

# Committee Agenda



## Epping Forest District Council

### ***Area Planning Subcommittee West Wednesday, 3rd April, 2013***

You are invited to attend the next meeting of **Area Planning Subcommittee West**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping  
on Wednesday, 3rd April, 2013  
at 7.30 pm .**

**Glen Chipp  
Chief Executive**

**Democratic Services  
Officer**

Jackie Leither - The Office of the Chief Executive  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk) Tel:  
01992 564532

#### **Members:**

Councillors Mrs P Smith (Chairman), Ms Y Knight (Vice-Chairman), R Bassett, Mrs R Gadsby, Ms H Kane, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms G Shiell, Ms S Stavrou, A Watts, Mrs E Webster and J Wyatt

**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 - 8)**

General advice to people attending the meeting is attached.

**3. APOLOGIES FOR ABSENCE**

**4. MINUTES (Pages 9 - 14)**

To confirm the minutes of the last meeting of the Sub-Committee held on 6 March 2013 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 15 - 24)**

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

Background Papers

- (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.
- (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

**8. DELEGATED DECISIONS**

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

**9. EXCLUSION OF PUBLIC AND PRESS**Exclusion

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

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

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

Confidential Items Commencement

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

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

Background Papers

Paragraph 8 of the Access to Information Procedure Rules of the Constitution define

background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

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

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

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

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

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

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

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

### **Can I speak?**

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

### **Who can speak?**

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

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

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

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

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

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

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

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

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

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

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

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

### **Further Information?**

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

## Area Planning Subcommittee West 2012-13

Members of the Committee:



Cllr Smith

Cllr Knight

Cllr Bassett

Cllr  
Gadsby

Cllr Kane



Cllr Lea

Cllr Mitchell

Cllr Sartin

Cllr Shiell

Cllr Stavrou

Cllr Watts



Cllr Wyatt

Cllr  
Webster

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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 6 March 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.22 pm

**Members Present:** Mrs P Smith (Chairman), Ms Y Knight (Vice-Chairman), R Bassett, Mrs R Gadsby, Ms H Kane, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms G Shiell and Ms S Stavrou

**Other Councillors:**

**Apologies:** A Watts, Mrs E Webster and J Wyatt

**Officers Present:** J Godden (Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

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### 71. 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.

### 72. 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.

### 73. MINUTES

**RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 06 February 2013 be taken as read and signed by the Chairman as a correct record.

### 74. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### 75. ANY OTHER BUSINESS

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

**76. 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.

**77. DELEGATED DECISIONS**

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

**CHAIRMAN**

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/2437/12
<b>SITE ADDRESS:</b>	22 Palmers Grove Nazeing Essex EN9 2QF
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a two bedroom dwelling
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544324](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544324)

### 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 construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening on the first floor of the western flank elevation 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.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 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.

- 6 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 9 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surface and sealed. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 10 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, C and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 11 The front hedge/fence shall be no higher than 1m from the boundary of no 22 Palmers Grove, to a point in line with the new front elevation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0012/13
<b>SITE ADDRESS:</b>	1 Tudor Way Waltham Abbey Essex EN9 1PU
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Rear ground and first floor extension, front porch and sloping roof over front projection. Garage converted to habitable room.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544550](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544550)

**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. The first floor elevation side walls shall be rendered and painted in a light colour to be agreed prior to the first occupation of the extension.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the first floor flank elevation 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.
- 4 All construction 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes B and C shall be undertaken without the prior written permission of the Local Planning Authority.

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## AREA PLANS SUB-COMMITTEE 'WEST'

3 April 2013

### INDEX OF PLANNING APPLICATIONS

<b>ITEM</b>	<b>REFERENCE</b>	<b>SITE LOCATION</b>	<b>OFFICER RECOMMENDATION</b>	<b>PAGE</b>
1.	EPF/0150/13	Leverton Junior and Infant School, Honey Lane, Waltham Abbey, Essex EN9 3BE	Grant Permission (With Conditions)	17

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0150/13
<b>SITE ADDRESS:</b>	Leverton Junior and Infant School Honey Lane Waltham Abbey Essex EN9 3BE
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>APPLICANT:</b>	Leverton Junior and Infant School
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the erection of a single dwelling house and ancillary works, change of use of land, construction of new highway access and provision of pedestrian visibility splays. Construction of drive, turning area and car bays.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=545216](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545216)

**CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2 a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
  - (i) layout;
  - (ii) appearance;b) The reserved matters shall be carried out as approved.  
c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) 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.

- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 6 Prior to the first occupation of the development, a 1.5m by 1.5m pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be part of the vehicular surface access.
- 7 No unbound material shall be used in the surface of the access within 6 metres of the highway boundary of the site.
- 8 Any gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.
- 9 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.
- 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Site:**

Leverton County Junior School is located on the southern side of Honey Lane within the Town of Waltham Abbey.

The site subject to this application is currently located within the north western corner of the Leverton County Junior School as outline in red on the submitted location plan. This area would be sold off separately from the school if planning permission is obtained.

The site has a frontage onto Honey Lane of approximately 21 metres before it widens to approximately 25 metres along the rear boundary with a depth of 50 metres. The total area is approximately 1180 square metres.

Located towards the rear of the site is a small flat roofed two bedroom bungalow finished from facing brickwork. There is currently no vehicle access leading to the bungalow or off street parking. A number of mature trees are located throughout the site including a modest size oak tree that it situated close to the north western corner of the site. This oak tree is protected by a tree preservation order. Boundary treatments include a timber paling fence along the western side boundary and a small iron and timber picket fence along the front and eastern side boundaries.

Apart from the school itself, the site is located within a well established residential area that comprises a mixture of building styles and forms. The site is not located within the Metropolitan Green Belt or within a Conservation Area.

### **Description of Proposal:**

The applicant seeks outline planning permission for the erection of a single dwelling house, alterations to the existing dwelling and the creation of a new vehicle access along with associated landscaping and parking.

Given that the application is for outline planning permission, officers can only assess the principle, scale, siting and access of the proposed development. Other issues such as the design and appearance of the development would be assessed under a reserved matters application if outline permission for the development is granted.

The proposed dwelling would be a single storey bungalow that would have a building footprint of 9m by 9m and a height of 6m to its ridge. It would be sited between the highway and the existing bungalow on the site. The dwelling would be setback 9.6m from Honey Lane and 10m from the existing bungalow. Two off street vehicle spaces and a private amenity area of 124sqm has been provided for the new dwelling.

The main alteration to the existing dwelling on the site would be the construction of a pitch roof. Other alterations such as the internal layout and external appearance would once again be assessed under a reserved matters application. The existing dwelling would also be provided with two off street parking spaces and a private amenity area of 190sqm.

In addition, a new vehicle access is proposed onto Honey Lane approximately 6m from the north western corner of the site. The access would be located 3 metres from the trunk of the existing oak tree.

## **Relevant History:**

EPF/2268/12 - Erection of a single dwelling house, alterations to the existing dwelling and the creation of a new vehicle access along with associated landscaping (withdrawn).

## **Policies Applied:**

Local Plan policies relevant to this application are:

- CP1 Achieving Sustainable development objectives
- CP2 Protecting the quality of the rural and built environment
- CP3 New Development
- DBE1 Design of new buildings
- DBE2 Detrimental effect on existing surrounding properties
- DBE6 Car Parking in new development
- DBE8 Private amenity space
- DBE9 Loss of Amenity
- ST4 Highway safety
- ST6 Vehicle parking
- LL10 Adequacy of provision for landscape retention.
- LL11 Landscaping Schemes
- H1A Housing Provision

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

## **Summary of Representations**

WALTHAM ABBEY TOWN COUNCIL - Object

Strongly object on the grounds of highway safety due to proximity to school entry and exit point. Also concerns were raised regarding the overdevelopment of the site.

NEIGHBOURS

Adjoining and adjacent neighbours notified plus a site notice displayed. One representation was received from the adjoining occupier of 139 Honey Lane who objected to the proposed development for the following reasons:

- The proposal would be an inappropriate development within the green belt.
- The addition of a new vehicle crossover would cause harm to highway safety and traffic congestion.
- The existing tree would need to be trimmed or removed as there is not a sufficient amount of room for vehicles to pass under the existing branches.
- Dwelling opposite the site would suffer from additional glare of vehicle headlights shining through windows when they exit the site at certain times of the day.

