

Report Item No: 1

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1294/08 |
| SITE ADDRESS: | The Limes Medical Centre The Plain Epping Essex CM16 6TL |
| PARISH: | Epping |
| WARD: | Epping Lindsey and Lindsey and Thornwood Common |
| APPLICANT: | SSC Admin (Pharmacy) |
| DESCRIPTION OF PROPOSAL: | Erection of externally illuminated fascia and panel sign to pharmacy. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

CONDITIONS

- 1 The maximum luminance of the signs granted consent by this Notice shall not exceed 500 candelas per square metre.

This application is before this Committee since the recommendation differs from the views of the Town Council (pursuant to section P4, Schedule A (f) of the Council's delegated functions)

Description of Proposal

Erection of externally illuminated fascia and panel sign to pharmacy.

Description of Site

A one storey pharmacy forming part of the detached one and two storey Limes Medical Centre built in 2003. A car park lies to the front of the centre. The pharmacy has an existing externally illuminated individual letter sign on its north elevation facing the car park and The Plain, together with a small square externally illuminated panel sign on its east elevation adjoining the entrance to the pharmacy and medical centre.

Relevant History

A/EPF/1244/03 – advert consent granted by the Area Plans Sub Committee, for the erection of two flat wall signs with overhead trough lighting

Policies Applied

DBE13 - Advertisements.

Issues and Considerations

The main issue raised by this application is whether the size, nature, and illumination of the proposed signs is appropriate to this building and to the locality.

The signs will replace those approved at Committee in 2003. The fascia sign, reading 'The cooperative pharmacy' will consist of a light green powder coated aluminium panel measuring 4m in length by 0.6m in height. It will be externally illuminated from a trough light above. This sign, which will be affixed to the wall under a significant overhanging eaves to the pharmacy, will be appropriate in terms of scale and detailing, and will not materially detract from the appearance of the building. The small panel sign, measuring 0.5m by 0.5m, replaces a similar panel sign, and it too will not detract from the appearance of the pharmacy.

With regard to the objections of the Town Council the pharmacy does not lie within the Green Belt. This is a freestanding sizeable medical centre building, the signs are modest in scale, and external illumination is 'softer' and more discreet than internal illumination. The signs are an appropriate way of helping to inform the public where this pharmacy is located.

Conclusion.

The proposal will not cause harm to residential amenity or public safety and is recommended for approval.

SUMMARY OF REPRESENTATIONS

EPPING TOWN COUNCIL - Object – this is a commercial operation extending into the Green Belt area, and the design is not in keeping with the character of the town. The Committee reiterates a previous objection to a similar application at this medical centre, the proposal does not comply with Local Plan policies, and it would not be in the interests of Epping.

