

PARISH COUNCIL – Object as it is not in keeping with street scene, detrimental effect upon existing neighbouring properties, and as it would result in more on street parking by occupants of 58 Shooters Drive and new property.

35 PALMERS GROVE – Object as Government Planning Policy was reworded in 2010 to remove residential curtilage from being classified as Previously Developed Land.

108 WESTERN ROAD – Object as it is out of character with surrounding dwellings, will result in overlooking, and due to a lack of parking provision and impact on highway safety.

87 SHOOTERS DRIVE – Object as the dwelling will be intrusive and overbearing, it's out of keeping with surrounding properties, there would be a loss of light, there is inadequate parking provision, and it may detrimentally impact on highway safety.

Issues and Considerations:

The previous application for a detached new dwelling was refused for the following reasons:

> *The proposed dwelling, due to the size, bulk, design and proximity to the site boundaries, would result in both a cramped form of development and a house excessively sited forward of the adjacent houses that would be out of character and detrimental to the appearance of the street scene, contrary to Policy CP2 and DBE1 of the adopted Local Plan and Alterations.*
>
> *The proposed dwelling, due to its siting, size, orientation and proximity to the site boundary, would result in an unacceptable level of overlooking and have a detrimental impact on the visual amenities of neighbouring residents in Palmers Grove, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.*

To address the above reasons this revised application proposes a smaller dwelling that has been re-sited within the application site. The new dwelling has been reduced from 9.75m in width and a maximum of 7.5m in depth, to 7.6m in width and a maximum depth of 7m. Furthermore the roof of the latest proposal has been altered to incorporate hip ends rather than the previously proposed gables, and has removed the large unsightly flat roofed dormer at the rear. This has therefore reduced the overall bulk and size of the dwelling.

The orientation of the dwelling has also been altered so that the flank wall runs parallel to the eastern boundary of the site rather than facing the rear of the properties in Palmers Grove as previously proposed (albeit at an oblique angle). It also ensures that the angle of the house in relation to the building line on Shooters Drive would follow the angle of the road.

Location
The application site lies within the built-up section of Nazeing, in an area that is predominantly residential. Whilst residential curtilage no longer constitutes 'Previously Developed Land' as designated within PPS3, this does not preclude all residential curtilage from further development, provided it complies with all other Local Development policies and PPS3 does state that "*using land efficiently is a key consideration in planning for housing*". Furthermore, several Local Plan policies promote new development in sustainable areas well served by public transport.

Whilst the site is located within the built-up area of Nazeing, this is not considered a particularly sustainable location as it is not well served by public transport. However Nazeing is a small rural town/village with some, albeit limited, public transport opportunities and local facilities, such as a shopping parade, recreation grounds, and health care facilities, and as such it is felt that the site, whilst not a 'preferred location', is generally acceptable on sustainability grounds.

Design and appearance
Policies CP2, DBE1 and DBE3 of the Epping Forest District Local Plan seek to ensure that new development is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area. This generally reflects guidance laid out in PPS1.

Whilst the immediate surrounding locality primarily consists of semi-detached bungalows and semi-detached two storey properties of a traditional post-war style, many of these have been subsequently extended and the wider residential estate consisting of Shooters Drive, Palmers Grove and Western Road does contain a variety of house types and design, with other examples of detached houses within the estate. As such, whilst a detached house would not match the immediate surrounding dwellings it is considered that its inclusion within this street scene would not be detrimental enough to the character of the area to warrant refusal.

Whereby the previously proposed dwelling was to be located on the shared boundary with No. 58 Shooters Drive this revised scheme would be set back 1.5m from this boundary at its closest point and 1m from the shared boundary with No. 35 Palmers Grove. This therefore now complies with the guidance given within the Local Plan, which requires at least 1m gap between detached houses and the site boundaries, and therefore is no longer considered to create a "*cramped form of development*". This would be further helped by the 6.4m gap between the front most corners of the new dwelling and No. 58 Shooters Drive.

The previous unsightly rear dormer and overdominant gabled roof have been removed in this revised application, and the dwelling now proposed is a fairly simple and traditionally designed house that would not be detrimental to the overall appearance of the street scene. At present this area of side garden predominantly consists of hardstanding with vehicles parked on it, however the erection of a dwelling would provide opportunity for some new landscaping to be added to the site. This would help to both soften and screen the proposed new dwelling and would generally enhance the overall visual character of this corner plot.

Amenity considerations
Policy DBE8 of the Local Plan requires that new dwellings should have at least 20 sq. m. of private amenity space for each habitable room (which also includes a kitchen over 13 sq. m. in floor area). The proposed dwelling would have three bedrooms and a single open plan kitchen/dining/lounge, and therefore would require 80 sq. m. of private amenity space. The application proposes 80 sq. m. of rear private amenity space, which meets the requirement. There would also be 84.5 sq. m. of private amenity space retained for No. 85 Shooters Drive, which is considered acceptable.

The previous proposal, given the angle of the dwelling, would have resulted in a loss of privacy to neighbouring properties in Palmers Grove as at its closest point the previous dwelling was just 2.3m distance from the rear boundary of No. 35 Palmers Grove and 13m distance from the rear

boundary of No. 33 Palmers Grove (at its furthest point). The previous dwelling also failed to meet adequate window to window distances with the properties in Palmers Grove, which was made worse by the elevated position of the proposed house.

This revised application has addressed this by angling the dwelling so that it runs parallel to the shared boundary between the site and the properties in Palmers Grove. Due to this the rear windows would no longer face onto the gardens or rear windows of these neighbouring properties, and there are no flank windows proposed. Therefore the new dwelling would now comply with the guidance contained within the Essex Design Guide and would not unduly overlook neighbouring properties. The only direct overlooking that would occur from this development is of the remaining rear garden of No. 58 Shooters Drive, and similarly No. 58 would overlook the rear garden of the new dwelling. This is due to the triangular shape of the site and angle of the proposed property. Whilst generally any form of direct overlooking is avoided where possible, as the new house is being built within the side garden of No. 58 Shooters Drive (also within the applicant's ownership), then this form of overlooking is at the developers choosing and would be unlikely to warrant a reason for refusal.

The application site sits on land higher than the neighbouring properties on Palmers Grove, which would make the dwelling more visually dominant. Whilst the dwelling would have an impact on the visual amenities of these residents, given the reduced size and bulk of the proposed dwelling and the distance from the neighbours rear windows (15m), it is not considered that this would be unduly detrimental enough to warrant refusing planning permission.

Highways/Parking
Access to the site is via an existing access to the car port and garage associated with No. 58 Shooters Drive, however the development proposes a new vehicle crossover to serve No. 58. Whilst the site is located on a bend in the road it is not considered that the new vehicle crossover would result in a detrimental impact on highway safety. Although cars would be required to reverse onto or off of the site the road is not a main thoroughfare and this situation can be seen elsewhere on the estate.

The application proposes two off-street parking spaces for the new dwelling and two spaces for No. 58 Shooters Drive (to replace the existing parking area). There would also be sufficient space within the front garden of No. 58 to allow for a visitor to pull onto the site, however no such opportunity is provided on the proposed new dwelling. Notwithstanding this, the level of off-street parking provision would meet with the requirements of the Essex County Council Vehicle Parking Standards and is therefore considered acceptable. Whilst concern has been raised by neighbouring properties that there is insufficient parking provided, which primarily stems from the number of vehicles currently used by the occupiers of No. 58 Shooters Drive, the personal circumstances of the current occupiers cannot be considered, but rather the level of parking provision laid out by the Essex Vehicle Parking Standards must be the basis of the parking requirements.

Flood risk
The application site is located within a Flood Risk Assessment zone and is of a size where it is necessary to avoid generating additional runoff and to improve existing surface water runoff. As such a Flood Risk Assessment is required for the scheme, however this can be secured by condition.

Conclusion:

The revised scheme has addressed the previous reasons for refusal and is now considered an acceptable development. The introduction of a single detached dwelling in this location is not considered harmful to the character or appearance of the area, would not result in an unduly detrimental impact on neighbouring residents, and would be an acceptable design. There is

sufficient parking provision and private amenity space provided and as such, subject to conditions, the proposed development complies with the relevant Local Plan policies. As such the application is recommended for approval.

