

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0407/08
<b>SITE ADDRESS:</b>	Timber Lodge Copped Hall Estate High Road Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr R Kemp
<b>DESCRIPTION OF PROPOSAL:</b>	Glazed link and garden room.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

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

**Description of Proposal:**

The applicant seeks planning permission for the construction of a glazed link between the existing dwelling and the outbuilding to the rear together with the construction of a single storey extension to the side of the existing outbuilding. The extension to the outbuilding would be used as a garden room.

The proposed glazed link between the dwelling to the outbuilding will project 3 metres from the original rear façade of the dwelling and will have a width of 2.4 metres. The existing outbuilding which was once used as a stable block is to be converted into living accommodation.

The proposed single storey extension to the outbuilding (garden room) would be to its northern elevation. It is to have an overall width of 8.8 metres by a depth of 5.2 metres and will have a

height of 5.4 metres to the ridgeline. The extension will have a gable roof form. Materials of the extension would match those of the existing dwelling and outbuilding.

### **Description of Site:**

The dwelling, known as Timber Lodge, is located on the eastern side of the main Copped Hall Estate Road just past the Halls Barns complex. The site itself is relatively level and takes the form of a semi-circle, approximately 1180 square metres in area. The site is well screened from the road and adjoining properties by mature trees located on the boundaries.

The existing dwelling is a modest double storey building constructed in the 19<sup>th</sup> century from traditional materials. The dwelling is not included on the statutory list of buildings of special architectural or historic interest but is a locally listed building. Off street parking for vehicles is on a hard surface to the front of the dwelling. A large private open space area and an outbuilding are located to the rear of the dwelling.

The subject site and the surrounding area are located within the Metropolitan Green Belt and the Copped Hall Conservation Area. The character of the area is both rural and agricultural. The majority of the buildings in the area including the dwelling at the application site were once estate workers cottages for the Copped Hall Estate. There is a mixture in building forms, scale and size.

### **Relevant History:**

None relevant.

### **Policies Applied:**

DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DEB4	Design in the Green Belt
DBE9	Impact on amenity
DBE10	Residential extensions
HC6 & HC7	Conservation Areas.
GB2A	Development within the Green Belt.
GB14A	Residential extensions.

### **Issues and Considerations:**

The site is located within the Green Belt and the Copped Hall Conservation Area. The main issues to be addressed are whether the proposed development is acceptable in terms of its design and impact on the Conservation Area, whether it would have a harmful impact to the openness of the Green Belt and whether it would be harmful to the amenities of adjoining property occupiers.

#### **1. Green Belt:**

Policy GB2A of the Local Plan sets out the forms of development that are appropriate in the Green Belt. These include, for the purpose of agriculture, horticulture or forestry and for uses that preserve the openness of the Green Belt such as small extensions to the existing dwelling.

In July of 2006 Council adopted Local Plan Alterations. Policy GB14A of the adopted plan states that residential extensions may be permitted where they do not result in disproportionate additions

of more than 40% of the total floor space of the original building up to a maximum of 50 square metres.

The house has not previously been extended. The proposed garden room will provide an additional 38.5 square metres of floor space and the proposed link will provide an additional 6 square metres. Therefore the total additional floor space added to the original dwelling would be 44.5 square metres. This results in no more than 30% of additional floor space added to the original building and therefore the proposed development meets the guidelines of the above policy.

Council considers that the proposed development in this location will not have a harmful impact to the open character and appearance of this part of the Green Belt.

## 2. Design and impact on the Conservation Area:

Policies DBE1, DBE2 and DBE3 of the Epping Forest District Local Plan seeks to ensure that a new development is satisfactorily located and 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, and would not prejudice the environment of occupiers of adjoining properties. Policies HC6 and HC7 seek to ensure that development in conservation areas preserves or enhances their special character and appearance.

It is considered that the design of the proposed development is acceptable as it does not appear large in scale or overly bulky. The proposed development will appear subservient to the original dwelling without causing harm to its original features. In terms of proportions, scale and external appearance, the proposed development is designed in sympathy with the main dwelling and it does not upset the balance of the existing building. The development will not have any impact on the appearance of the street scene or surrounding properties since it would be constructed behind the dwelling and existing vegetation will screen it.

As the site is located within a conservation area, the application was referred to Council's heritage officer who advised that they had no objections towards the proposed development subject that a condition be placed on the recommendation to grant planning permission that a sample of materials used to construct the development be submitted and approved by Council before any works begin. Subject to this the development would preserve the character and appearance of the Copped Hall Conservation Area.

## 3. Impact on Neighbours:

Consideration has been given to the impact of the proposal to the adjoining and adjacent properties, primarily in respect to privacy and overshadowing.

Given the siting of the existing dwelling on the site and the location of it in relation to adjoining boundaries, it is considered that the proposed development will not result in a loss of privacy or cause overshadowing to adjoining properties.

## **Conclusion:**

In conclusion it is considered that the proposed development is acceptable in terms of scale, form, bulk and that it would be subservient to the original dwelling whilst reflecting the character of the surrounding area. Also it is considered that the proposed development would not have a detrimental impact to the Green Belt or to the amenities enjoyed by adjoining properties occupiers. It would preserve the character and appearance of the Copped Hall Conservation Area.

It is therefore recommended that planning permission be granted subject to conditions.

**SUMMARY OF REPRESENTATIONS:**

EPPING UPLAND PARISH COUNCIL: The committee objects to the application for the following reason:

It is felt the proposal is out of proportion and an overdevelopment of the existing property. It will create a prominent visual impact on the locality and detracts from the character of the area.

NEIGHBOURS: No representations were received.



**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0309/08
<b>SITE ADDRESS:</b>	2B North Street (formerly Crossways 1 Middle Street) Nazeing Essex
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	Mr & Mrs Cubberley
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of garage to bedroom, grassed area to be changed to hardstanding for parking and turning area.(revised application).
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

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

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

**Description of Proposal:**

The application is seeking permission to convert the existing integral garage into a bedroom and to convert the existing grassed area towards the front of the building (30m<sup>2</sup>) to a hard standing area for vehicle parking. The existing 3m wide grassed area on the verge is to remain.

**Description of Site:**

The subject is located on the eastern side of North Street approximately 20 metres north of Middle Street. Located on the site is a double storey semi-detached dwelling that was recently constructed within the last year. Currently vehicles park within the integral garage or on the hard surface towards the front of the dwelling.

The site is located within a well established residential area comprising of a mixture of building forms, styles and shapes.

### **Relevant History:**

EPF/2189/06 – Demolition of existing dwelling and erection of 2 no. houses and 1 no. chalet bungalow (approved with conditions).

It should be noted that only the 2 houses have been completed with the chalet yet to be constructed.

### **Policies Applied:**

ST4 Road safety  
ST6 Vehicle parking  
DBE1 Design of new buildings  
DBE2 Effect on neighbouring properties

### **Issues and Considerations:**

The main issues to be addressed are whether the proposed development is acceptable in terms of its design and appearance and if there would be any traffic and parking implementations.

The only external difference in relation to the garage being converted into a bedroom would be that the existing garage door is to be replaced by a window. This is considered to be acceptable as it will not have an impact to the streetscene or cause material detriment. The development will appear subservient to the original building.

With the loss of the garage, residents will have to park the vehicles on the hard surface in front of the dwelling. The existing paved area is not large enough to accommodate two vehicles and hence it is proposed to increase the size of the hardstanding area. It will not be out of keeping with the surrounding area as the properties adjacent the subject site have also had the whole of their front garden areas converted into a hardstanding area, but there is a wide grass verge that will remain across the front of the site.

There are no highway objections to the scheme, the parking arrangements will be similar to countless others in the locality.

It is considered that the proposed development will not have a harmful impact to the amenities enjoyed by adjoining property occupiers.

### **Conclusion:**

In conclusion it is considered that the development is acceptable in terms of its appearance and that it will reflect the character of the area. It will not cause highway or parking concerns or have an impact to amenities of adjoining properties. Therefore it is recommended that the application be approved.

**SUMMARY OF REPRESENTATIONS:**

NAZEING PARISH COUNCIL: The committee objects to the application for the following reason: It is an inappropriate development and there is still insufficient space within the site to enable vehicles to turn and approach the highway in a forward gear and retain adequate provision for parking of vehicles.