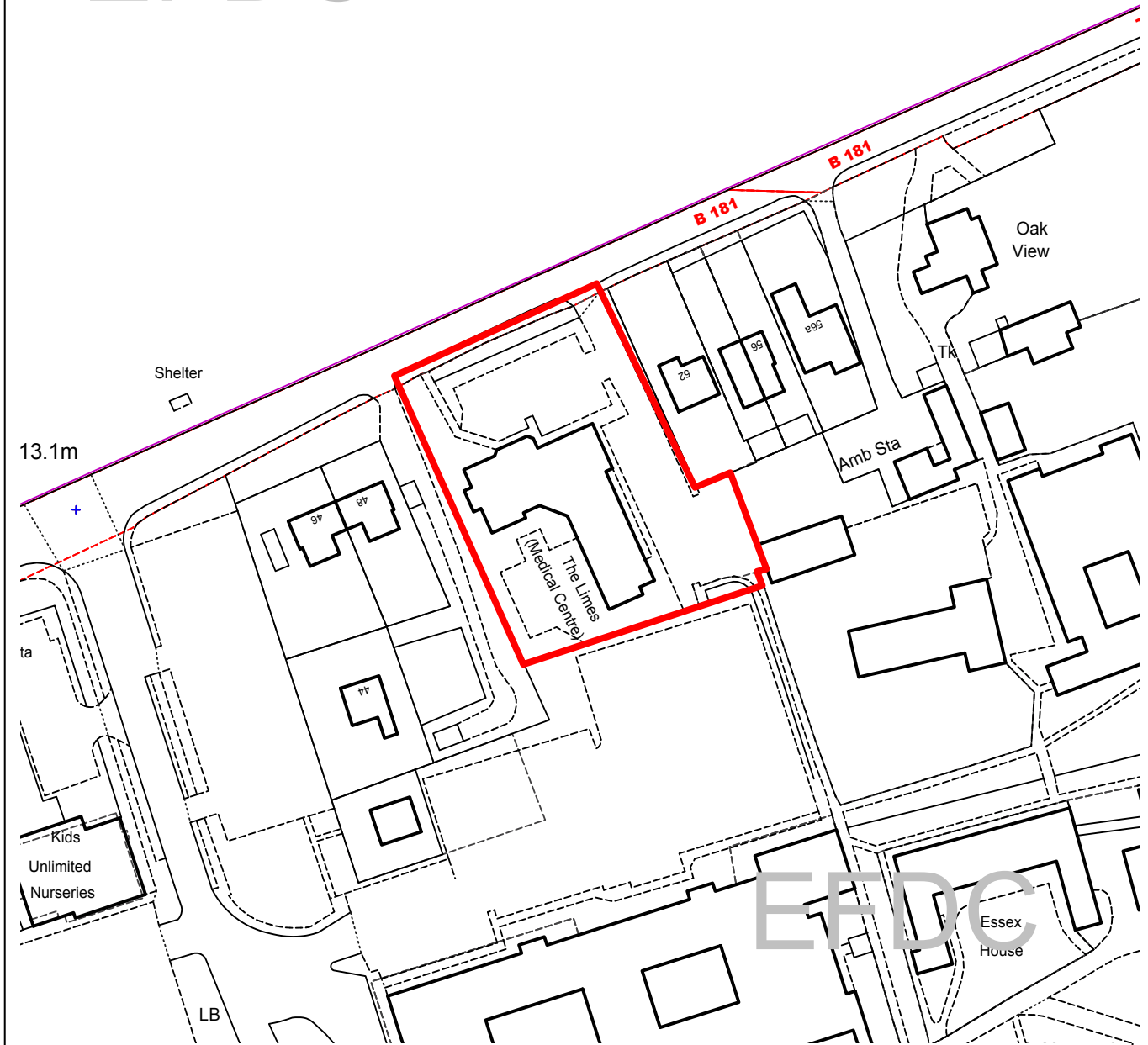
NEIGHBOURS – No response.



Epping Forest District Council

Area Planning Sub-Committee East

EFDC



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

| | |
|----------------------------|--|
| Agenda Item Number: | 1 |
| Application Number: | EPF/1294/08 |
| Site Name: | The Limes Medical Centre, The Plain Epping, CM16 6TL |
| Scale of Plot: | 1/1250 |

Report Item No: 2

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1429/08 |
| SITE ADDRESS: | land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA |
| PARISH: | Lambourne |
| WARD: | Lambourne |
| APPLICANT: | Mr D Jarvis |
| DESCRIPTION OF PROPOSAL: | Alteration to existing building including fenestration, internal layout and rooflight, and change of use of stable to 1 residential unit. |
| RECOMMENDED DECISION: | 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.
- 3 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.
- 4 Prior to the commencement of the development details of the proposed surface materials for the driveway and parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 5 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

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

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

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

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

- 8 All rooflights shown in the approved plans shall be of a Conservation Area type, the number and positioning of which shall be approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.
- 9 Where existing openings are to be blocked, the new brick work shall be recessed by 100mm from the external face of the wall.

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:

Conversion of the existing stables to form one dwelling. The existing barn on the site would be demolished. Parking spaces would be provided with an amenity space to the west of the site. This is a revised application after a refusal of a similar application in 2007, which was for 3 residential apartments.