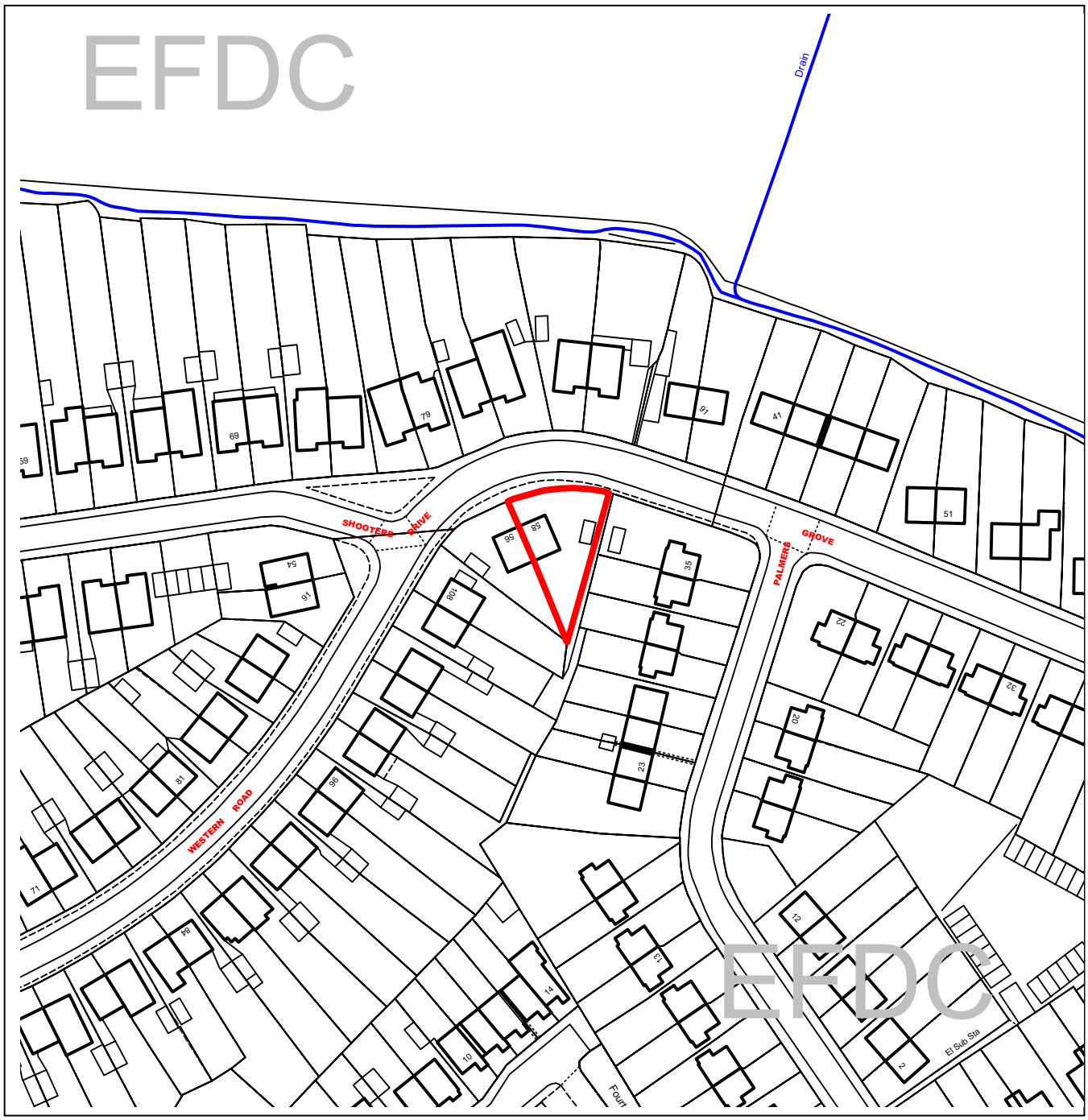
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: 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



Agenda Item Number:	**3**
Application Number:	EPF/0512/11
Site Name:	Land adj 58 Shooters Drive Nazeing, EN9 2QD
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0520/11
SITE ADDRESS:	Richmonds Farmhouse Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr William H Wood
DESCRIPTION OF PROPOSAL:	Resiting of Old Granary. Removal of dilapidated plant pool room and garden store and erection of replacement plant/pool room and garden store building. Removal of brickwork building with corrugated metal roof. Erection of car port/log store and hard standing.
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=526386

CONDITIONS

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

2 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Richmonds Farmhouse.

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

Description of Proposal:

The applicant seeks planning permission to re-site the old granary building, remove a plant pool room and garden store building and erect replacement structures. The removal of a brickwork building with metal roof is also sought alongside the erection of a car port/log store and hard standing.

The front wall of granary building would be re-sited some 3.5m from the existing rear wall, moving the structure from the centre of the site towards the rear boundary of the site. The dimensions of the granary remain unchanged. The outbuilding/plant room proposed for replacement would again

move from the central garden area towards the rear boundary and the footprint would increase from 4m x 8m to 5.4 x 8.3m. This would be located closer to the pool.

The proposed cart lodge would be positioned to the side of the building close to the adjacent field also within the applicant's ownership. The cart lodge would be 5.3m x 6.8m reaching a height of 4.7m at the maximum pitch. This would provide cover for two vehicles and a log store area.

The additional hard surface proposed would be formed between the main dwelling and the proposed cart lodge to allow access.

The structures have been previously permitted as detailed in the site history.

Description of Site:

The application site is a Grade II Listed 16th century farmhouse with listed outbuildings located on the northern side of Parsloe Road just on the outskirts of Harlow. To the northeast of the site are the outskirts of Harlow with predominantly agricultural land to the south and west. The only immediate neighbouring property relates to the farm complex to the side/rear. The entire site is located within the Metropolitan Green Belt.

Relevant History:

EPF/0616/06 – Listed Building application for the erection of cart lodge/log store and hard standing – Approved
EPF/1830/06 – Relocation of granary, remove plant room/pool room and garden store and erection of replacement plant/pool room and garden store building – Approved

SUMMARY OF REPRESENTATIONS:

EPPING UPLAND PARISH COUNCIL: Objection on the following grounds:

- Considered to be overdevelopment of the site, by virtue of the number and size of buildings, in a Metropolitan Green Belt which is exacerbated by the recent planting of conifers thus reducing open space.
- There is a risk to the integrity of the Old Granary by its being moved. The necessity for its being moved was also questioned as this imposes an inherent threat to its fabric.
- Concern as to the future use of the area.

None of the adjacent neighbouring farm units are registered addresses on the planning database, therefore a site notice was erected at the vehicular entrance to the unregistered units on 4th April 2011 adjacent to the converted neighbouring barn which is also not registered. No comments have been received.

Policies Applied:

Epping Forest District Local Plan and Alterations
CP2 – Protecting the quality of the rural and built environment
DBE4 – Design in the Green Belt
DBE9 – Loss of amenity
GB2A – Development in the Green Belt
HC10 – Works to Listed Buildings
HC12 – Development affecting the setting of Listed Buildings

Planning Issues and Considerations

The main issues for consideration in this application are the principle of the proposals in the Green Belt, the design and associated impacts on the Listed Building and potential impacts to neighbouring amenity.

Residential outbuildings in the Green Belt are not uncommon; however most are usually erected under the General Permitted Development Order. In this instance the proposals are within the curtailage of a Listed Building therefore this is not possible.

The proposed re-positioning of the granary results in no additional floor space or scale beyond that which presently exists, therefore the repositioning of this structure raises no concern. The replacement of the plant room with a structure larger than that which presently exists by 42% raises minimal concern as it is within the scale of additions which would generally be accepted in the Green Belt, however, when considered in the context of the proposed double cart lodge and log store, Officers are concerned that there is a large amount of ancillary storage in the grounds of the main building. Officers note that the main dwelling is Listed and may not provide a level and amount of storage which is common in modern dwellings and that the applicant owns a parcel of land adjacent which may require equipment for maintenance, this coupled with modern car ownership and the maintenance needs of the pool onsite appears to justify the amount of ancillary space required. Officers also note all structures have been previously permitted under separate applications in 2006 and the proposals make no changes beyond the previous consents. The comments of Epping Upland Parish Council are noted, however the proposals are unchanged from those previously approved and when previously considered the Parish raised no objections to both applications in 2006. Landscaping may have taken place onsite subsequent to the previous application but this does not require consent.

The proposed designs have been subject to discussions with the Listed Building Advisor prior to submission and remain unchanged from the previous approvals therefore no concerns are raised. The Granary structure is retained as existing and the pool room and cart lodge have been designed sympathetically to the main dwelling with no adverse impacts to the Listed Building or its setting. The proposals do not permit the use of the buildings for any purpose other than those ancillary to the main dwelling and this may be restricted by condition. Matters relating to the integrity of the Listed structure are addressed as part of the separate Listed Building Application.

The proposals are well separated from neighbouring properties within the applicants plot, therefore no adverse impacts arise to neighbouring amenity.

Highway impacts are of minimal concern with no new access being formed and ecological impacts are of minimal concern as the site is presently residential garden.

Conclusion

The proposals remain unchanged from those considered acceptable in 2006 and Council policy objectives are unchanged from this time, therefore mindful of the above, approval is recommended.