The subject site is not located within the green belt and as such this are no merits to assessing the proposal against green belt policies. The remainder of the neighbours concerns are addressed under the issues and considerations below.

### **Issues and Considerations:**

The main issues to be addressed regarding the proposed development are as follows:

- The principle and siting of the proposed development in this location
- Design and appearance
- Highway and parking considerations
- Landscaping
- Neighbouring amenities

### **Principle of Residential Development:**

The site lies outside the Metropolitan Green Belt, Employment Area and Commercial Areas and is, therefore appropriate for residential development. The principle of residential development is therefore considered acceptable in land use terms and the provision of additional housing is consistent with Policy H1A as the application site is within an established urban area.

### **Design and appearance:**

Indicative front elevation plans have been submitted as part of the application, which provide an indication of scale for both buildings on the site. The intention of the applicant is to keep the design of both the new dwelling and the existing dwelling similar to one another and to reflect the form of the surrounding locality, particular the adjoining bungalows to the north west of the site.

It is officer's opinion that the dwellings are similar to the scale and size of the adjoining dwellings within the streetscene. However, as mentioned above the application is for outline only and hence issues such as detailed design and appearance are to be taken into consideration when a reserved matters application is submitted to Council if outline permission is granted.

However it appears from the indicative plans and the site plan that the building bulk and scale would be consistent with the nature of the surrounding dwellings and it would reflect the character of the area.

In relation to the siting of the development, the new dwelling would be required to conform to the existing street pattern and little deviation from the general front building line. It is considered that the proposed dwelling would integrate well into the street scene in terms of siting. The development will maintain the existing pattern of spaces between buildings and respect the basic scale of neighbouring houses thereby ensuring that the development accords with the character of the surrounding area.

Both the new dwelling and the existing would be provided with an appropriate amount of private amenity space to meet the recreational needs of future occupants. Although not entirely ideal to have the private amenity space position up against the flank wall of the existing dwelling as this could potentially lead to overlooking, the applicant has ensured that no windows would be proposed along this elevation and the existing openings are to be blocked up under a reserve matters application if outline is granted. As such no overlooking of the amenity of the new dwelling house would occur.

### Highway and parking considerations:

Policy ST6 of the Epping Forest District Local Plan states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards.

Although the amount of bedrooms for each of the dwellings is unknown, the applicant has provided two off street vehicle spaces for each. This meets the minimum parking standards for a two or more bedroom dwelling and is therefore appropriate.

The application was referred to Essex County Council's Highways to assess whether the construction of a new crossover would result in any harm upon highway safety. The highways officer noted that the new crossover was in close proximity to the school entrance and exit, however it was considered that it would be set an appropriate distance away and that there were adequate sight splay lines as not to result in any traffic congestion or harm upon highway safety to motorists and pedestrians along Honey Lane and those using the school entrance. An appropriate turning area provided within in the site will ensure that vehicles can enter and exit the site in a forward gear. The highways officer had no objections to the proposed development.

### Landscaping:

There are a number of mature trees on the site including one that is protected by a tree preservation order located towards the front of the site within the north western corner. It is vital that this tree, along with the others is not harmed in any way during and after construction particular given that the new crossover and driveway would be in close proximity to it. As such a condition relating to protection measures regarding this tree and other vegetation on the site would be required on any granted permission. Council landscape officer has no objection to the proposed development subject to conditions.

### Impact on adjoining properties:

Consideration has been given to the impact of the proposal on adjacent properties, primarily in respect to visual impact and overshadowing. As it is an outline application, impact on privacy of adjoining properties should be addressed under the reserved matters application.

Given the orientation of the site and the siting of the new dwelling, there would be no excessive overshadowing of the adjoining properties including the existing dwelling to warrant a reason of refusal. Adequate sun light and daylight would be achieved to habitable room windows and private open spaces areas of adjoining properties for most periods of the day.

It is also considered that the proposed development would not result in an overbearing of visually intrusive development when viewed from public vantage points and from adjoining occupiers.