Description of Site:

Rectangular plot of land between the car park of the Blue Boar public house and the rear gardens of Goulds Cottages and the Maltsters Arms public house. It is located on the west side of Market Place and currently consists of a disused stable block and a barn, which are used by the occupier of No. 5 Goulds Cottages. It is wholly within the Abridge Conservation Area. The stables are a curtilage listed building (the Blue Boar being the listed building). The barn is not listed.

Relevant History:

| | | |
|----------------------------|---|-----------|
| EPO/17/72 | Use of stable and yard for motor vehicle repairs and servicing | refused |
| EPO/663/72 | Use of old brewery stables for preparation and storage of motor vehicles | refused |
| EPF/1293/80 | O/App for conversion of stable block to six dwellings and provision of 6 car parking spaces with staff accommodation over | withdrawn |
| EPF/118/81 | O/App for conversion of stables for use as office and staff accommodation and storage with associated car parking | approved |
| EPF/535/97 | Demolition of barn and conversion to car park | refused |
| LB/EPF/526/97 | Listed building application as above | refused |
| EPF/431/05 | Conversion stables and barns to form 6 dwellings | refused |
| LB/EPF/432/05 | Listed building application as above | approved |
| EPF/0513/06 | Conversion of stables and barn to form 5 dwellings | refused |
| LB/EPF/0514/06 | Listed building application as above | refused |
| Appeal re 2006 application | | Dismissed |
| EPF/0889/07 | Conversion of stables to 3 apartments | refused |
| LB/EPF/1031/07 | Listed Building conversion as above | approved |

Policies Applied:

DBE1 New Buildings
DBE2 New buildings amenity
DBE6 Residential car parking
DBE8 Amenity Space
DBE9 Residential Amenity
HC6 & 7 Conservation Area development
HC12 Development affecting a listed building.
ST4 Car Parking
ST6 Highway Safety

Issues and Considerations:

The main issues here relate to:

1. The principle of converting the existing buildings;
2. The effect on the surrounding area's amenity and the Conservation Area;
3. Private amenity space considerations;
4. The potential impact on the neighbouring properties;
5. The impact on the adjacent Listed Building;
6. Car parking provision;
7. Highway safety issues.

It will also be considered whether the application overcomes the previous reason for refusals, which were the intensification of a sub standard road access causing a highway hazard.

The main changes in this scheme from the 2007 scheme are the reduction of residential units to just one and changes to the external fenestration.

Building in Context

- The principle of converting the buildings is considered to be acceptable here. Both the barn and stables are lying vacant at present apart from being used for storage and housing for the dogs of the owner of No.5 Goulds Cottages.
- It complies with Government policy in that it is recycling under-used land, reusing the existing buildings and reusing an urban site, which is no longer appropriate to their existing use.

- The Council have been in discussion with the owners of the stables and barn for several years and a residential use of the building is deemed to be the most appropriate and logical use.
- Lambourne Parish Council has raised concerns that this proposal could lead to a subdivision of the property. This can be dealt with by the appropriate condition and it is clear that any scheme to increase the number of units can be successfully resisted on highway safety grounds.
- The reduction from an original 6 dwellings in 2005 to the 1 now proposed is also welcomed as having less impact on the character and appearance of the area.
- The existing barn will also be removed from the site and replaced by a parking area which would serve no 5 Gould Cottages. These changes have resulted in a far less cramped appearance.

Amenity & Conservation Area

- It is considered that the sensitive reuse of the building, which this is felt to be, would not be detrimental to the character, appearance or setting of the Conservation Area. No objections have previously been raised by the Council's Conservation Area Officer. Much of the existing building and therefore materials would remain. Details of new materials can be dealt with by condition.
- The Conservation Area Officer has previously commented "the barn to be demolished provides very little contribution to the character and appearance of the Conservation Area as it is not easily visible from the street, so will not be detrimental to the overall character of the Conservation Area if it is demolished. The subsequent conversion of the stables will add character and appearance by bringing back into use these neglected buildings in a position of visual importance within the Conservation Area. In this sense the stable being brought back into use may be considered to compensate for the loss of the barn".