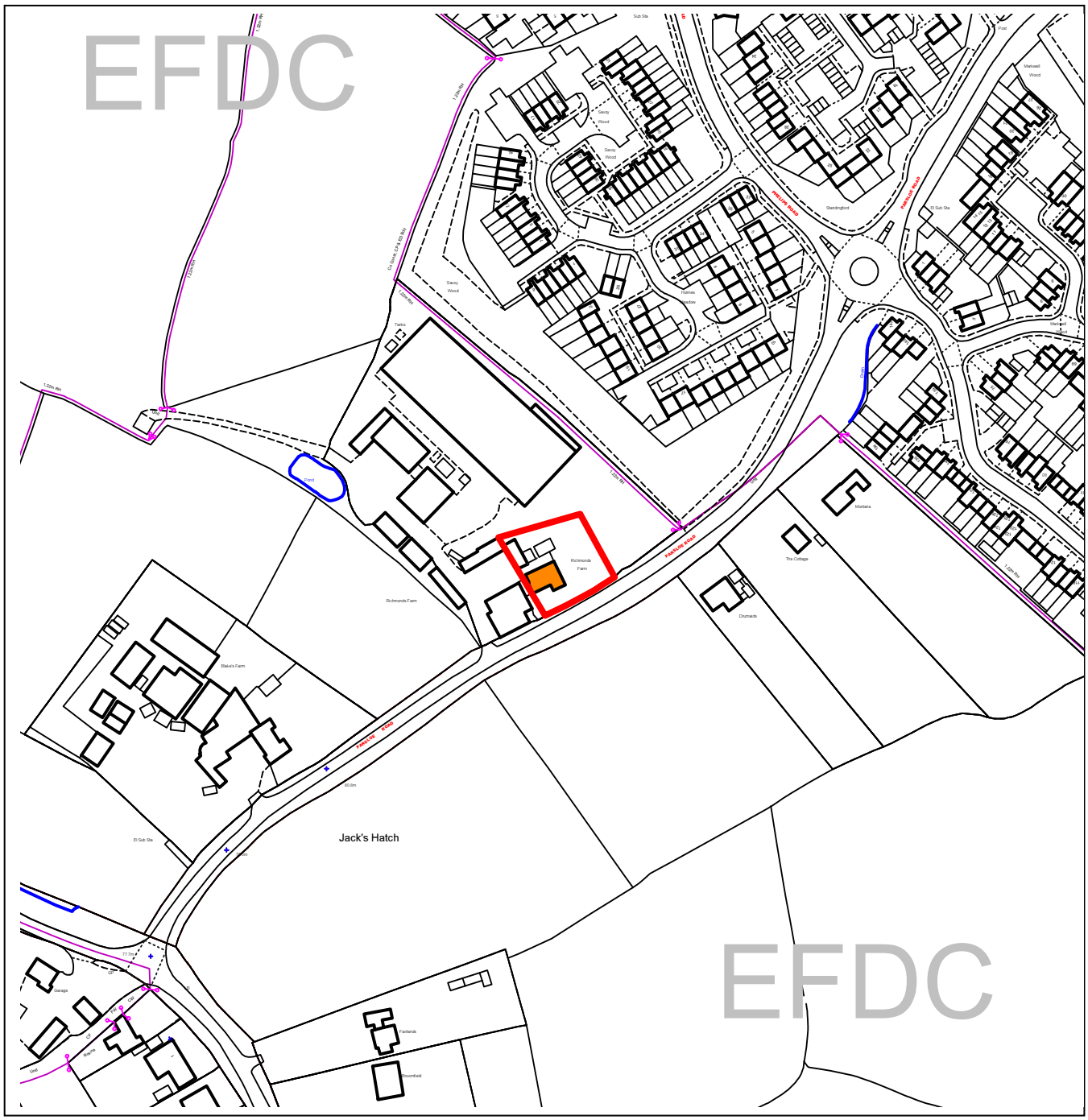
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

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

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

Epping Forest District Council

Area Planning Sub-Committee West



Agenda Item Number:	**4 & 5**
Application Number:	EPF/0520/11 & EPF/0521/11
Site Name:	Richmonds Farmhouse, Parsloe Road Epping Upland, CM16 6QB
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/0521/11
SITE ADDRESS:	Richmonds Farmhouse Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr William H Wood
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the resiting of Old Granary. Removal of dilapidated plant pool room and garden store and erection of replacement plant/pool room and garden store building. Removal of brickwork building with corrugated metal roof. Erection of car port/log store and hard standing.
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=526387

CONDITIONS

1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

2 Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

3 Additional drawings that show details of proposed new window, doors, eaves, verges and cills by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.

4 Prior to the commencement of any works or demolition hereby granted consent, details of a programme of building recording by a person or body first agreed to by the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved programme of building recording and analysis shall be fully implemented prior to the demolition of works being completed.

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

Description of Proposal:

The applicant seeks Listed Building Consent to re-site the old granary building, remove a plant pool room and garden store building and erect replacement structures. The removal of a brickwork building with metal roof is also sought alongside the erection of a car port/log store and hard standing.

The front wall of granary building would be re-sited some 3.5m from the existing rear wall, moving the structure from the centre of the site towards the rear boundary of the site. The dimensions of the granary remain unchanged. The outbuilding/plant room proposed for replacement would again move from the central garden area towards the rear boundary and the footprint would increase from 4m x 8m to 5.4 x 8.3m. This would be located closer to the pool.

The proposed cart lodge would be positioned to the side of the building close to the adjacent field also within the applicant's ownership. The cart lodge would be 5.3m x 6.8m reaching a height of 4.7m at the maximum pitch. This would provide cover for two vehicles and a log store area.

The additional hard surface proposed would be formed between the main dwelling and the proposed cart lodge to allow access.

The structures have been previously permitted as detailed in the site history.

Description of Site:

The application site is a Grade II Listed 16th century farmhouse with listed outbuildings located on the northern side of Parsloe Road just on the outskirts of Harlow. To the northeast of the site are the outskirts of Harlow with predominantly agricultural land to the south and west. The only immediate neighbouring property relates to the farm complex to the side/rear. The entire site is located within the Metropolitan Green Belt.

Relevant History:

EPF/0616/06 – Listed Building application for the erection of cart lodge/log store and hard standing – Approved
EPF/1830/06 – Relocation of granary, remove plant room/pool room and garden store and erection of replacement plant/pool room and garden store building – Approved

SUMMARY OF REPRESENTATIONS:

EPPING UPLAND PARISH COUNCIL: Objection as this is considered to be over development, by virtue of the number and size of buildings within the curtailage of a listed building.

None of the adjacent neighbouring farm units are registered addresses on the planning data base, therefore a site notice was erected at the vehicular entrance to the unregistered units on 23rd March 2011 adjacent to the converted neighbouring barn which is also not registered. No comments have been received.

Policies Applied:

Epping Forest District Local Plan and Alterations
HC10 – Works to Listed Buildings

HC12 – Development affecting the setting of Listed Buildings

Planning Issues and Considerations

The sole issues for consideration in this application are the impact of the proposals on the Listed Building and its curtilage.

The proposed additional structures and repositioning of the granary which already exists have raised no concern when considered historically and advice received from the Council's Listed Building Advisor indicates that approval would be acceptable subject to conditions. This indicates that the granary structure can be satisfactorily moved without compromise to the structure.

The proposed works result in the pool building and granary structure being repositioned, this provides a more usable garden area and improved setting and context for the Listed Building, therefore no concerns are raised.

Concerns raised regarding overdevelopment are considered as part of the simultaneous full plans application.

The comments of Epping Upland Parish Council are noted, however the proposals are unchanged from those previously approved and when previously considered the Parish raised no objections to both applications in 2006.

The proposed designs have been subject to discussions with the Listed Building Advisor prior to submission and remain unchanged from the previous approvals therefore no concerns are raised. The Granary structure is retained as existing and the pool room and cart lodge have been designed sympathetically to the main dwelling with no adverse impacts to the Listed Building or its setting.

Conclusion

The proposals remain unchanged from those considered acceptable in 2006 and Council policy objectives are unchanged from this time, therefore mindful of the above, 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: Jenny Cordell
Direct Line Telephone Number: 01992 564294

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

Report Item No: 6

APPLICATION No:	EPF/0811/11
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Wood
DESCRIPTION OF PROPOSAL:	Construction of single detached dwelling. (Revised application)
RECOMMENDED 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=527485

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 Due to the importance of this open space between Harlow Town and the historic buildings at Richmonds Farm, further residential development in this location 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.

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

Description of Proposal:

Consent is being sought for the erection of a two bedroom detached house within the grounds of Richmond Farmhouse. The proposed dwelling would be 12.7m in width and a maximum of 7.8m in depth and would have a ridged roof to a height of 7.6m.

Description of Site:

Richmond Farmhouse is located on the northern side of Parsloe Road just on the outskirts of Harlow. The application site consists of a 0.9 hectare piece of land to the east of the farmhouse. The existing farmhouse is a Grade II listed building with outbuildings to the rear. To the northeast of the site are the outskirts of Harlow with predominantly agricultural land to the south and west. The entire site is located within the Metropolitan Green Belt.