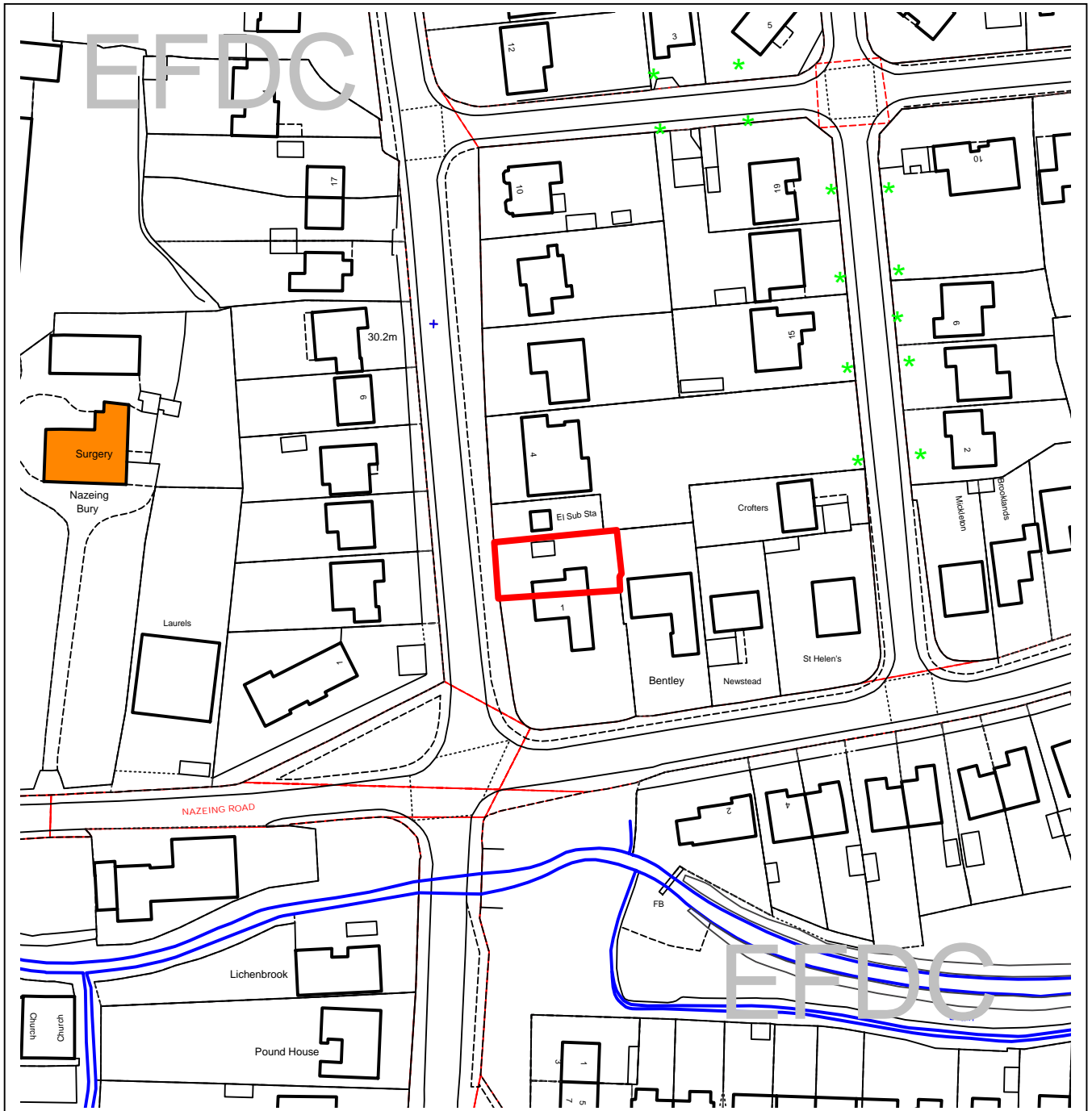
NEIGHBOURS: No representations were received.





# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/0309/08
Site Name:	2B North Street, (formerly Crossways 1 Middle Street), Nazeing, EN9 2NL
Scale of Plot:	1/1250

**Report Item No:3**

<b>APPLICATION No:</b>	EPF/0403/08
<b>SITE ADDRESS:</b>	15 Kingsmead Hill Roydon Harlow Essex CM19 5JG
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Mr & Mrs James-Leiberman
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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 first occupation of the building hereby approved the proposed window openings in the flank elevation shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

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

**Description of Proposal:**

Erection of two storey side extension and erection of porch.

The proposed extension would be 4.41m wide. It would be sited level with the existing rear elevation of the house, and slightly behind its front wall, although a ground floor bay would project slightly forward thereof. It would be finished with a hipped roof.

The proposed porch would be 2.79m wide and a maximum of 1.395m deep, finished with a lean-to roof.

### **Description of Site:**

The application site lies within the built up area of Roydon, on a mid twentieth century housing estate, designed and laid out on garden suburb principles. The estate has an open spacious character where there are significant gaps and well laid out spaces between houses.

It is occupied by a two-storey semi detached house finished in pebbledashed walls and a plain tile roof.

### **Relevant History:**

None

### **Policies Applied:**

DBE9 - Impact of New Development

DBE10 – Residential Extensions

### **Issues and Considerations:**

The main issues in this application are the effect of the development on the amenities of neighbouring residential properties, and on the character and appearance of the existing building and the street scene.

#### **1. Impact on Neighbours**

The proposed porch would have a modest bulk and projection while the side extension would be contained within building lines of the existing house. The development would therefore not cause the attached dwelling, no 16 Kingsmead Hill, to suffer a material loss of light or outlook.

The proposed extension would bring the house closer to the adjacent dwelling, no 14 Kingsmead Hill, but it would be separated from the flank of that house by the width of its side garden, about 9m. It would also respect the front building line of no 14. Due to the degree of separation and approximate alignment the extension would not cause any material loss of light or outlook to the adjacent dwelling.

The proposed extension would include three flank windows, two at ground floor and one in the roof plane. Given the open nature of the location, it is considered that these openings ought to be glazed in obscure glass to prevent any loss of privacy to no 14. Since the windows would not be the only ones that serve the relevant rooms, a condition requiring this would be reasonable. Subject to this measure, it is considered that the development would not harm the amenities of neighbouring residential properties and that it complies with policy DBE9.

## 2. Design and Appearance

In general, the proposed extensions would reflect the roof lines and fenestration of the existing house. The eaves level at the front matches an adjacent feature of the house, though higher than other parts. This is seen as a legitimate design solution though an alternative with a lower eaves level, as seems to be favoured by the Parish Council, would have been equally acceptable. On balance, the design option chosen is considered acceptable.

The proposed side extension would add appreciably to the overall bulk of the house however, it would be set 1m from the boundary with no 14 Kingsmead Hill. Council policy DBE10 requires extensions to complement the appearance of, inter alia, the street scene and the supporting text in respect of side extensions requires their first floor to be set in from the adjacent boundary. The design of the extension achieves this while the visual separation of nos.14 and 15 Kingsmead Hill would be reinforced by the different orientation of the two houses and the remaining width of side garden of no. 14.

The open nature of the estate is acknowledged, but it enjoys no special status in planning policy terms. Therefore, it is considered that, on balance, the development would not harm the character and appearance of the existing building and the street scene and that it complies with policy DBE10.

### **Conclusion**

The development would safeguard the amenities of the locality and the appearance of the street scene and therefore it is considered that the provisions of the relevant local plan policies are met. Accordingly, approval is recommended.

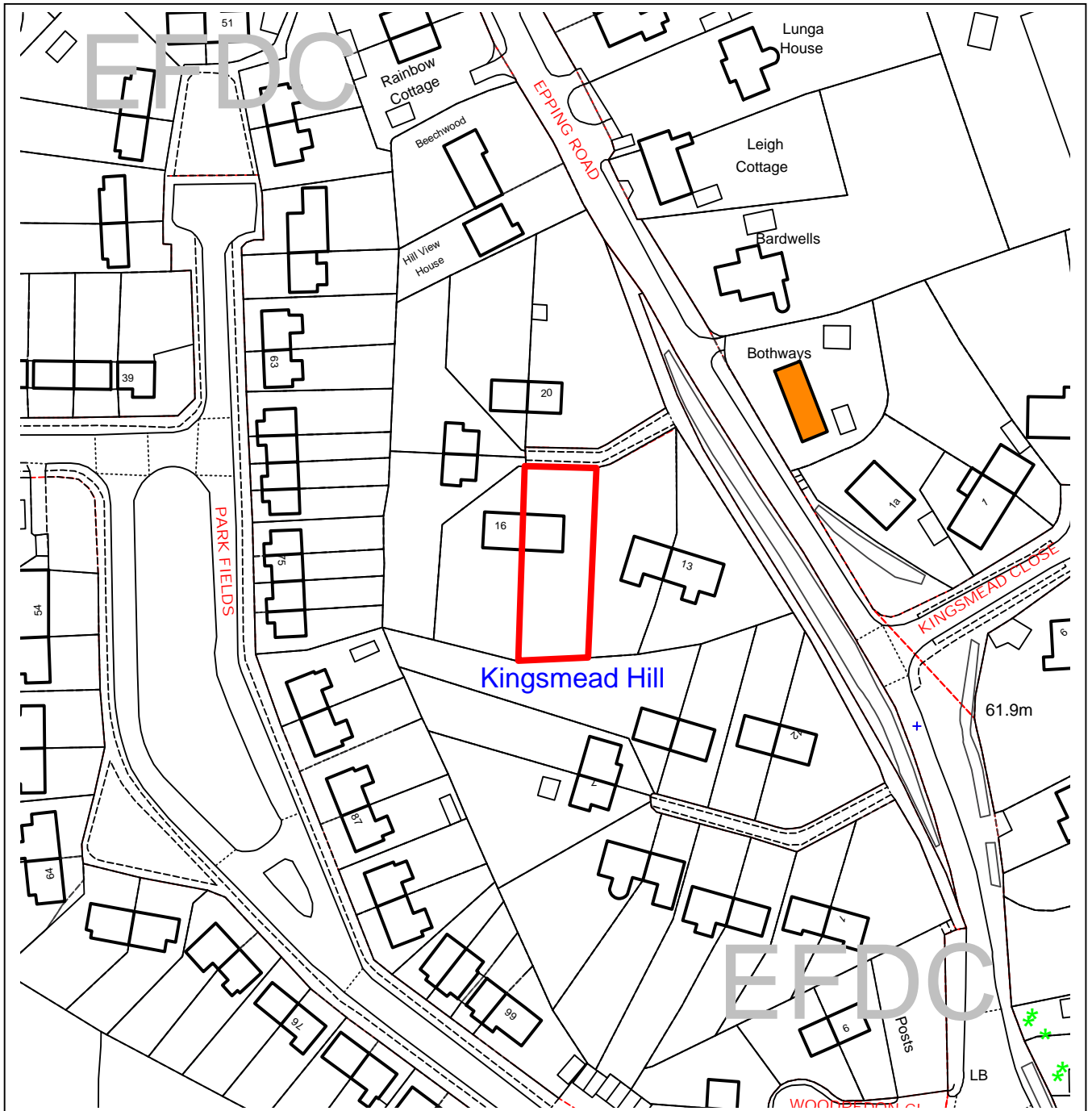
### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object. Roof is excessively high. Development will be out of character.  
19 KINGSMEAD HILL – Support. Every alteration has increased the variety and desirability of this estate, as will this extension.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/0403/08
Site Name:	15 Kingsmead Hill, Roydon, CM19 5JG
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0034/08
<b>SITE ADDRESS:</b>	8 - 8A Sun Street Waltham Abbey Essex EN9 1EE
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>APPLICANT:</b>	Mr S Di Piazza
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion and extension of existing building to provide enlarged shop and two self contained flats.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 A flood risk assessment 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). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
- 5 Notwithstanding the information shown on the submitted plans, the new windows at first floor level to Darby Drive elevation shall be traditional double-hung, vertically sliding sash windows in white painted timber and set within traditional reveals and incorporating traditional soldier course in brickwork above.
- 6 Prior to commencement of development detailed drawings of the proposed shopfront in Darby Drive shall be submitted to and agreed in writing by the Local Planning Authority, the shopfront shall be traditionally designed and detailed in painted timber. The works shall then be completed in accordance with the agreed details.