Private Amenity Space

- The scheme would result in one new dwelling.
- It is the case that this is a village centre site and there are fields and amenity areas in close proximity to the site. In adaptation the size of the dwellings would not lend themselves necessarily to families requiring larger areas of private space.
- The applicant has supplied a communal amenity space of about 80m², and whilst not perhaps ideal in terms of location, is in the only logical place for an amenity space. Whilst below the desired area of amenity space for a dwelling of this size, it is the case that the area is not insignificant as part of the whole site and therefore a refusal on this ground would not be justified.

Residential Amenity

- There will be no loss of light or outlook as a result of the scheme.
- There will be no adverse overlooking of neighbouring properties as a result of this scheme.

Effect on Listed Building

- The stables would largely remain as existing, however the bricked in windows to the rear facing the Blue Boar pub would be opened up again, but this causes no detrimental effect on character of the Listed Building.
- A separate Listed Building Consent has not been submitted as the 2007 application for an almost identical scheme externally was granted.

Car Parking

- The car parking area is conveniently situated for its intended use and would not visually dominate the street scene.
- 2 parking spaces are provided, plus a space for No 5 Goulds Cottages. The parking standards provide for a maximum of 1.5 places per dwelling and it is considered that in this village centre location that the level of provision is acceptable. The Highways Department have raised no objection to the scheme on these grounds.

Highway Safety

- In the 2006 appeal the Inspector stated "There is little doubt that the visibility to the mini roundabout from the sites vehicular access is severely substandard...however, where it can be shown that vehicle speeds on the major road would be kept below the speed limit, this visibility requirement may be reduced somewhat."
- The Highways Department have commented "with regard to the minimal vehicle movements one dwelling will cause, the Highway Authority has no objections to this proposal".
- This is the first time that the Highways Authority have not objected to a scheme on this site in the last few years, and is a recognition that this scheme has overcome the highway safety issues.

Conclusion:

The 2007 application was refused on purely highways grounds. This current application is a balanced scheme. The site is suitable for a residential development in this village centre location, and will enhance and complement the conservation area. However, the obstacle to a successful redevelopment of this site is its location relating to access onto the local road system.

However, this scheme has reduced the number of units to one, and therefore the number of vehicles using the development will also be reduced significantly from the previous schemes and indeed to the original stable use.

Whilst this will be a substantial dwelling, the vehicle movements to and from the site will be no more than is currently occurring from the use of the site. It is considered that, taking into account the Inspector's comments on the 2006 appeal, the reduction in the dwellings will reduce the number of vehicles using the site to an acceptable level, allowing the redevelopment of the site to go ahead. If permission is not forthcoming it is difficult to see what use the site could be put to which would preserve and enhance the building and the amenities of the area. The recommendation is therefore for approval.