Relevant History:

EPF/2108/08 - Erection of a detached dwelling – refused 19/12/08 for following reasons:

> *The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The Local Plan and Government Guidance as set out in Planning Guidance Note 2 (Green Belt) state that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area. The proposal is inappropriate development harmful to the purposes of including land in the Green Belt and contrary to the Government advice contained in PPG2, and Policy GB2A, of the Adopted Local Plan and Alterations. There are no adequate very special circumstances to outweigh the harm of the proposal to the Metropolitan Green Belt.*
>
> *The proposed development due to its siting, design and appearance, in particular the overall form and scale of it, would be harmful to the setting of the adjoining Listed Building contrary to Policies CP2 and HC12 of the Epping Forest District Adopted Local Plan and Alterations and National Planning Guidance PPG15.*

EPF/0015/11 - Construction of single detached dwelling – refused 03/03/11 for following reasons:

> *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.*
>
> *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.*

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP3 – New development
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE4 – Design in the Green Belt
DBE8 – Private amenity space
DBE9 – Loss of amenity
GB2A – Development in the Green Belt
GB7A – Conspicuous development
HC12 – Development affecting the setting of Listed Buildings
LL10 – Adequacy of provision for landscape retention
LL11 – Landscaping schemes

ST1 – Location of development
ST4 – Road safety
ST6 – Vehicle parking

Summary of Representations:

4 neighbours were consulted and a Site Notice displayed. This report has been prepared prior to the expiration of the consultation period, so any further correspondence received will be verbally presented to the Committee.

PARISH COUNCIL – Object on the basis that the site is in the Green Belt, on the border with Harlow, and should be protected; it is an overdevelopment of the site which is in the curtilage of a Grade II listed building; it would detract from the setting of the local landscape; a run of hedge is to be removed to allow for the new access; and the new access would be very close to a bend. It was also noted that what is referred to as a 'mature' hedge is recent growth.

17 HOLMES MEADOW, HARLOW – Comment that whilst the house is a nice design and would add additional character to the area they would wish to see the site secured during construction, that times of access to the site is restricted during construction, and that the road at the construction site entrance be kept clean.

Issues and Considerations:

The main impact of the proposal is whether it constitutes appropriate development in the Green Belt and the harm it would have on this, the appropriateness of the development in this location, and with regards to the overall design and impact on the adjacent Grade II listed building. The application earlier this year was assessed by Area Pans Sub Committee West and was refused planning permission on the same grounds as the 2008 application.

This latest application has altered the design and layout of the house, and has subsequently reduced the house down to a two bed property rather than the previous three bed (although both rooms are fairly large and internal alterations could result in three bedrooms being created if desired). The revised application proposes a more barn-like design to the dwelling with a footprint of 78.13 sq. m., as opposed to the previous 86.75 sq. m., and has removed the detached garage.

The application site is located within the Green Belt, where the erection of new dwellings is considered inappropriate development that, by definition, is harmful to the openness of the Green Belt. Furthermore, the five purposes of including land within the Green Belt as laid out in PPG2 are the following:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns from merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

As previously stated in EPF/0015/11, the proposed development fails to comply with the above purposes for the following reasons:

- To the northeast of the application site (separated by a relatively small woodland buffer) are the outskirts of Harlow Town, which is a large urban area. By allowing further development on sites surrounding this town (outside of any strategic 'Harlow Growth' allocation) would certainly constitute "*unrestricted sprawl*" of this "*large built-up area*".
- Whilst this particular development would not result in the merging of Harlow with any neighbouring towns, piecemeal development such as this would set a precedent for further

residential development in Parsloe Road, which could eventually result in the enclave of Jacks Hatch being incorporated into Harlow Town.

- The proposed development would clearly constitute '*encroachment into the countryside*' as this would result in further residential development on this agricultural site. Whilst the applicant claims that the site constitutes the residential curtilage of Richmond Farmhouse, this does not appear to lawfully be the case and therefore the area of land would be considered agricultural in use. Notwithstanding this however, neither agricultural land nor residential curtilage constitute 'Previously Developed Land' and therefore has no presumption for housing development.
- Whilst the development would not impact on any 'historic town' it does impact on the setting of a Grade II listed building (as covered below).
- Although only a relatively short distance from Harlow Town this site does not constitute 'urban land' and, as stated above, does not constitute 'Previously Developed Land'.

Further to this principle harm from inappropriateness, the physical presence of the proposed development in this previously undeveloped area of land would clearly impact on the openness, character and visual amenities of the Green Belt contrary to the requirements of Local Plan policy GB2A.

Due to the above, and as previously decided, the proposed development is inappropriate development harmful to the purposes of including land in the Green Belt and should be refused unless there are sufficient very special circumstances to clearly outweigh this harm.

Whilst the proposed development is smaller than the previously refused scheme there have been no further arguments put forward to outweigh both the principle and actual harm from this development, and as such it is considered the previous reason for refusal still stands.

The only additional argument made by the applicant are the personal circumstances of the applicant (i.e. health issues), which is stated as the reason behind his desire to reside close to his family (who live in Richmond Farmhouse), however such personal circumstances are not relevant and should not form any argument to allow for a new dwelling in the Green Belt. As such this application still fails to comply with national guidance PPG2 and Local Plan policy GB2A.

Whilst the design and scale of the development is better than the previously refused scheme, the principle of further residential development in this location is considered harmful to the setting of Richmond Farmhouse, which is a Grade II listed building. Historic maps show that the listed building always had a spacious setting and the large green space provides an important buffer zone between the historic group of buildings at Richmond Farm and the adjacent Harlow Town.

The dwelling would be accessed from a new entrance to the east of the existing access. Whilst the parish council have raised concerns about the new access no objection has been raised by Essex County Council Highways, subject to conditions.

The proposed development would 'retain and maintain' the existing hedges and landscaping on the site (except for that section of hedge to allow for the new access). Such works can be controlled by condition.

There is sufficient space on site for adequate private amenity space and car parking, and given the location of the site there would be no detrimental impact on neighbouring residents.

The site is potentially contaminated and therefore would require a phased contamination land investigation (secured via condition) if granted consent.

Conclusion:

Despite the further change to the size and design of the proposed dwelling, it is not considered that there has been any significant change or further justification over the previously refused schemes in March 2011 and December 2008. The proposed development would still constitute inappropriate development that is harmful to the purposes of including land within the Green Belt, and would cause physical harm to the openness and character of the Green Belt due to the introduction of further built form within this previously undeveloped site. Furthermore, the principle of developing this site would be detrimental to the historic setting of the adjacent Grade II listed building. No very special circumstances have been put forward to outweigh this harm and as such the proposal fails to comply with Government Guidance in the form of PPG2 and PPS5, and Local Plan policies GB2A, CP2, and HC12. Therefore the application is recommended for refusal.

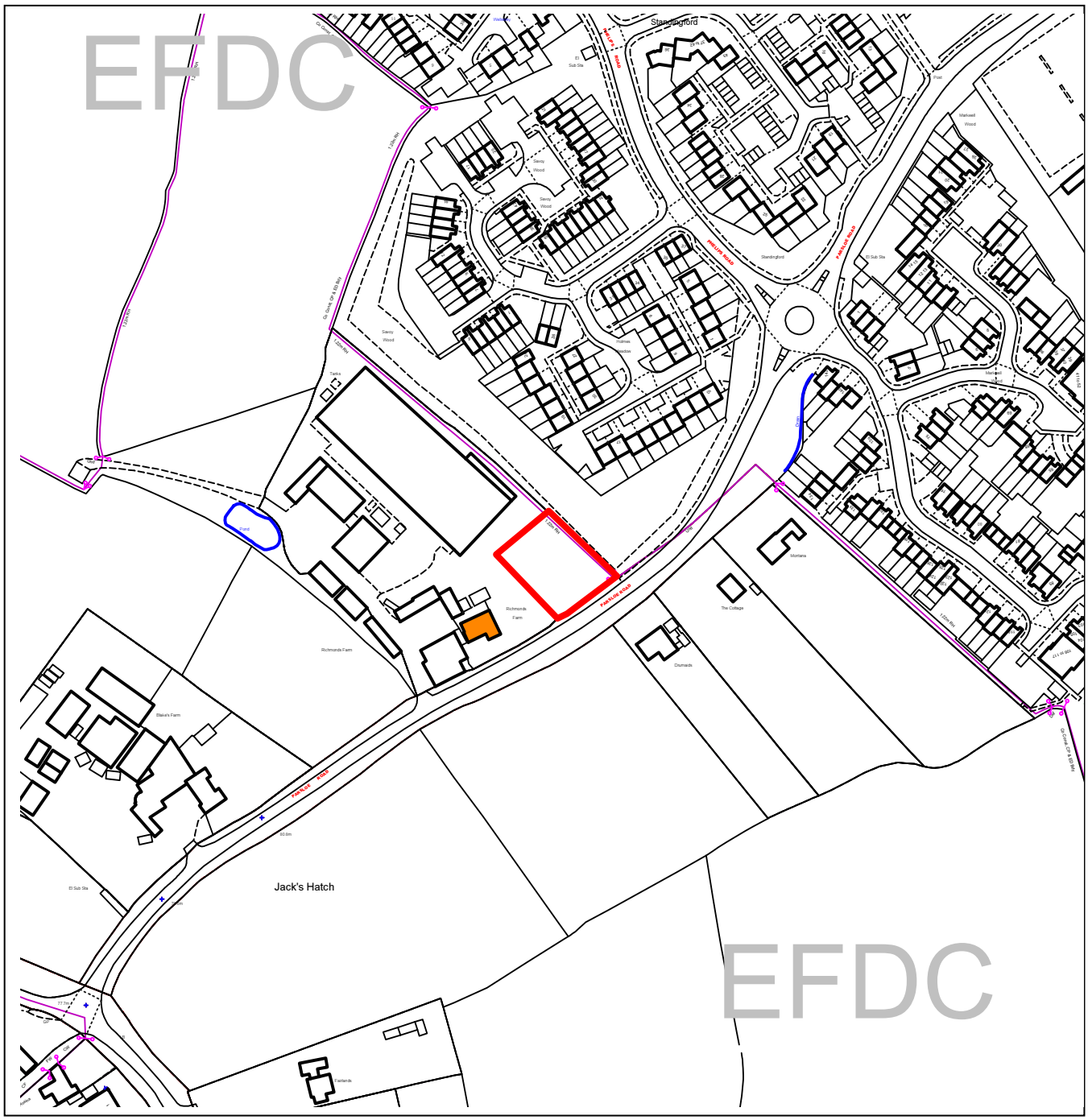
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