- 7 The existing shopfront and surround to the Sun Street elevation shall be retained, repaired and repainted prior to the first occupation of any part of the development hereby approved.
- 8 Prior to commencement of development detailed drawings of the new dormer windows at a minimum scale of 1:5, shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with the agreed details.
- 9 Prior to commencement of development detailed drawings of the rear elevation, first and second floors, from the proposed roof garden, shall be submitted to and agreed in writing by the Local Planning Authority. The drawing shall show the retained original sash windows and details of the proposed new door to the first floor flat.

*This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section P4, Schedule A (k) of the Council's Delegated Functions).*

#### **Description of Proposal:**

Conversion and extension of existing building to provide enlarged shop and two self-contained flats.

The proposals include the removal of an existing single storey rear extension and extension of the ground floor shop through to the rear of the site with a new shopfront facing onto Derby Drive with a first floor ancillary office and staff facilities area above. The original building fronting Sun Street is retained and two new front dormers are added. Two, 2 bed flats are to be created, one at first floor and one within the roof. A landscaped roof garden and amenity space is to be provided at first floor level between the proposed flat and the first floor office/staff area to the rear.

#### **Description of Site:**

The building is located on the northern side of Sun Street, backing on to Derby Drive and comprises a shop at ground floor with a single residential unit at first and second floor levels. The site is within the Waltham Abbey Conservation Area and is a locally listed building. The building is currently in a very poor state of repair.

#### **Relevant History:**

EPF/1199/95 Demolition of ground floor rear extension and erection of new ground, first and second floor rear extension. Granted 1996

EPF/0738/97 Erection of part single part 3 storey rear extension. Granted 1997.

EPF/1889/07 Extension and alteration of building to provide two shop units and create 4 self contained flats. Refused 2007.

EPF/1888/07 Conservation area consent for demolition of rear extension, roof structures rear wall and part of west wall. Refused 2007.

### **Policies Applied:**

CP1 Sustainable development  
CP2 Rural and built environment  
CP4 Energy conservation  
CP5 Sustainable building  
CP7 Urban form and quality  
HC1 Archaeological sites  
HC6 Conservation area  
HC7 Conservation Areas  
HC9 Demolition  
HC13A Locally Listed Buildings  
ST1 Development Location  
ST2 Accessibility  
ST4 Road safety  
ST6 Vehicle Parking  
E4A Employment sites  
TC1 Town centres  
TC3 Town centre function  
DBE1 Design  
DBE2 Amenity  
DBE3 Buildings and spaces  
DBE6 Parking  
DBE8 Amenity space  
DBE9 Amenity  
DBE11 Subdivision  
U2A, U2B, U3A, U3B Flood risk

### **Issues and Considerations:**

The building is locally listed and is within the Waltham Abbey Conservation Area. It is also within the key shopping frontage of Waltham Abbey and is therefore important not only to the character but also the function of Waltham Abbey Town Centre. However, the building is currently in a very poor state of repair such that it is in need of quite extensive work and is the subject of a compulsory purchase order by the Council which is at appeal.

The main issues for consideration are therefore design and the visual impact of the development on the building and on the Conservation Area and the impact of the development on the vitality and viability of the town centre. Issues of sustainability, archaeology, residential amenity, traffic and parking also need to be taken into account.

#### **1. Design**

This is a revised application following refusal last year of a larger proposal and has been designed in consultation with officers. It is considered that the alterations and additions to the building now proposed are well thought out and are in keeping with the character of the building and are appropriate to the Conservation Area. The proposed two storey element at the rear of the property facing Darby Drive will tidy up this rear area and provide interest, with the introduction of the shopfront, similar to other recent approvals in Derby Drive. The proposals are in accordance with the design and conservation area policies of the adopted local plan and it is considered that the development will help enhance this part of the Conservation Area.

#### **2. Town Centre**



The proposals not only retain the existing shop unit but propose a significant increase in retail floorspace which is to be encouraged and is in accordance with Town Centre policies. The proposed use of the upper floors as two self contained flats will also help to maintain a presence in the town centre at night.

### 3. Sustainability

The site is well located for the proposed uses and in reusing the existing building rather than demolishing is a relatively sustainable form of development.

### 4. Archaeology

Essex County Council confirm that the proposed development lies within the medieval centre of Waltham Abbey and that it is likely that further archaeological deposits relating to the medieval and post medieval occupation of Waltham Abbey would be disturbed during groundwork for the proposed development and it is therefore proposed to impose a condition requiring a archaeological evaluation prior to any works taking place.

### 5. Residential amenity.

The proposed flats have been designed to provide adequate living accommodation in terms of space provision and living conditions and although the upper flat has no amenity space this is not unusual for such town centre flats and is considered acceptable.

### 6. Traffic and Parking

The proposals do not include provision of any parking facilities. Having regard to the town centre location of the site and its situation backing on to a public car park, and close to work, shops, community facilities and access to public transport it is not considered that parking is required. Moreover, the development is in accordance with the adopted Maximum parking standards, which are designed to discourage reliance on the car.

## **Conclusion**

In conclusion it is considered that the scheme now proposed provides an opportunity to enhance the existing building and improve the shopping facilities within the town centre in accordance with the adopted policies of the Local Plan and Local Plan Alterations. The application is therefore recommended for approval subject to conditions.

## **SUMMARY OF REPRESENTATIONS:**

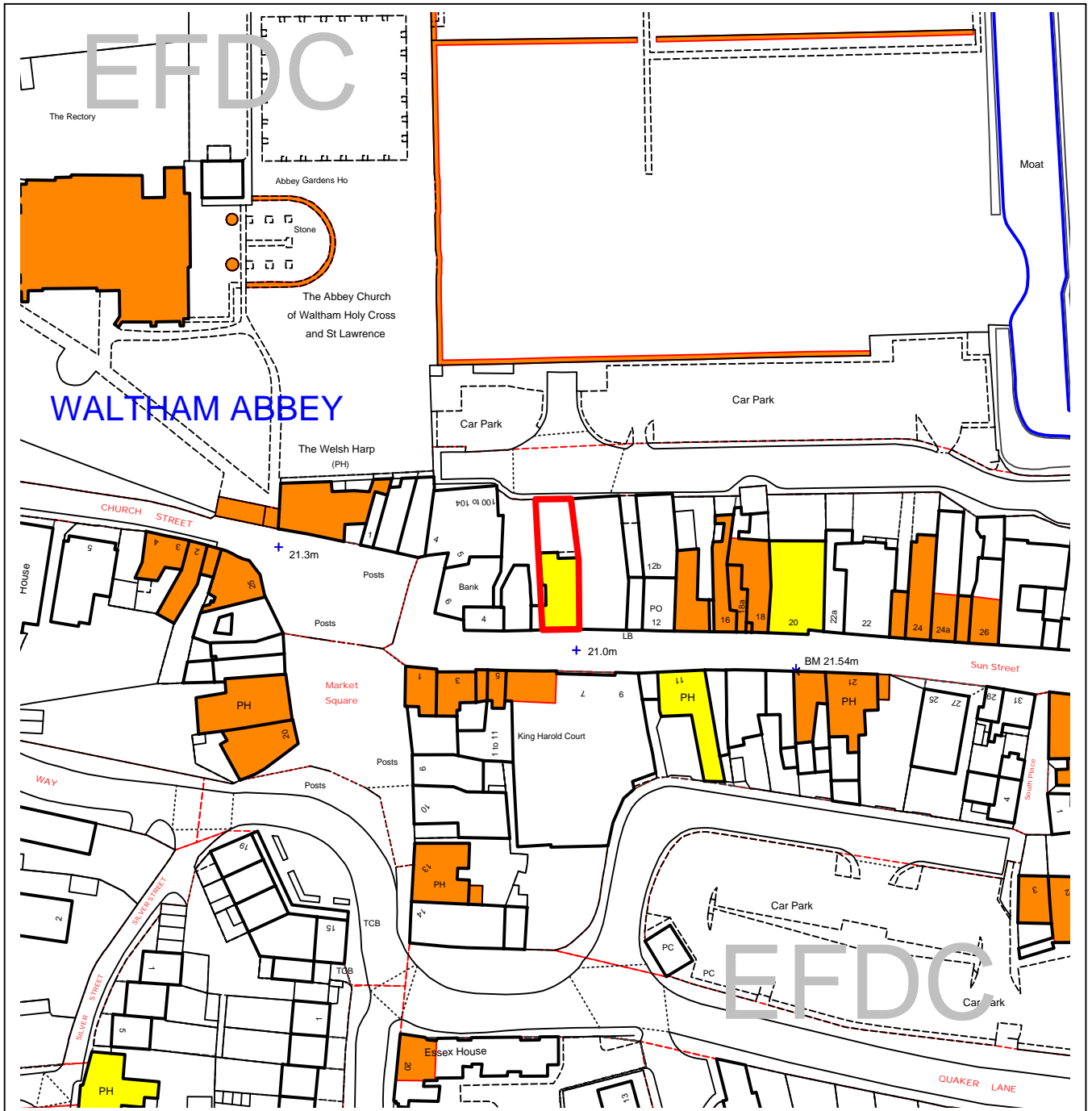
TOWN COUNCIL – No objection

WALTHAM ABBEY HISTORICAL SOCIETY – No objection to the planned work. Given historic nature of the building would like to be able to examine and record the interior and exterior of the building. It is likely that the site is on archaeological remains and we ask that WAHS be allowed to conduct a watching brief over the works.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>4 &amp; 5</b>
Application Number:	EPF/0034/08 & CAC/EPF/0035/08
Site Name:	8 - 8A Sun Street, Waltham Abbey EN9 1EE
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0035/08
<b>SITE ADDRESS:</b>	8 - 8A Sun Street Waltham Abbey Essex EN9 1EE
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>APPLICANT:</b>	Mr S Di Piazza
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation Area Consent for the partial demolition of the building.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**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.