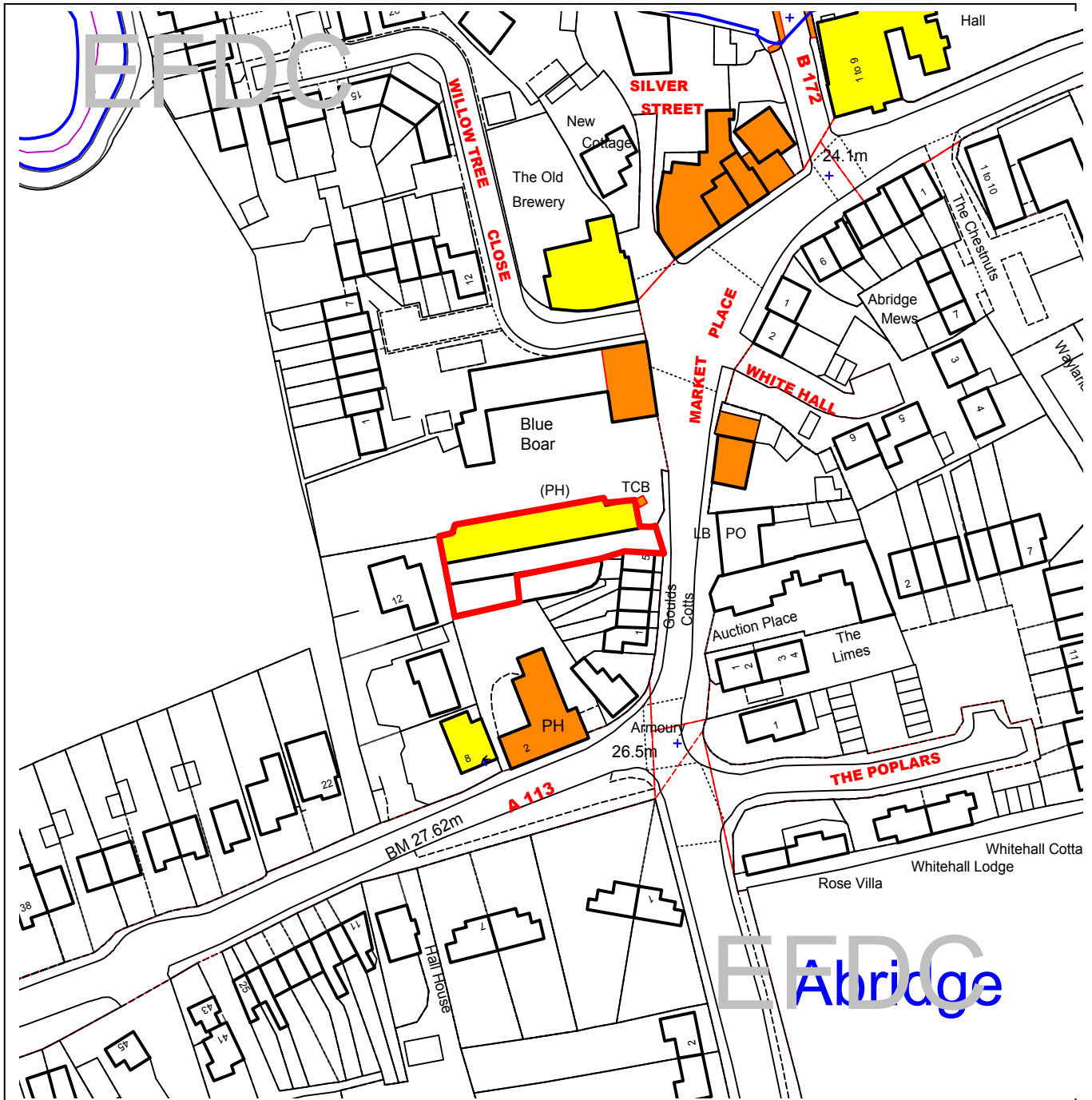
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – The parking is insufficient for a 5 bedroom dwelling especially as this dwelling lends itself to sub-division and the parking problem could be compounded.



Epping Forest District Council

Area Planning Sub-Committee East



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

| | |
|----------------------------|--|
| Agenda Item Number: | 2 |
| Application Number: | EPF/1429/08 |
| Site Name: | land to rear of 5 Gould Cottages, Market Place, Abridge, RM4 1UA |
| Scale of Plot: | 1/1250 |

Report Item No: 3

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/0623/08 |
| SITE ADDRESS: | Booker Cash And Carry Merlin Way North Weald Bassett Epping Essex CM16 6HR |
| PARISH: | North Weald Bassett |
| WARD: | North Weald Bassett |
| APPLICANT: | Marshalls Plc |
| DESCRIPTION OF PROPOSAL: | Change of use of existing parking area to open storage and distribution use with ancillary portacabin. |
| RECOMMENDED DECISION: | Recommend: 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 All access to the site in connection with the use hereby approved shall be from the Merlin Way entrance as indicated in the application.
- 3 The level of noise emitted from the site shall not exceed [5dB(A) above the prevailing background noise level at any time. The measurement position and assessment shall be made according to BS4142:1997.