### **Conclusion:**

In conclusion the proposed scheme is acceptable in terms of its size, siting, impact on highway safety, landscaping and amenity. The development is in accordance with the policies Contained within the Adopted Local Plan and Alterations which are consistent with the National Planning Policy Framework. It is therefore recommended that outline planning permission be granted 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:**

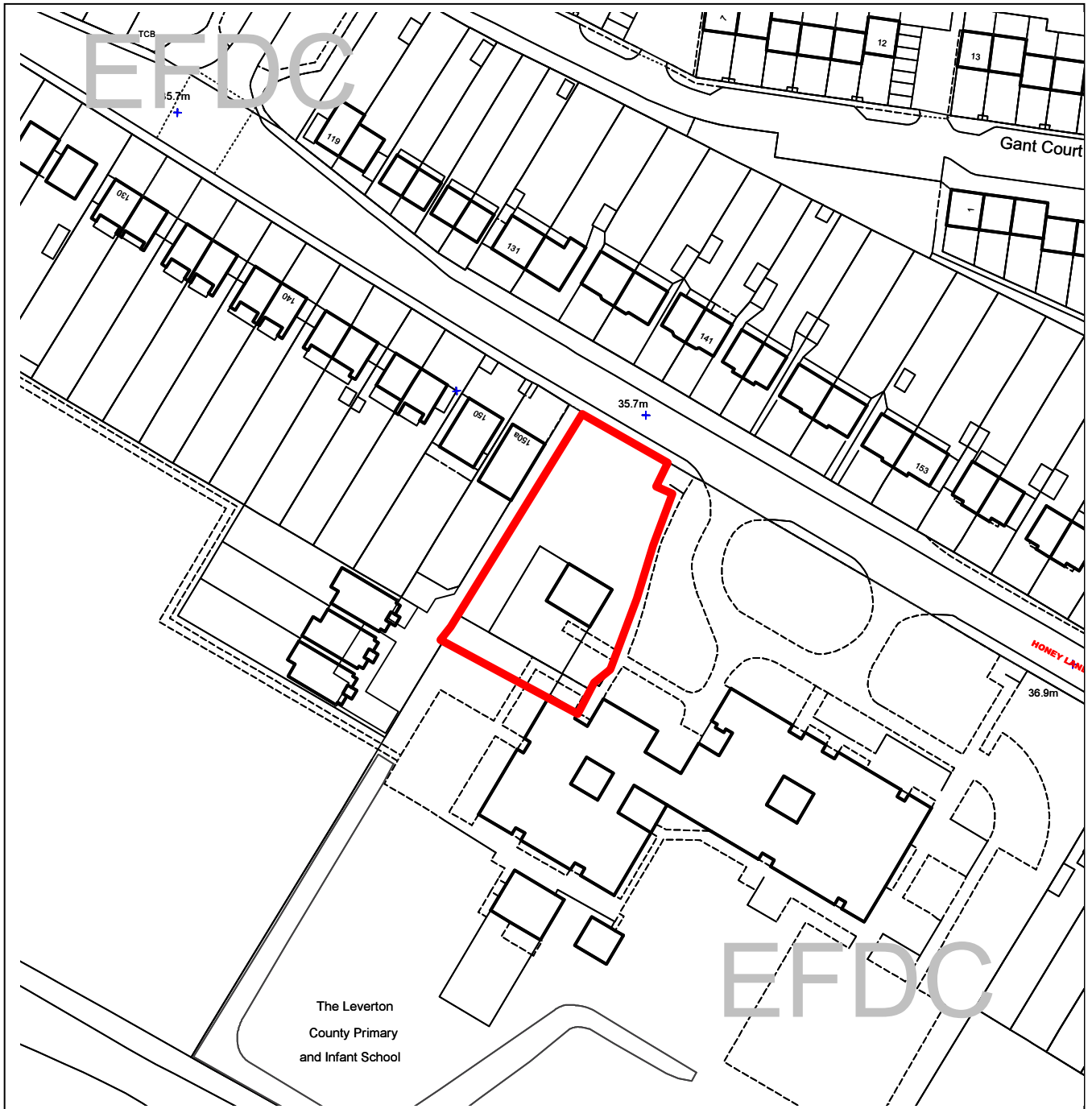
**Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564 337**

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



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/0150/13
Site Name:	Leverton Junior and Infant School, Honey Lane, Waltham Abbey, EN9 3BE
Scale of Plot:	1/1250