*This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section P4, Schedule A (k) of the Council's Delegated Functions).*

**Description of Proposal:**

Conservation Area Consent application for demolition of an existing single storey rear extension comprising approximately 17 square metres of floor area in conjunction with the scheme reported in the previous item.

**Policies Applied:**

HC9 Demolition  
HC13A Locally Listed Buildings

**Issues and Considerations:**

Policy HC9 of the adopted Local Plan and Alterations states that the Council will only grant consent for demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area or where the redevelopment

proposal preserves or enhances that character or appearance. The proposal now under consideration is for the demolition only of a small single storey extension at the rear of 8 and 8A, which does not have any particular merit and does not enhance the Conservation Area. The demolition is required in connection with the redevelopment proposals which are described in the previous agenda item. As such the proposed demolition is considered acceptable provided that the redevelopment scheme takes place.

### **Conclusion**

In conclusion it is considered that the scheme now proposed provides an opportunity to enhance the existing building and improve the shopping facilities within the town centre in accordance with the adopted policies of the Local Plan and Local Plan Alterations, and this small element of demolition is required to enable that redevelopment and will not harm the character or amenity of the Conservation area. The application is therefore in accordance with policy HC9 and is recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – No objection

WALTHAM ABBEY HISTORICAL SOCIETY – No objection to the planned work. Given historic nature of the building would like to be able to examine and record the interior and exterior of the building. It is likely that the site is on archaeological remains and we ask that WAHS be allowed to conduct a watching brief over the works.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2729/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Road Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	TLS Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to scaffolding yard. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
- 3 No external lighting shall be erected at the site without the prior written consent of the Local Planning Authority.
- 4 There shall be no open storage within the site above the height of 2metres.
- 5 No siting of caravans/portacabins or other portable buildings shall take place within the site without the prior written permission of the Local Planning Authority.
- 6 There shall be no external loudspeakers or other similar public address systems used at the site.
- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

*This application is before this Committee since it is an application contrary to an approved policy of the Council, and is recommended for approval (Pursuant to Section P4, Schedule A (b) of the Council's Delegated Functions).*

### **Description of Proposals:**

This report is a single report covering 9 separate retrospective planning applications for the use of nine different sections of land within the wider site known as Galley Hill Yard for various types of open storage. The applications covered in the report are:

**EPF/2729/07** Change of use to Scaffolding Yard. (0.118hectare)

**EPF/2730/07** Change of use to scaffolding yard. (279sqm)

**EPF/2731/07** Change of use to storage of civil engineering materials and associated vehicle parking. (953sqm)

**EPF/2732/07** Change of use to scaffolding yard. (510 sq.m.)

**EPF/2733/07** Change of use to vehicle storage yard. (558sqm)

**EPF/2734/07** Change of use to storage of civil engineering materials and associated parking. (0.345 hectares)

**EPF/2735/07** Change of use to vehicle parking in association with existing civil engineering use (404 sq.m.)

**EPF/2736/07** Change of use to storage of reclaimed building materials. (437 sq.m.)

**EPF/2737/07** Change of use to storage of reclaimed building materials and vehicle parking. (598sqm)

### **Description of Site:**

The nine application sites all fall within the eastern side of the site known as Galley Hill Yard, which is located to the east of Galley Hill Road. The yard area, as can be seen from the applications is intensively used. The sites are predominantly hard surfaced and the separate businesses are separated by 2m high metal fencing. At the time of the officer's site visit the area was well maintained and orderly. There is no vegetation within the yard area but there is planting around the northern and eastern boundaries. The yard is tightly constrained by a watercourse and a drainage ditch. To the north and east of the site is agricultural land and to the south are horticultural glasshouses. The nearest residential property is Galley Hill House which is in the same ownership as the yard and fronts Galley Hill Road. The nearest residential properties in Paternoster Hill, including a nursing home, are more than 110m away.

Access to the site is from the existing access in Galley Hill Road which is about 180m north of the junction with Paternoster Hill.

### **Relevant History:**

Galley Hill Yard has a long and complicated planning history.

Essentially the whole site has been used for commercial purposes for well over 30 years and throughout that period the Council has sought to take enforcement action to remove unauthorised uses through the issue of enforcement notices.

The western part of the yard has consent for commercial uses which were granted on appeal in 2003, however this was subject to conditions that required the remainder of the site, that is the eastern area which is the subject of this application, to be kept free of development and for the areas not covered by hardstanding to be landscaped.

There is an existing enforcement notice which is still applicable that also requires the cessation of use of the eastern part of the site and the removal of stored material.

The current applications have been submitted following efforts by planning enforcement officers to secure compliance with the conditions and the enforcement notice and following the threat of prosecution.

### **Policies Applied:**

CP1 Sustainable Development Objectives  
CP2 Quality Of The Rural And Built Environment  
CP8 Sustainable Economic Development  
GB2A Green Belt  
RP5A Adverse environmental impacts  
E4A Protection of employment areas  
E6 Sites for business industry/warehousing  
E7 Sites for business/industry  
E11 Employment uses elsewhere  
E13A New and Replacement Glasshouses  
E13B Protection of Glasshouse Areas  
E15 Resist consolidation  
LL2 Inappropriate rural development  
LL10 Landscape retention  
LL11 Landscaping schemes  
ST1 Location of Development  
ST2 Accessibility of Development  
ST4 Road Safety  
ST6 Vehicle Parking

### **Issues and Considerations:**

The uses which are the subject of the 9 planning applications are unauthorised and there are both conditions and an extant enforcement notice that require the cessation of these uses and it is open to the Council to prosecute the owners and occupiers of the sites in an effort to achieve compliance. The 9 applications have however been submitted and the planning issues relating to the proposals must be considered. A short separate statement has been submitted for each application setting out the details of the use, the number of employees, the length that the business has been on site and the nature of the operation. These have been taken into consideration, but it is not considered that they raise substantially different issues that would lead to different recommendations. Essentially in planning terms the issues which need to be considered are the same for each application.

The main issues are Green Belt, impact on visual amenity, impact on residential amenity, employment issues, sustainability, traffic and highway safety issues.

#### **1. Green Belt**

The site is within the Metropolitan Green Belt. The proposed uses which are essentially open storage, are clearly inappropriate development, harmful to the openness of the Green Belt. We need to establish therefore whether there are very special circumstances sufficient to outweigh the harm that results from the development.

The applicants' case:

The applicants' agent has submitted a detailed report setting out factors which he considers amount to very special circumstances, these can be summarised as follows:

- These applications relate to existing business with existing employees most of whom are from the local area. These are businesses that in many cases have been established on this site for many years, and provide valuable local services, supporting the wider economy.
- The application site is previously developed land. The previous enforcement notice does not require removal of the existing hardstanding. Since this hardstanding has no other practical or beneficial purpose the best use of this area of Brownfield land is for employment generating purposes.
- The application site forms part of a larger area of commercial development at the southern end of Galley Hill. The Council is actively promoting additional commercial development (glasshousing) in this location under policy E13. The principle of commercial development is therefore accepted.
- The existing uses generate more employment and have less impact on the Green Belt than the alternative glasshouse use permitted by E13.
- The site is visually well contained with significant landscape borders, and the existing uses have little visual impact on the surrounding area.
- Compared with other lawful commercial uses both on this site and on adjoining land (including Maxens Scrap Yard), the existing uses have little impact in terms of noise and disturbance.
- The Waltham Abbey area suffers from relatively high levels of socio-economic deprivation, and desperately needs to retain and expand an appropriate employment base to cater for both the existing and the growing residential population.
- A number of existing users have sought to find alternative premises within the local area to accommodate their businesses. There is substantial evidence of a significant shortage of appropriate sites in the local area.

The applicants' agent concedes that individually these do not amount to very special circumstances, but argues that taken together they are sufficient to outweigh the harm to the Green Belt that results from the continued use of the site.

Officers' views:

All the above factors need to be taken into consideration and are covered below. Officers concede that the best case scenario, should the existing conditions and enforcement notice be fully complied with, is that the storage uses will cease and additional landscaping will be provided on the area of land that is not hard surfaced, but that an extensive area of hardstanding will remain. This will however naturally and inevitably green over if left unutilised and the site would be "open" in character which is the principal aim of the Green Belt. The nature and visual state of land within the Green Belt is not a deciding factor in its designation.