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:

This application is for the change of use of part of the existing car park of Booker Cash and Carry to storage and distribution of concrete and stone products, and siting of a portacabin in connection with that use. Access will be taken from Merlin Way.

Description of Site:

The site is an area of about 4200 square metres, located to the west of Booker cash and Carry warehouse and to the south of other warehouse buildings on North Weald Airfield.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP1 Sustainable development
CP2 Protecting the quality of the environment
CP8 Sustainable economic development
E1 Employment Areas
RP5A Adverse environmental impacts.

Issues and Considerations:

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

- Suitability of the proposed use
- Impact on neighbouring amenity
- Highways and transportation matters
- Impact on visual amenity

Suitability of the site for the proposed use

The site falls within an area identified in the Local Plan as an Employment Site. The proposed use is a storage and distribution use, which falls within the categories of development that are generally permitted within employment sites and is therefore appropriate in principle in this location.

Impact on neighbouring amenity

The proposed use, is simply a storage and distribution use, as already exists on this site and adjacent sites, without harm to residential amenity, but in this instance the product is to be stored outside and is particularly large and heavy and the handling of the product and its loading and unloading could therefore potentially cause noise and disturbance to the nearest residential properties about 150 metres away. Following concerns from Environmental Health the applicants have provided noise information and this indicates that the use should not cause undue disturbance to residents. Environmental Health has therefore withdrawn their objection subject to the imposition of a condition restricting noise levels from the site.

Highway and Transportation Matters

The development would considerably intensify the use of this site, which is currently underused parking in connection with the existing Cash and Carry warehouse. The use will occupy about half of the existing 280-space car park, which will still leave sufficient spaces for the cash and carry use. The intention is that 4 vehicles will be based at the site and will make two trips per day into London; these will be fed by 8 Heavy Goods Vehicles, which will visit the site each night Monday to Friday. Four of the HGV's will unload directly onto the empty trailers based on site and four will be unloaded onto pallets ready for distribution later that day. It is not envisaged that material will be stored on site over the weekends. All access to the proposed use would be via Merlin Way and the A414 and will utilise the existing gated access on Merlin Way. The access for the Cash and Carry, will remain as existing, from Hurricane Way, so there will be no traffic conflict.

The application was submitted with a full transport statement and given the relatively low amounts of HGV traffic which will result (32 movements in every 24 hour period) the development is not expected to have a material impact on the Highway network. Essex County Council have raised

no objection to the proposals which accord with their Highways and Transportation Development Control Policies

Impact on Visual Amenity

There is some existing screening of the site around the northern and eastern boundaries by trees and hedgerows, The proposed development includes the stationing of a portacabin to provide office and other facilities for the employees at the site, and this is to be located at the northern corner of the site and will be screened by this existing planting. Palisade fencing is proposed to divide the site from the Booker car park and in this industrial location this is considered acceptable. It is considered that the proposed use will not cause undue harm to the visual amenity within this established employment area.

Conclusion:

The proposal involves the intensification of use of an established employment site, which appears at present to be under utilised. There is a shortage in this district in suitable sites for open storage and it is considered that this site is well located, not visually prominent, with good access to the highway network and sufficient distance from residential properties not to cause harm. The proposal is therefore in accordance with the adopted policies of the Local Plan and is recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