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



Agenda Item Number:	**6**
Application Number:	EPF/0811/11
Site Name:	Richmond Farm, Parsloe Road Epping Upland, CM16 6QB
Scale of Plot:	1/2500

Report Item No: 7

APPLICATION No:	EPF/0532/11
SITE ADDRESS:	Roydon Pumping Station Harlow Road Roydon Essex CM19 5HF
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Veolia Water Central Ltd
DESCRIPTION OF PROPOSAL:	Proposed process building.
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=526426

CONDITIONS

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

2 The process building hereby approved shall be clad in a dark green colour and retained as such thereafter. The colour shall be submitted for approval by the Local Planning Authority prior to commencement of development.

3 All construction/demolition works and ancillary operations, including vehicle movement on 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.

4 The landscaping scheme shall be carried out in accordance with the approved Landscape Plan as shown on plan no: VWC/100223/Landscapeplan, unless otherwise agreed in writing by the Local Planning Authority. 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 in writing.

5 Prior to commencement of works details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority.

6 Prior to commencement of works details of any proposed fencing shall be submitted to and approved in writing by the Local Planning Authority.

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

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:

Proposed process building constructed out of profiled metal sheeting 9m wide, 16.5m in length with a height of 5m. The proposed process building is part of a larger scheme of work. The other work (as shown outside of the red line) can be completed within the scope of permitted development and a Certificate of Lawful development has been granted for these works under a separate application. The process building requires planning permission as it is a building rather than classed as 'plant', therefore this application is only for the process building as outlined in red on the location plan and not for any of the surrounding works.

Description of Site:

The site is currently an open area of grass/scrub land adjacent to the existing pumping station works. The pumping station is accessed by a vehicle access adjacent to the residential property – Domun. The existing works are in the main located behind a group of 5 properties which front onto Harlow Road (Brookside, Hawkhurst, Brill Cottage, Red Roofs and Briggens View). The proposed works will extend the pumping station to the east. The application site is set at a slightly lower level than the road. There is existing hedgerows/planting to the west of the application site (adjacent to a public footpath), along the internal perimeter fence and around the perimeter of the land within the applicant's ownership to the north (adjacent to a public footpath) and east boundaries. The site is not within a Conservation Area but is within the Metropolitan Green Belt.

Relevant History:

Various applications the most relevant of which:
EPF/ 0534/11 - Certificate of lawful development for a proposed filter plant, process units, pumping station, access road and associated works - Lawful

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
GB7A Conspicuous development within the Green Belt
DBE1 – Design of New Buildings
DBE2 – Effect on neighbouring properties
DBE4 – Design in the Green Belt
DBE9 – Loss of amenity
LL1 – Rural Landscape
LL11 – Landscape Schemes

Summary of Representations:

ROYDON PARISH COUNCIL – No objections as we understand the need for this facility but we have the following comments.

The Parish Council had a number of concerns which have been discussed with Veolia Water. The company seems responsive to these but we would like to see these made a condition of approval.

- Site lorries should be routed towards Harlow (A414, M11, M25) and NOT through the Village (traffic plan).
- Cladding should be in keeping and sympathetic with the surroundings. The suggested colour of Goose Grey does not seem suitable in this location which is viewed from a higher elevation rather than across the skyline. A green colour would be more appropriate.
- Site access – Lorries should not block the road when entering the site. The gate should be recessed during working hours so that lorries are off the road.
- Working hours should be stated for completeness of information.
- Access road through the site should be marked on all plans although we understand that the route may be diverted away from the back of houses on Harlow Road as works proceed.

Although the Parish Council has not objected outright, due to the number of concerns it was considered that the application should be presented to Committee.

NEIGHBOURS
23 neighbour were consulted and a Site Notice displayed

BRIGGENS VIEW – Objection –Inappropriate in Green Belt, concern with regards to noise, loss of habitat, materials out of keeping, concern with regards to fencing, lighting, wheel washing facilities, landscaping and damage to existing concrete road. Consider that the planning application should include the filter block and query whether all of land is operational.

THE STONES – Objection – fully concur with letter received from occupants of Briggens View

Any additional neighbour comments received will be reported verbally to committee.

ROYDON COUNTRYCARE – Concern with regards to impact on the Metropolitan Green Belt with regards to landscaping, cladding and surface colours.

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
- Landscaping

Impact on the Green Belt
The proposed process building is a metal clad building similar in appearance to modern agricultural buildings, a commonly viewed building within green belt locations. Although such a building does not fall within the scope of appropriate uses within the Green Belt, given that it is an extension to an existing pumping station it is considered an appropriate location, rather than an alternative Green Belt area.

It is not considered that a building of this type is out of keeping with the surrounding area given it's location on the edge of an existing pumping station. It is considered to be well sited close to the existing structures and buildings and will be viewed from the surrounding area in the context of the existing pumping station. Furthermore, the proposed process building will be partially screened by the existing structures and those proposed within the scope of permitted development. From a wider area the existing site and proposed building are well screened by existing vegetation to the west and north and further planting is proposed, as detailed in the Landscaping section below.

Design Issues
As stated above, the proposed building is a relatively standard, metal clad building similar in appearance to modern agricultural buildings. It is considered to be of a practical, utilitarian design, one that fits within the immediate surroundings of the various pumping station plant and other buildings.

There is inconsistency between the information provided within the design and access statement and as shown on the plans with regards to the colour of the proposed building. The design and access statement states 'Goose Grey', whereas the plans show 'Ice Blue'. Notwithstanding what has been shown within the submitted documents, a green colour is considered to be more aesthetically pleasing, and one that is generally used to blend buildings more successfully into their rural surroundings. A condition could be added to any approval to ensure that this is complied with.

Impact on Neighbouring Amenity
The process building is considered to be relatively well screened from the west (where there are no immediate neighbours) and the north (screening Roydon Lodge Chalet Estate) by existing vegetation and therefore it is not considered to result in a significant impact on these areas.

With regards to the properties to the south (those fronting onto Harlow Road), although the proposal may impact on the visual amenity of these properties it is not considered so significant as to justify a refusal. In essence the 'view' from these properties will be altered and although there is no right to a view over someone else's land, visual impact and outlook are material considerations. However, given the building will be partly screened by other plant/buildings, and further landscaping is proposed it is not considered that the proposed process building will have a significant detrimental impact on these neighbours.

The Parish Council has queried the hours of working at the site and this could be conditioned to ensure that construction work is controlled, given the relatively close proximity to residential properties. As the application site is outlined in red, with other land within the Applicant's ownership outlined in blue a condition could cover all the proposed works at the site and not just those that are part of this application.

The Parish Council have also requested that site lorries should be routed towards Harlow (A414, M11, M25) and not through the village. Enforcing the routing of traffic can be very difficult and this would have to be achieved through a legal agreement. As this application is solely for the process building it is not considered necessary to enforce lorry routes for this application. Furthermore, the Applicant, Veolia Water has been in direct communication with the Parish Council regarding the concerns raised and has suggested that 'An alternative route using the A414 is certainly not an issue and signs can be erected'.

Landscaping
There is existing planting to the south and east of the existing structures, following the existing fence line. However, by the Agent's own admission, as stated within the submitted design and access statement, the hedge is recently planted and species poor. This fence will have to be repositioned to facilitate the proposed works and it is the intention to incorporate a traditional hedgerow mix around the perimeter. This will help to screen the proposed and existing works from the surrounding rural area and from the surrounding properties. Further planting is proposed to the southern and eastern boundary of the new works to provide more of a screen to the residents to the south and of the proposal.