## 2. Visual amenity

It is true that the site is well contained with a clear and defensible boundary, (the Cobbins Brook runs around the southern and eastern boundaries) and there is significant hedgerow around the



boundary providing visual screening from most vantage points. The site is not in an isolated or prominent location.

### 3. Residential Amenity

No letters of objection have been received from neighbouring residents. So, the uses do not appear to cause significant noise or disturbance to residential properties, although complaints had been received in the past, particularly from the Paternoster Hill Residents Association. However, although that Association has been asked twice for its views on these applications, no comments have been made.

Access is from the busy Paternoster Hill and Galley Hill Road and the additional traffic generated from the uses does not therefore go through any quiet rural or residential area which could be adversely affected by traffic noise and disturbance. Planning permission would enable the imposition of conditions that would restrict hours of use and activities such as burning of materials that could cause nuisance and it is considered therefore that the proposals will not cause harm to residential amenity.

### 4. Employment issues

The need to retain and expand employment land in the District is becoming an increasingly important issue. The Local Plan Alterations Policy E4A provides protection for existing employment sites and the Draft East of England Plan has identified a need for net job growth. Although at present the figures are not specific to the District a figure of 14,000 additional jobs for Epping Forest and Brentwood Districts combined (between 2001 and 2021) has been put forward. To achieve this there will be a need to allocate a significant amount of additional employment land in the District. Although this is not yet adopted policy it is a material consideration in the determination of the application.

The 9 applications under consideration, according to the applicants, provide employment for between 110 and 180 people (the variation reflecting the number of contracts individual firms may have running at any one point in time). Whilst these uses are unauthorised and on a site with a long standing enforcement notice, the fact remains that they have been in existence for many years and are well established and that there are no obvious alternative locations within the district where such open storage uses could be relocated. Waltham Abbey and Paternoster generally have relatively high unemployment rates compared to the East of England and Epping Forest as a whole. The impact of refusal of planning permission and the cessation of these uses needs therefore to be taken into account.

The site was an E13 Area in the Local Plan, that is an area within which glasshousing would normally be allowed, however when the Local Plan Alterations were adopted the area was re-allocated for "potential de-designation" as it was considered most unlikely that the site would in reality be capable of redevelopment for glasshousing. It is not therefore considered that approval of these applications would undermine the Council's policy approach of concentrating glasshousing in clusters or cause harm to the future vitality/viability of the Lee Valley Glasshouse industry.

### 5. Sustainability

The site is relatively well located with regard to the road network and is close to the urban population and can be accessed relatively easily on foot, by bicycle and by public transport. It is considered therefore that the site is a sustainable location for employment uses, unlike much of the Green Belt within the District.

## 6. Traffic and Highway Issues

Clearly the uses on the site are capable of generating significant levels of traffic movements including movements of HGV's. County Highways have considered the applications and have taken into account the previous appeal decision which allowed the similar uses on the other half of the site in which the Appeal Inspector considered that there were no grounds which were to the detriment of highway safety. The uses have continued for many years and there have not been significant accidents on Galley Hill Road that could be attributed to the uses. Therefore although visibility at the access in Galley Hill Road does not meet required standards, and the verges are being over-run, the Highway Authority does not consider that there are sufficient grounds to recommend refusal of these applications.

### **Conclusion**

The use of this site for open storage has obviously been considered in the past and was determined to be harmful to the Green Belt with insufficient very special circumstances to outweigh the harm that would result, hence the issue of the enforcement notice requiring cessation of the uses. Since then considerable efforts have been made to secure compliance with both the enforcement notice and the conditions on the consent for the development of the other half of the site. Some progress was being made with regard to landscaping of the site and, given the number of jobs involved and the fact that the owner of the site was apparently working towards compliance, the Council has up to now sought to resolve the issues without recourse to prosecution. Now we have 9 individual applications in a last attempt to forestall prosecution or compliance.

As can be seen from the report above, the development is considered acceptable in all aspects other than the principle of Green Belt development. The question remains therefore whether there are very special circumstances that exist now, that outweigh the harm to the Green Belt that results from the open storage uses.

This is a very balanced case but since the issue was last considered it is felt that there has been a shift in policy and a new emphasis on provision of employment land which does need to be taken into account. The Draft East of England Plan has identified a need for Epping Forest District to find significant additional employment between now and 2021 and this site appears well located to help towards this target without significant harm to the locality or the character of the area. Whilst the East of England Plan is not yet adopted it appears unlikely that the emphasis on Employment will change and it is therefore an important material consideration. It is therefore considered that taken together with all the other factors which relate to this site, in particular the fact that the site is well contained and unlikely to spread (due to its position adjacent to Cobbins Brook), there are very special circumstances which outweigh the harm to openness that results from the development.

The applications are therefore recommended for approval subject to conditions. The suggested conditions are the same as those imposed on the existing approved development on the western area of Galley Hill Yard.

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Objection. Inappropriate development in Green Belt without the benefit of Planning Approval.

FRIENDS OF EPPING FOREST – Believe that deterioration of the Green Belt would have a seriously damaging effect on the Forest. Open farmland and hedges together with the small outlying fragments of the Forest (such as Galley Hill Wood) Green Lanes and verges provide reservoirs and corridors to support the biodiversity of the Forest. The Galley Hill area is

particularly vulnerable and valuable, the activities carried out by these applicants are totally inappropriate in this situation.

RAMBLERS ASSOCIATION – Wish to see protection of the Green Belt. The orders that have been issued in the past should be enforced so that the area can be returned to its former natural state.

CPRE – Object. Green Belt and de-designated E13A Area. Inappropriate use in the Green Belt contrary to PPG2. Aerial photos reveal the extent of the existing hardstanding and buildings on the site which have some impact on the drainage into the adjacent Cobbins Brook with a possibility of harm to the water quality within the Brook. The route to the site is off a busy road.



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2730/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Trust Scaffolding UK Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to scaffolding yard. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

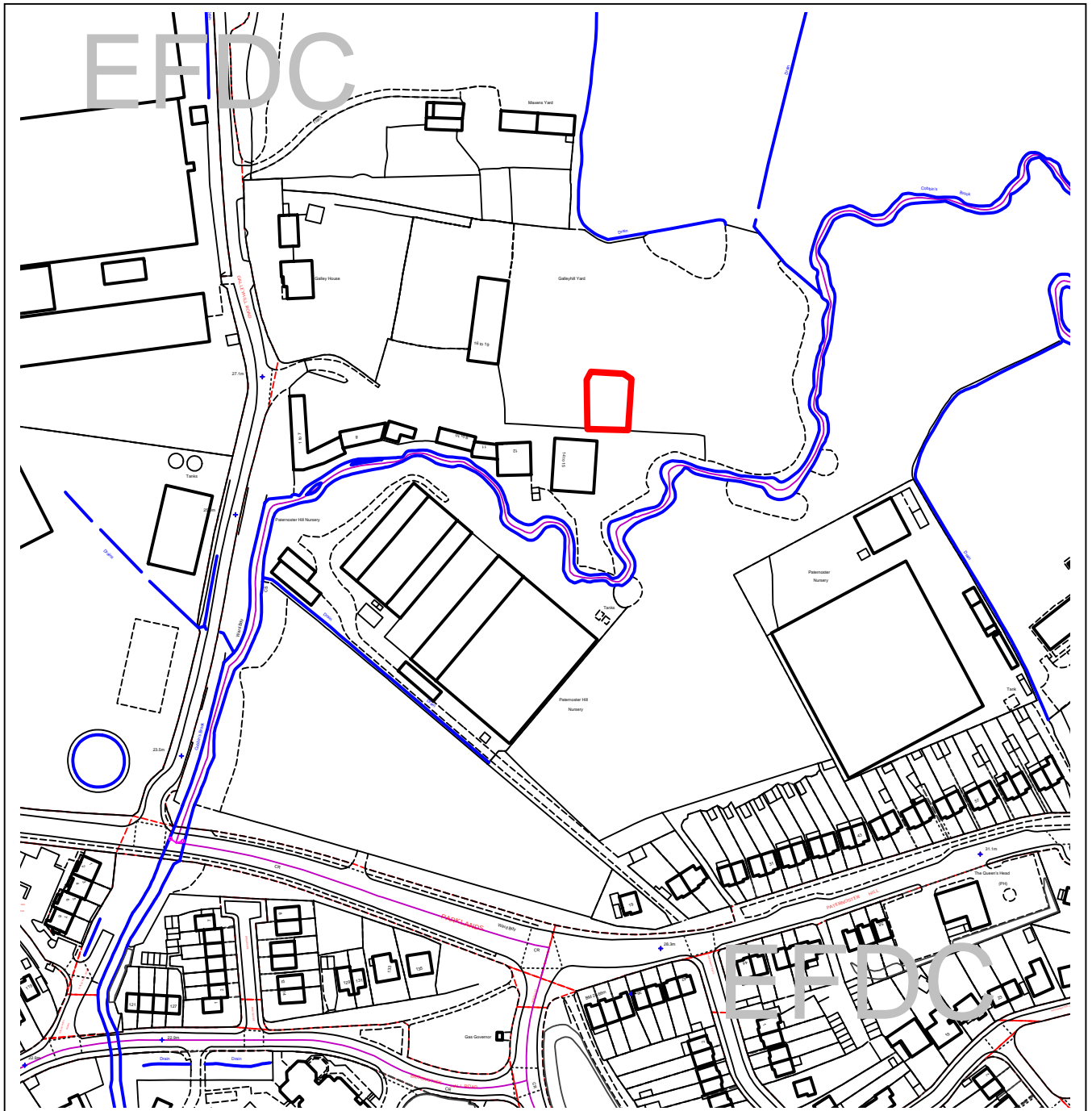
**CONDITIONS**

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
- 3 No external lighting shall be erected at the site without the prior written consent of the Local Planning Authority.
- 4 There shall be no open storage within the site above the height of 2metres.
- 5 No siting of caravans/portacabins or other portable buildings shall take place within the site without the prior written permission of the Local Planning Authority.
- 6 There shall be no external loudspeakers or other similar public address systems used at the site.
- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	7
<b>Application Number:</b>	EPF/2730/07
<b>Site Name:</b>	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
<b>Scale of Plot:</b>	1/2500

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2731/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Pellen Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to storage of civil engineering materials and associated vehicle parking. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

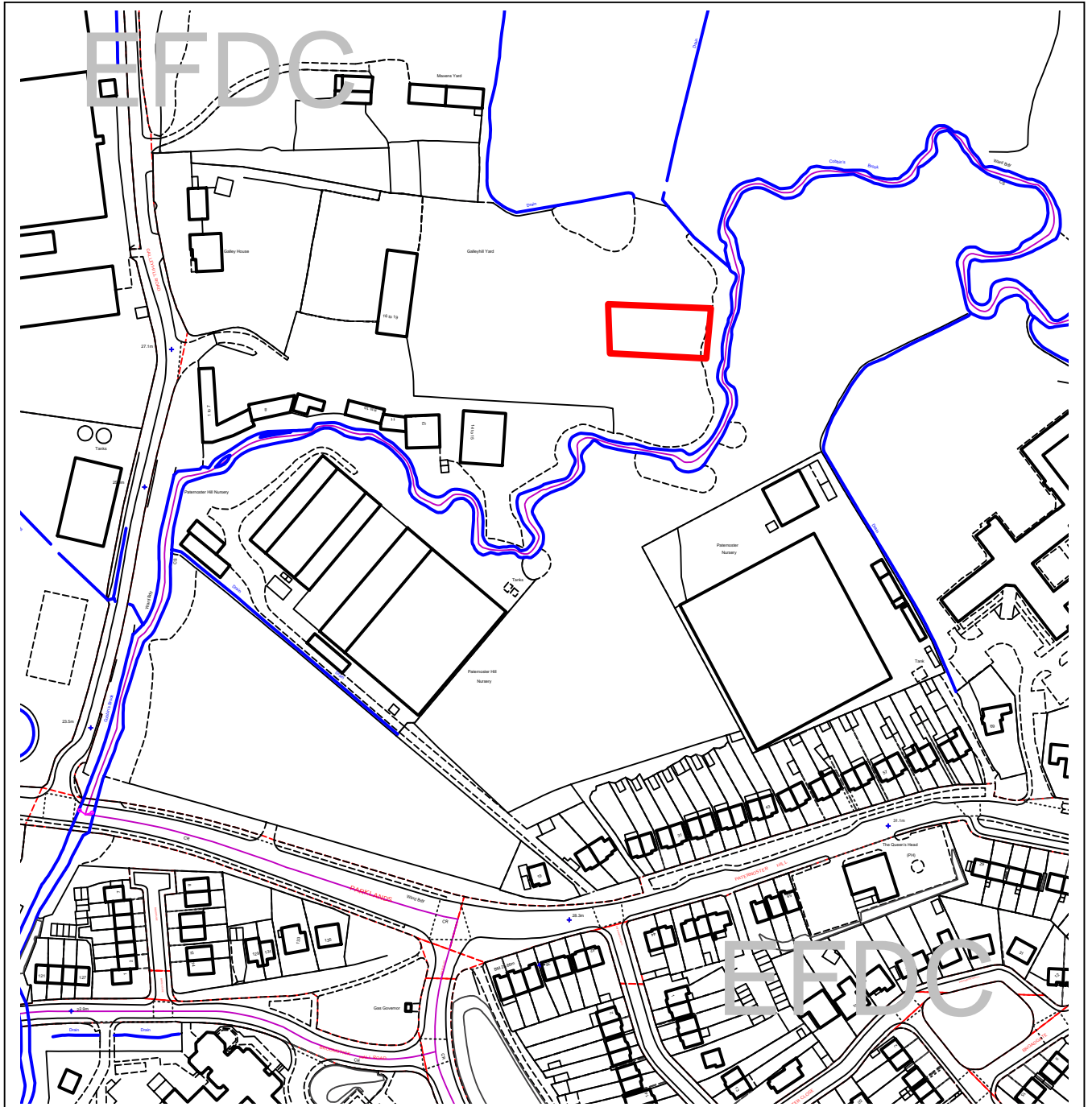
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# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>8</b>
Application Number:	EPF/2731/08
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500



**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2732/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Moy Scaffolding UK Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to scaffolding yard. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

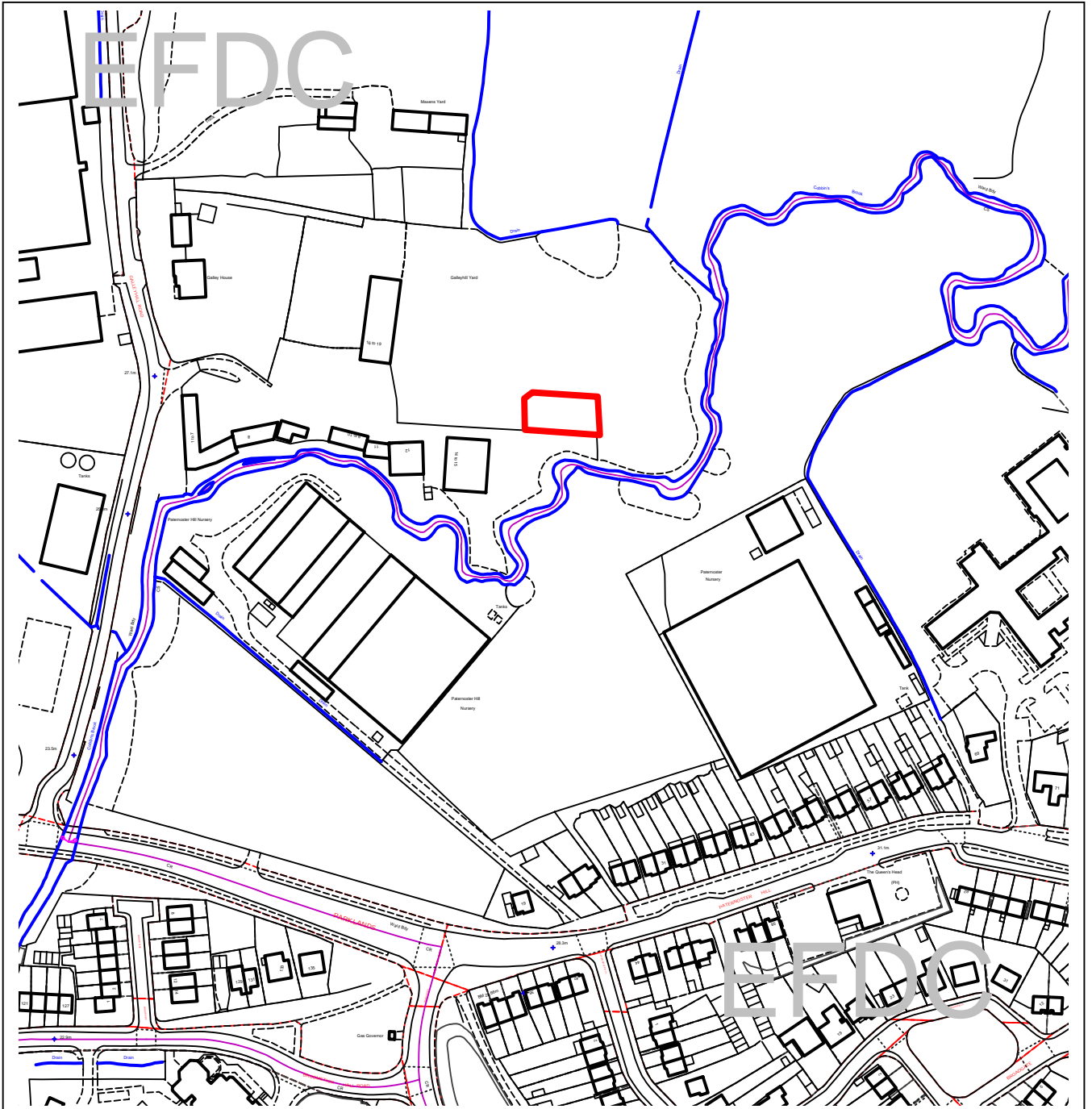
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# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>9</b>
Application Number:	EPF/2732/07
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2733/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	K & A Recovery
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to vehicle storage yard. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