Additional information has been provided by the Agent, following on from the Council's Tree and Landscape Officer's comments requiring further information with regards to landscaping. A landscaping plan has been submitted which clearly shows a new hedgerow to the south, east and north of the proposed works, with additional trees planted. This is considered to be acceptable

provided works are carried out in accordance with the plan as it will help screen the proposal from the properties to the south and generally soften the proposal into a rural setting.

Conclusion:

The proposed process building is not considered to detract from the character and openness of the Metropolitan Green Belt, is considered an acceptable design with limited impact on neighbouring amenity and if covered by a condition provides an acceptable provision of landscaping. 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

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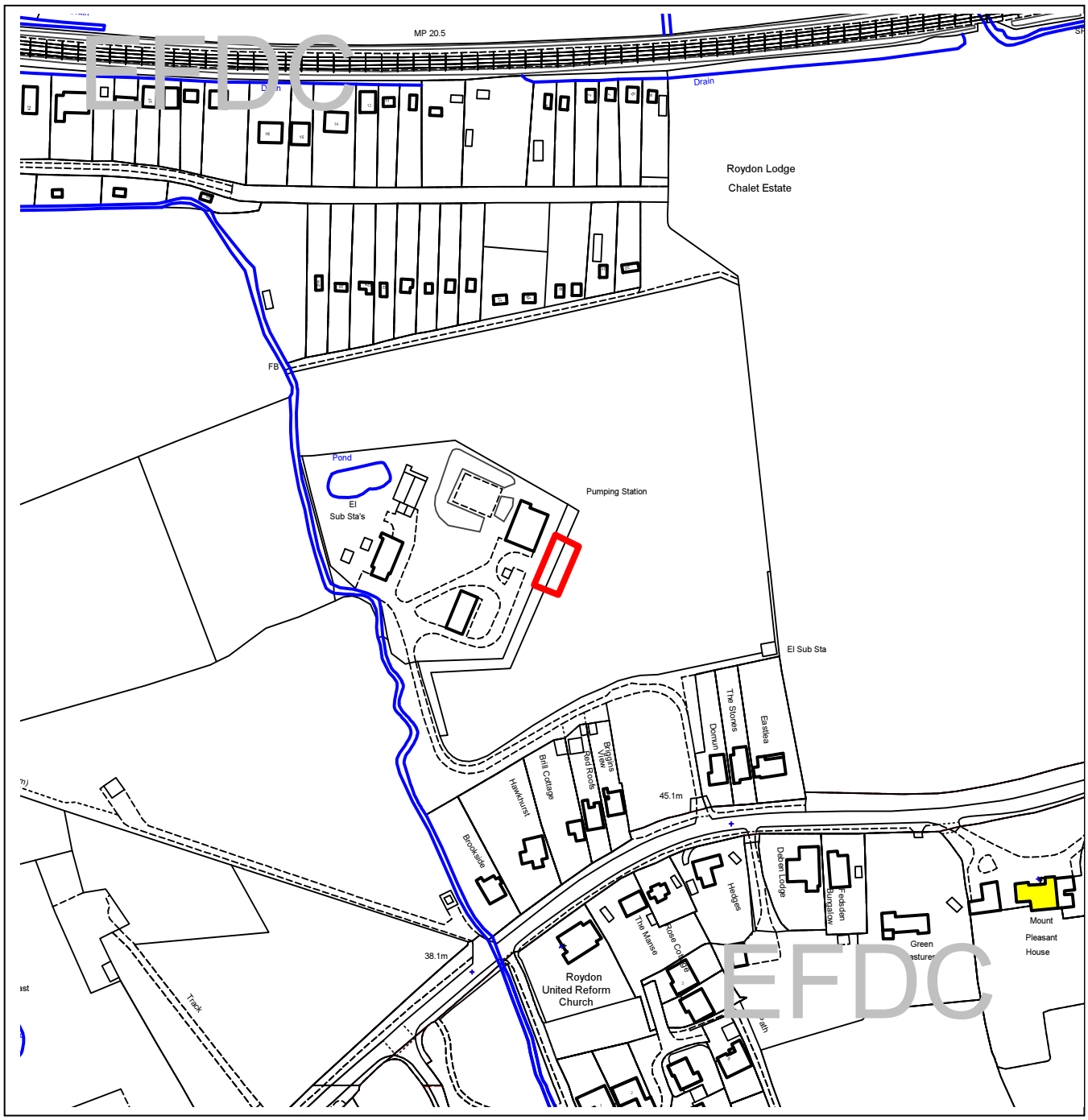
Epping Forest District Council

Area Planning Sub-Committee West



Agenda Item Number:	**7**
Application Number:	EPF/0532/11
Site Name:	Roydon Pumping Station, Harlow Road Roydon, CM19 5HF
Scale of Plot:	1/2500

Report Item No: 8

APPLICATION No:	EPF/0686/11
SITE ADDRESS:	Oaklands Low Hill Road Roydon Harlow Essex CM19 5JN
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr Fiore Rodia
DESCRIPTION OF PROPOSAL:	Detached summer house.
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=526995

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 proposed summer house, shall match those as detailed on the application form received 31st March 2011.

3 The proposed summer house shall only be used as ancillary to the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Oaklands, or be used for any business or commercial use.

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:

Single storey detached summer house located in the rear garden. The proposal measures 4.5m wide, 10.4m deep with a height of 3.9m.

Description of Site:

The property is a recently built detached one and a half storey dwellinghouse with detached garage located on the north-west side of Low Hill Road. The property is set back from the road by approximately 14m and is situated within a very deep plot. The property is within a linear strip of development that stretches out from the built up area of Roydon but this property is within the Metropolitan Green Belt. The application site is not within a Conservation Area.

Relevant History:

EPF/0794/08 – Demolition of existing detached dwelling and outbuilding and erection of new detached house with detached garage (revised application) – App/Con
EPF/1618/08 – Proposed garage – App/Con
EPF/2062/08 – Proposed amendments to approved plans (EPF/0794/08) to include an additional front dormer and relocation of approved replacement dwelling 1m further back – App/Con

There is an existing outbuilding within the rear garden located close to the south boundary. Permitted development rights for outbuildings were removed when the replacement dwelling was granted planning permission, therefore retrospective planning permission is required for this existing outbuilding and is currently being investigated. This application is only for a proposed outbuilding located on the north boundary and not for the existing outbuilding.

Policies Applied:

Epping Forest District Local Plan and Alterations
CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Development in the Green Belt
DBE9 – Loss of amenity
DBE10 – Residential extensions

Summary of Representations:

ROYDON PARISH COUNCIL – Object on the following grounds:
The plans show very little information – the dimensions of the summer house are not given. The Parish Council have concerns (subject to clarification of dimensions) that this could be developed into a separate dwelling at a later date.

NEIGHBOURS
3 neighbour were consulted – no responses received.

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
This application is for a relatively large outbuilding, however given the size of the residential curtilage it appears modest in size. Although some distance into the rear garden the proposal will be approximately parallel with an existing outbuilding in the neighbouring garden (Littlemore). Furthermore, Oaklands is within a linear strip of residential development, that although within the Green Belt extends out from the built up area of Roydon.

When the application site was given planning permission for a replacement property, permitted development rights for outbuildings were removed so that the Council could retain control over future development at this site. Therefore, although this proposal requires planning permission, if permitted development rights had not been removed it would fall within the scope of what would be permitted.

Due to the modest size and screening by the neighbouring outbuilding it is not considered that the proposal detracts from the character or openness of the Green Belt on this edge of settlement location.

Design
The design is appropriate to a rural area and the proposal will be clad in weatherboard, creating a traditional appearance. As it is to the rear it will not disrupt the appearance of the streetscene.

Impact on Neighbouring Amenity
The properties along Low Hill Road have long gardens and given the distance from neighbouring properties it is not considered the proposal will have any negative impact on loss of light, outlook or privacy or any negative visual impact.

The Parish Council have raised concerns with regards to the future use of the proposal as a separate residential dwelling. Planning permission would be required for such a change of use and a condition can be applied to ensure it is not used separately for residential use.

Other Issues
The Parish Council objection included concerns that dimensions of the summer house were not provided. The plans were submitted to scale and therefore dimensions are not required.

Conclusion:

The proposed single storey outbuilding generally accords with adopted planning policy and approval is therefore recommended.

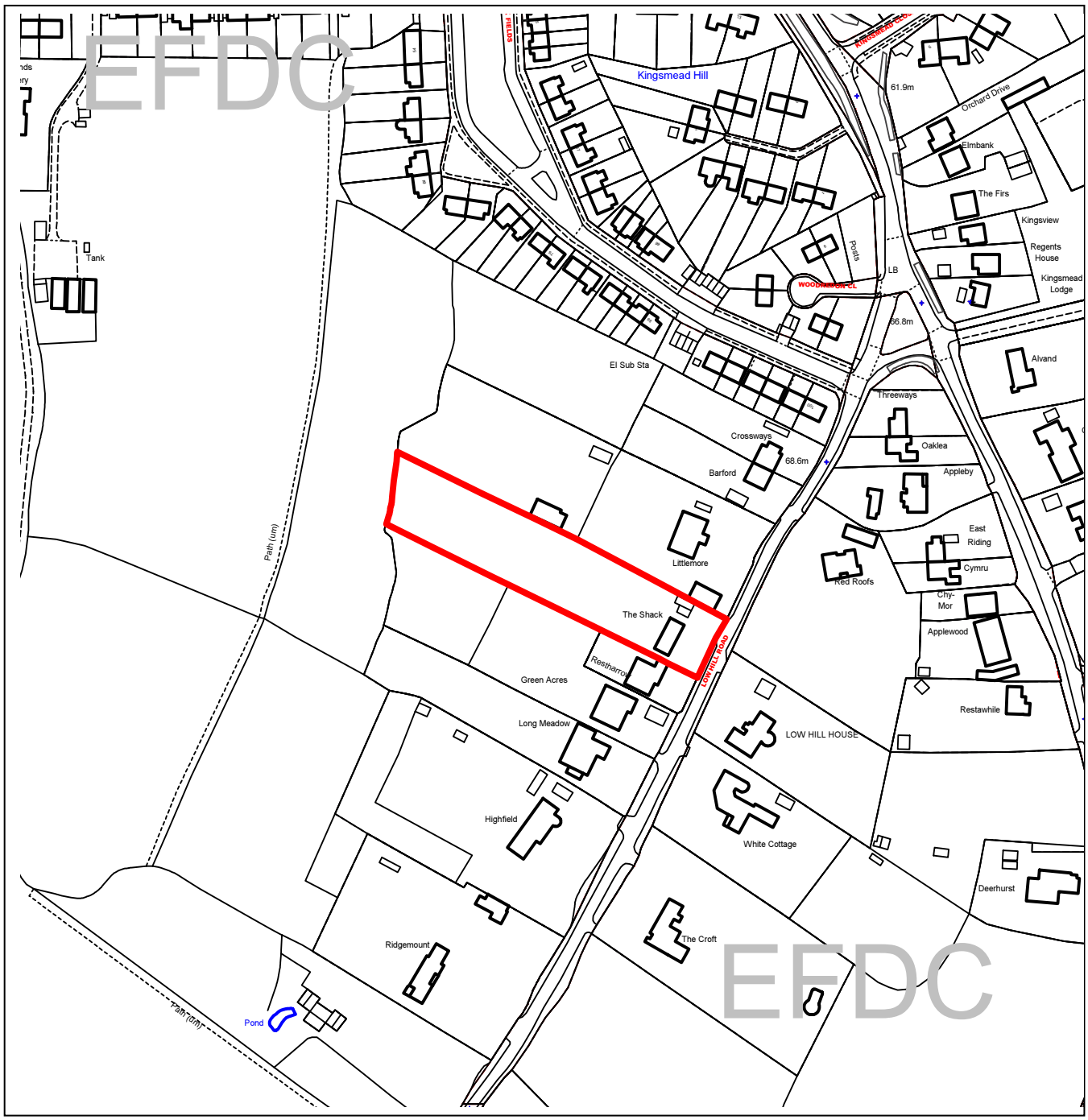
Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

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

or if no direct contact can be made please email:

Epping Forest District Council

Area Planning Sub-Committee West



Agenda Item Number:	**8**
Application Number:	EPF/0686/11
Site Name:	Oaklands, Low Hill Road Roydon, CM19 5JN
Scale of Plot:	1/2500

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Epping Forest District Council

Report to Area Planning Sub-Committee West

Report Reference: PA-001-2011/12
Date of meeting: 8 June 2011

Subject: **Probity in Planning – Appeal Decisions for the period October 2010 to March 2011.**

Responsible Officer: **Nigel Richardson (01992 564110).**

Democratic Services: **Mark Jenkins (01992 564607).**

Recommendation:

(1) That the Planning Appeal Decisions for the period October 2010 to March 2011 be noted.

Reasons for Proposed Decision:

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.

Other Options for Action:

None.

Report:

Background

1. 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 advertisement, listed buildings, enforcements, telecommunications or tree related appeals). That too has been dropped as a National Indicator but the Council has created a Local Performance Indicator (LPI 45). 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.

2. For 2010/11, a more realistic achievable target was set to not exceed 28%, however, once again, this was exceeded (36.6%). For 2011/12, LPI 45 has been split into two, one of which will measure the performance of committee reversals of officer recommendations, which generally is the main factor why the performance has not been achieved.

Performance

3. Over the six-month period between October 2010 and March 2011, the Council received 65 decisions on appeals (56 of which were planning related appeals and 9 were enforcement related). Of these, 24 were allowed (36.9%).

4. 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 42% allowed (21 of 50 appeals).

Planning Appeals

5. Out of the 22 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, 14 were allowed and 8 dismissed. 63.6% of appeals resulting from committee reversals were therefore not supported on appeal. The Council was not successful in sustaining the committee's objection in the following 14 cases:

(a) Area Plans Sub-Committee South (4 Allowed):

- EPF/0310/10 – Redevelopment involving demolition of 1 house and replace with 12 apartments at 118 High Road, Chigwell;
- EPF/0924/10 - New fence, wall and gates at 36 Stradbroke Drive, Chigwell;
- EPF/2175/10 - Extension of existing patio at 7 Chigwell Park, Chigwell; and
- EPF/0294/10 - Erection of four storey, 6 bedroom house at 13 Eleven Acre Rise, Loughton.

(b) Area Plans Sub-Committee East (4 Allowed):

- EPF/1177/10 - Two-storey rear extension, conservatory and replacement dormers to front at 11 Beulah Road, Epping;
- EPF/0917/10 - Two storey side extension with new vehicular access and crossover at 64 Morgan Crescent, Theydon Bois;
- EPF/1183/10 - Front extension with first floor addition to alter existing bungalow into a two storey dwelling at 44 Theydon Park Road, Theydon Bois; and
- EPF/1409/10 - Use of part of land and the building within for equine use for 2 ponies for personal use and retention of stable doors to outbuilding at 30/30a Piercing Hill, Theydon Bois.

(c) Area Plans Sub-Committee West (5 Allowed):

- EPF/0697/10 - Two storey side extension at 22 Palmers Grove, Nazeing.
- EPF/0971/10 - Retention of single storey side and rear extension at Oakview, Netherhall Road, Roydon.

- EPF/2278/09 - Five bedroom house with new access and driveway, alterations to dormer and single storey protrusion on existing dwelling at Woodbury, Harlow Road, Roydon.
- EPF/0002/10 - Single storey rear extension - 1a Honey Lane, Waltham Abbey.
- EPF/2376/09 - Change of use of house to multi-occupancy - 35 Denny Avenue, Waltham Abbey.

(d) District Development Control (1 Allowed):

- EPF/1448/09 - Two further pitches with additional hard standing at 5 Moores Estate off Church Road/Harlow Road, Roydon.

6. Therefore, the Sub-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. This will come under more scrutiny and be reported upon with the separation of the LPI 45 performance figure over the coming year.

7. Of the 28 planning application decisions made by the Director of Planning & Economic Development under delegated powers or recommended to the Committee for refusal, 7 were allowed (25%).

8. Out of 9 enforcement notice appeals decided, 1 was allowed:

- ENF/0546/09 - Use of house in multi-occupancy - 35 Denny Avenue, Waltham Abbey.

Costs

9. During this period, there was a partial award of costs (£1200.00) made against the council, in respect of a planning application refusal at 5 Moores Estate off Church Road, Roydon (EPF/1448/09). The Inspector in allowing the appeal, concluded that the highway reason for refusal was not substantiated by firm evidence and failed to give thorough consideration to the advice of the highway authority, who had raised no objection.

10. There was also one award of full costs (£2,326.16) in respect of an enforcement notice at Burrs Farm, Foster Street, Harlow. Because of inaccuracies in the notice, due to further issues that came to light as a result of further investigation that needed to be rectified, the enforcement notice was withdrawn, but it was after expense had been incurred by the appellant in producing evidence to challenge the appeal.

Conclusions

11. The Council's total performance for this 6-month period and the previous 6 months shows a slight overall worsening of performance for LPI 45 compared with 2009/10 from 34% to 36%, despite there being fewer appeals submitted (102 in 2009/10 and 81 in 2010/11). This is still unsatisfactorily above the performance target. The greater proportion though remain written representation appeals, which the Planning Inspectorate dictate the process on how appeals are being dealt with. Fewer public inquiries and hearings have helped to safeguard against using the

budget set aside for employing consultants to defend appeals, but it only takes a committee reversal, with a number of specialist grounds for refusal to defend, for these appeals to become quite costly to defend and, judging by performance, this is with a less than 50% chance of the appeal being dismissed, given recent years performance. We have been generally successfully fighting off major costs sought against the council, though the 3 award of costs for the year as a whole have been carefully noted, in particularly, care needed in serving enforcement notices, whilst Members should think very carefully when considering refusing planning permission on highway grounds where there is no firm evidence of highway harm and where no objection has been raised by ECC Highway Officers.