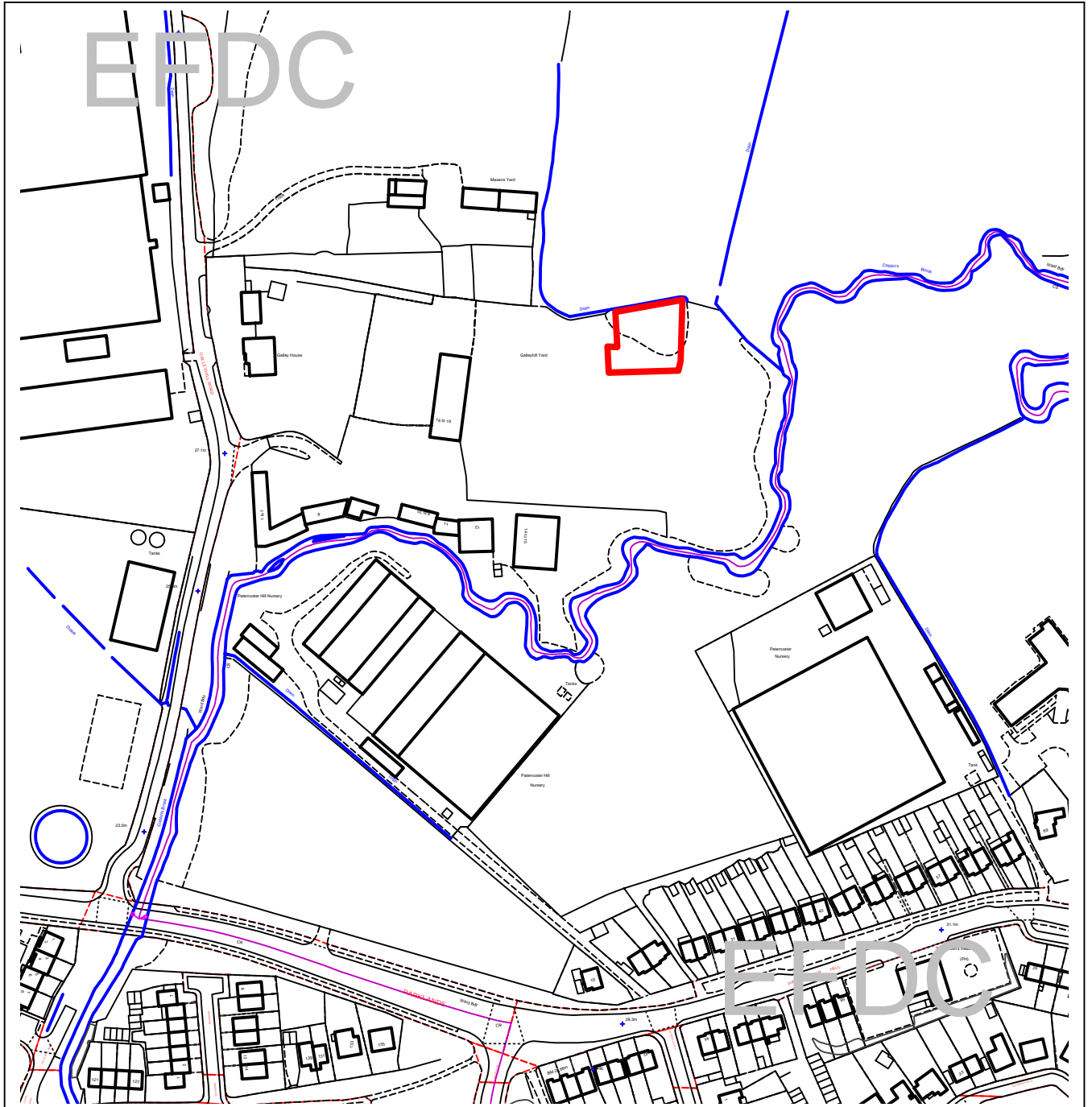
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# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	<b>10</b>
Application Number:	EPF/2733/07
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2734/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	JSM Construction
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to storage of civil engineering materials and associated vehicle parking. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

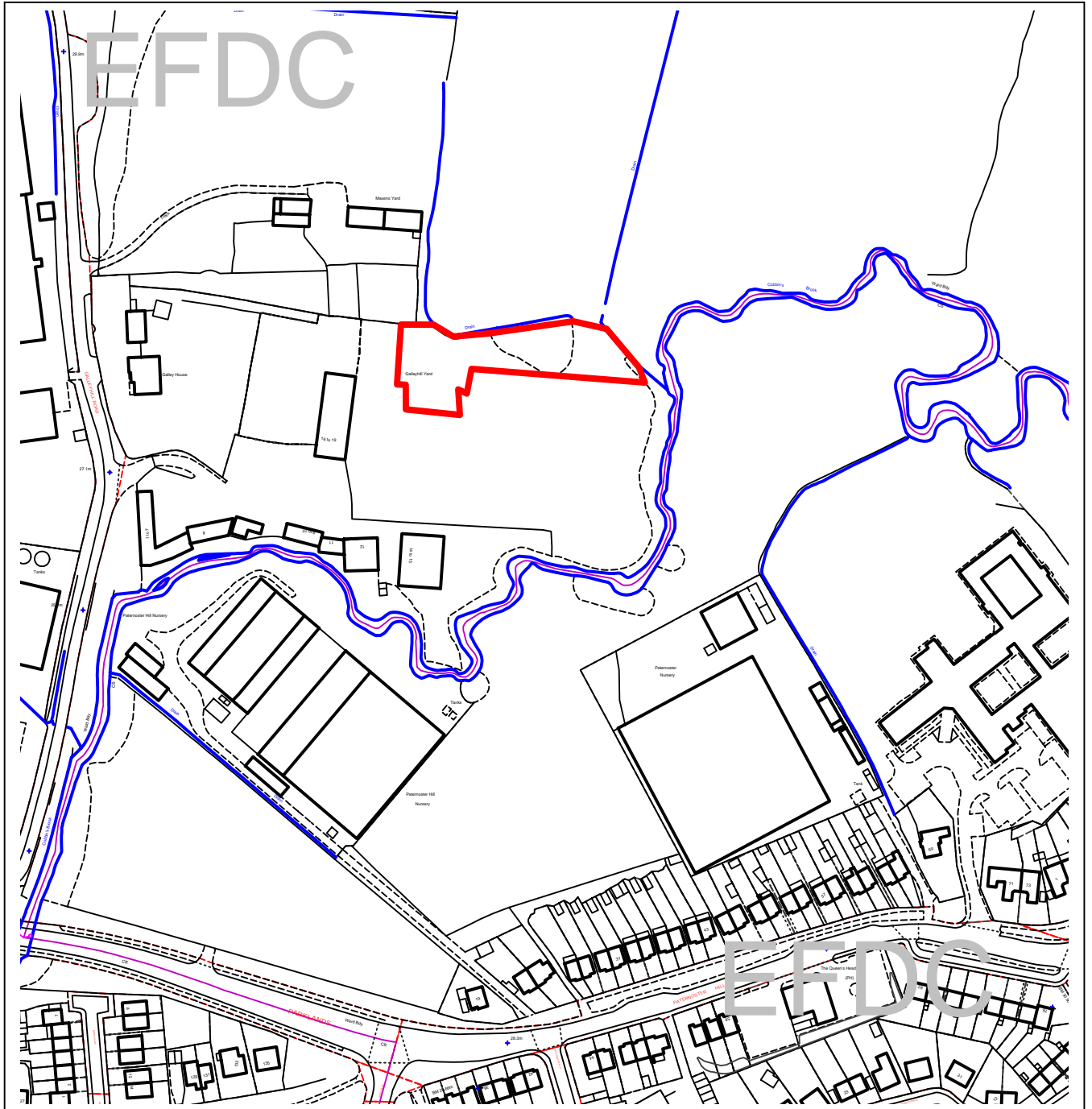
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# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	11
Application Number:	EPF/2734/07
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2735/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	E Davies & Sons Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to vehicle parking in association with existing civil engineering use. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

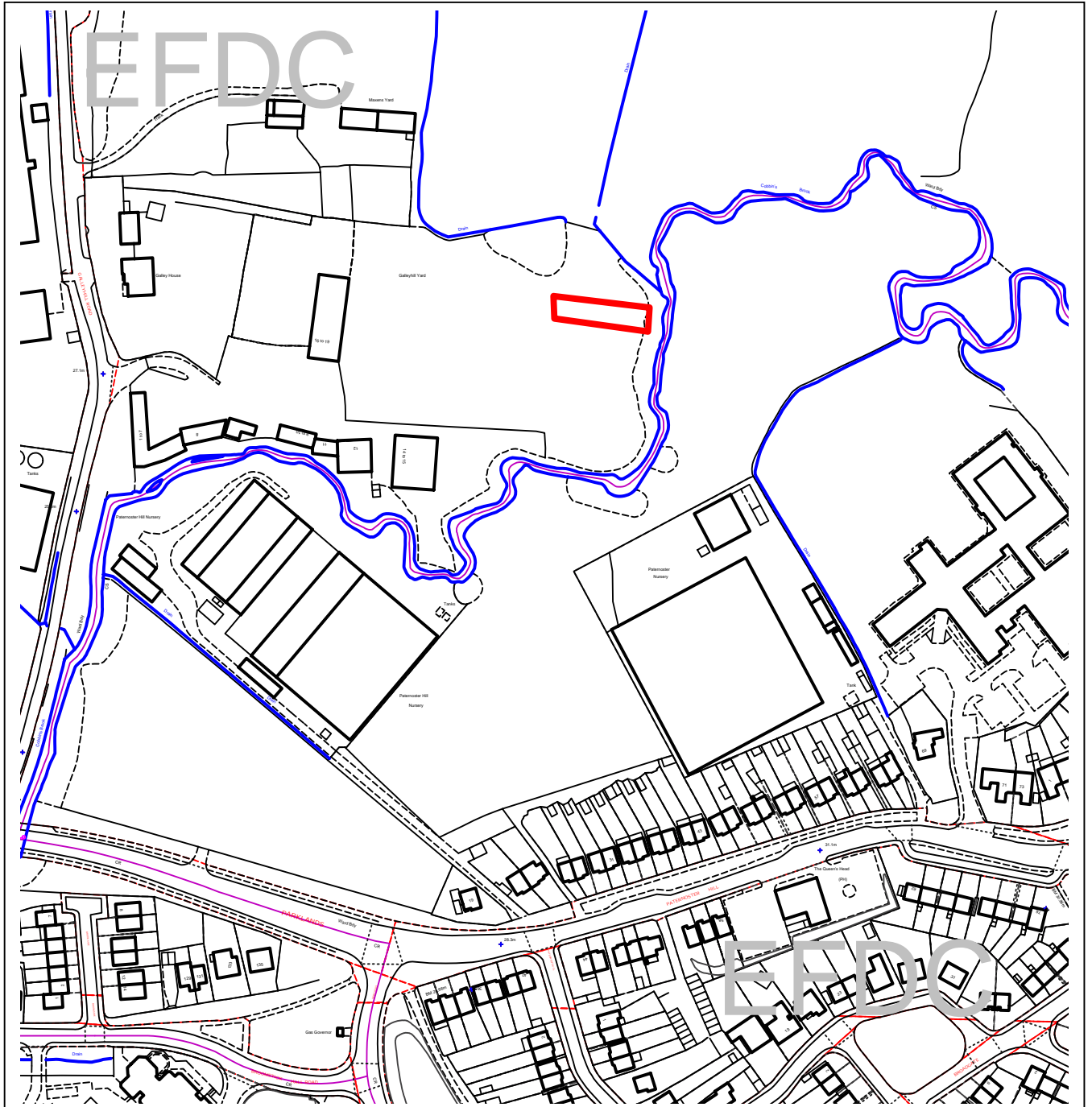
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# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	12
Application Number:	EPF/2735/07
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500