12. A full list of decisions over this six month period appears in the Appendix below.

Appeal Decisions October 2010 to March 2011 **Appendix 1**

Planning Appeals Allowed

Chigwell:

1. EPF/0310/10 – Redevelopment involving demolition of 1 house and replace with 12 apartments at 118 High Road, Chigwell.
2. EPF/0924/10 - New fence, wall and gates at 36 Stradbroke Drive, Chigwell.
3. EPF/2175/10 - Extension of existing patio at 7 Chigwell Park, Chigwell.
4. EPF/1244/10 – Crossover to front and new hard standing for car parking at 26 Warren Court, Chigwell.
5. EPF/1805/10 – Single storey rear extension at 57 Tomswood Road, Chigwell

Epping:

6. EPF/1177/10 – Two-storey rear extension, conservatory and replacement dormers to front at 11 Beulah Road, Epping.
7. EPF/1474/10 – Illuminated sign at Billie Jeans, 26 High Street, Epping

Loughton:

8. EPF/0294/10 - Erection of four storey, 6 bedroom house at 13 Eleven Acre Rise, Loughton.
9. EPF/0184/10 – Second floor side extension at 82 Tycehurst Hill, Loughton.
10. EPF/1522/10 – New fence and railings to boundary of Nursery Road at 1 Longfield, Loughton.
11. EPF2096/10 – First floor rear extension at 26 Queens Road, Loughton.
12. EPF/0131/10 – Non illuminated fascia sign x 4, 2 x first floor window manifestations and 1 x entrance door manifestations at 106-108 High Road, Loughton.

Ongar:

13. EPF/0457/10 – Development of 60 assisted living apartments for the frail and elderly at Land at Ongar Station, Ongar.

Nazeing:

14. EPF/0697/10 - Two storey side extension at 22 Palmers Grove, Nazeing.

Roydon:

15. EPF/0971/10 - Retention of single storey side and rear extension at Oakview, Netherhall Road, Roydon.
16. EPF/2278/09 - Five bedroom house with new access and driveway, alterations to dormer and single storey protrusion on existing dwelling at Woodbury, Harlow Road, Roydon.
17. EPF/1448/09 - Two further pitches with additional hard standing at 5 Moores Estate off Church Road/Harlow Road, Roydon.

Theydon Bois:

18. EPF/0917/10 - Two storey side extension with new vehicular access and crossover at 64 Morgan Crescent, Theydon Bois.
19. EPF/1183/10 - Front extension with first floor addition to alter existing bungalow into a two storey dwelling at 44 Theydon Park Road, Theydon Bois.
20. EPF/1409/10 - Use of part of land and the building within for equine use for 2 ponies for personal use and retention of stable doors to outbuilding at 30/30a Piercing Hill, Theydon Bois.
21. EPF/1707/09 – Retention of dwelling built not accordance with approved plans at Greenview adj 2 Blackacre Road, Theydon Bois.

Waltham Abbey:

22. EPF/0002/10 - Single storey rear extension - 1a Honey Lane, Waltham Abbey.
23. EPF/2376/09 - Change of use of house to multi-occupancy - 35 Denny Avenue, Waltham Abbey.

Planning Appeals Dismissed

Buckhurst Hill:

1. EPF/0488/10 – Artificial playing surface and surround fence at Loyola Prep School, 103 Palmerston Road.

Chigwell:

2. EPF/400/10 – Brick piers, walls and metal entrance gates to paddock entrance at Magnolia House, Vicarage Lane.
3. EPF/0401/10 – Access road at Magnolia House, Vicarage Lane.

Epping:

4. EPF/0631/10 – Removal of cond. 10 "Removal of Barn" on EPF/2451/07 at The Dairy, Home Farm, Copped all Estate, Epping.

Fyfield:

5. EPF/1820/10 – Two storey front/side extension, front dormer, single storey rear extension and garage/cart-lodge at front at 29 Cannons Lane.

Loughton:

6. EPF/0733/10 – 3 bedroom, two-storey dwelling with walk-out basement at rear at 12-18 Pump Hill.
7. EPF/1040/10 – single storey front extension, with new pitched roof at 5 High Beech Road.
8. EPF1833/10 – rear and side extensions, new dormers to flanks at 45 The Crescent.
9. EPF/1945/10 – part single part double storey side and rear extension at 18 Harwater Drive.
10. EPF/2015/10 – retention of double storey side and rear extension, single storey front, side and rear extensions, loft conversion with dormer in roof at 1 Marjorams Avenue.
11. EPF/2142/10 – Two storey side extension at 15 Goldings Rise.
12. EPF/2513/09 – Demolition of existing buildings and construction of single dwelling at r/o 186 Forest Road.
13. EPF/0182/10 – Crown lift of tree to 4.5m above ground level at 16 Upper Park.
14. EPF/0900/10 – Display of halo illuminated advert, non-illuminated projecting sign, internally illuminated signage and menu box at Zizzi, 2 Church Hill.
15. EPF/1808/09 – Retention of non-illuminated fascia, box and swing at 257a High Road.

Moreton, Bobbingworth and the Lavers:

16. EPF/2311/10 – Link porch between dwelling and outbuilding at Irenic Orchard, Ashlyns Lane.

Nazeing:

17. EPF0309/10 – Retention of existing storage containers for a temp period not exceeding 2 years at Nazeing Park House, Betts Lane.

18. EPF/0439/10 – Erection of day room in connection with residential mobile home site at Stoneshott View, Hoe Lane.
19. EPF/1950/10 – two bedroom house in rear garden at 49 Old Nazeing Road, Broxbourne.

North Weald:

20. EPF/1969/10 – Hand car wash with new tiled canopy roof at Pace Petrol Station, High Road.
21. EPF/0447/10 – retention of internally illuminate projection box sign at Carpenters Arms PH, High Road, Thornwood.

Roydon:

22. EPF/0524/10 – 4 bedroom house to rear with new driveway and access onto Harlow Road at Woodbury, Harlow Road.
23. EPF/2270/10 – First floor rear extension and conversion of loft space to provide 2nd floor accommodation at The Mount, Epping Road.

Sheering:

24. EPF/0399/10 – Alterations to form a two storey dwelling and new chalet bungalow at Gunn Lodge, The Street.

Stanford Rivers:

25. EPF/2399/10 – Replacement of 2 storey dwelling and redevelopment of site to provide 3 additional 2 storey dwellings (4 in total) (Scheme 2) at Millrite Engineering Site, 151-156 London Road.
26. EPF/2400/10 – Replacement of 2 storey dwelling and redevelopment of site to provide 3 additional 2 storey dwellings (4 in total) (Scheme 1) at Millrite Engineering Site, 151-156 London Road.

Stapleford Abbotts:

27. EPF/0332/10 – Change of use of existing office building to residential at Woodside Farm, Stapleford Road.

Theydon Bois:

28. EPF/0250/10 – Demolition of bungalow and reception of replacement bungalow at 40 Forest Drive.
29. EPF/0423/10 – Single storey building containing 4 loose boxes/stables, feed and machinery store, manage at Grazing land adj Broadlawn, Coopersale Lane.
30. EPF0888/10 – Demolition of existing bungalow and erection of replacement bungalow at 40 Forest Drive.

Waltham Abbey:

31. EPF/0449/10 – Wind turbine at Powder Mill, Powder Mill Way.
32. EPF/0716/10 – Variation of condition 3 on EPF/1305/08 to remove restrictions on newspapers, magazines etc at Lidl, 1 Cartersfield Road.
33. EPF/1148/10 – Use of land for car parking in connection with Breach Barns, Galleyhill Road.

Enforcement Appeals Allowed

1. Use of house in multi-occupancy - 35 Denny Avenue, Waltham Abbey.

Enforcement Appeals Dismissed

1. Stationing of metal container and storage building materials at land adjacent a residential caravan park at Honey Lane, Waltham Abbey.
2. Erection of wall and piers over 1m high at field entrance and construction of roadway, north of Magnolia House, Vicarage Lane, Chigwell.
3. Stationing of 6 storage containers at Land at Nazeing Park House, Betts Lane, Nazeing.
4. Use of land for car wash and placing of large metal container and plastic structure at Winston Churchill Pub, The Broadway, Loughton.
5. Floodlit car park and access road at Ivy Cottage, Bournebridge Lane, Stapleford Abbotts.
6. Roof terrace and associated works at 84 Russell Road, Buckhurst Hill.
7. Stationing of Caravan at Land at Abridge Road, Theydon Bois.

Enforcement Notices No Further Action/Withdrawn

1. Change of use from agriculture to retail use and non-agriculture at Burrs Farm, Foster Street, Harlow.