**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/2736/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Elm Contracts Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to storage of reclaimed building materials. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

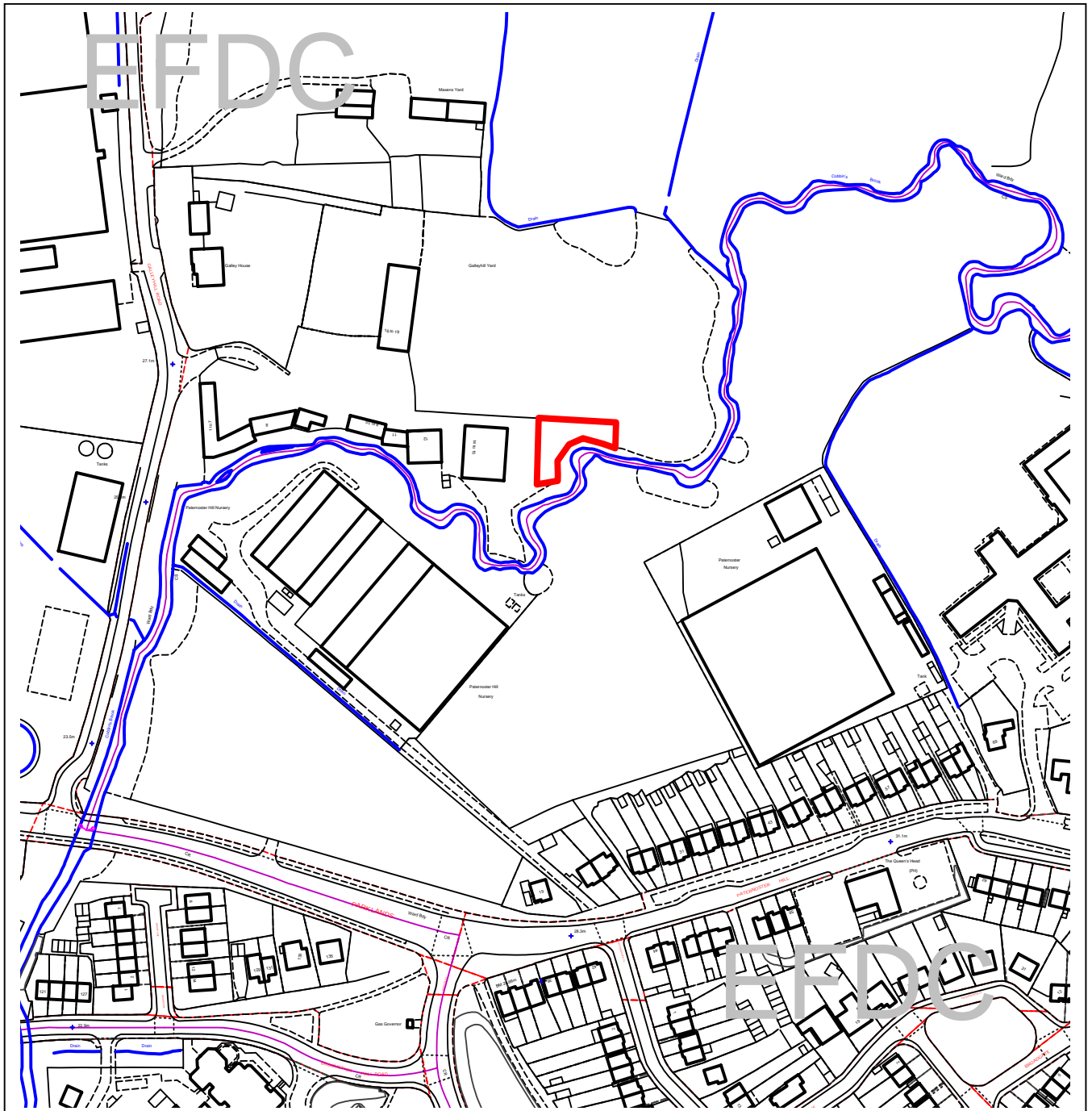
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# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	13
Application Number:	EPF/2736/07
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500

**Report Item No: 14**

<b>APPLICATION No:</b>	EPF/2737/07
<b>SITE ADDRESS:</b>	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East  Waltham Abbey Paternoster
<b>APPLICANT:</b>	Elm Contracts Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to storage of reclaimed building materials and vehicle parking. (Retrospective application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

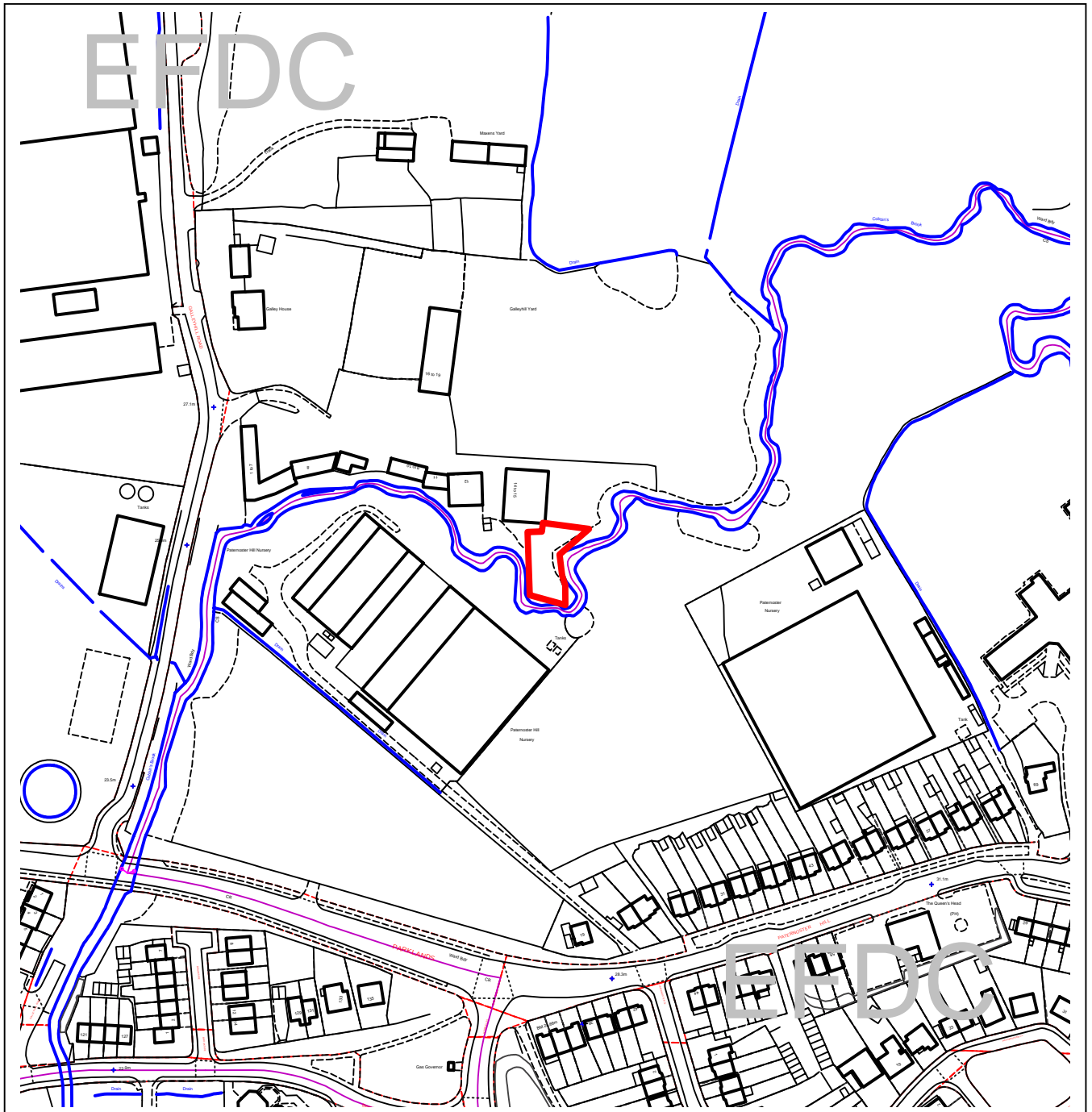
**CONDITIONS**

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
- 3 No external lighting shall be erected at the site without the prior written consent of the Local Planning Authority.
- 4 There shall be no open storage within the site above the height of 2metres.
- 5 No siting of caravans/portacabins or other portable buildings shall take place within the site without the prior written permission of the Local Planning Authority.
- 6 There shall be no external loudspeakers or other similar public address systems used at the site.
- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	14
Application Number:	EPF/2737/07
Site Name:	Land at Galley Hill Yard, Galley Hill Waltham Abbey, EN9
Scale of Plot:	1/2500