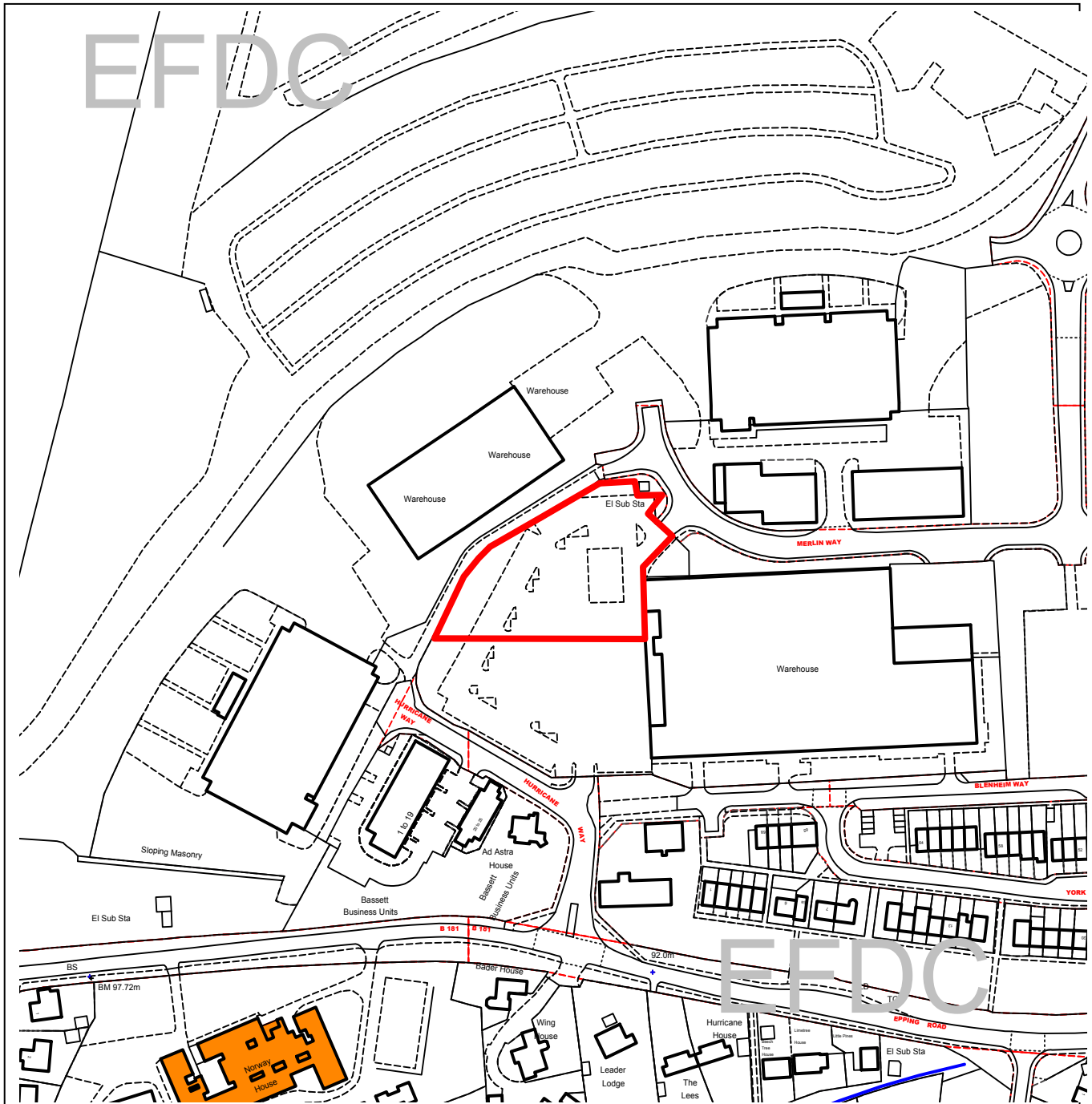
TOWN COUNCIL: Objection. Concern at number of vehicle movements that this would generate. Concern at overnight parking of HGV's. Concern at loss of parking spaces.

NEIGHBOURS: No response received



Epping Forest District Council

Area Planning Sub-Committee East



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

| | |
|----------------------------|---|
| Agenda Item Number: | 3 |
| Application Number: | EPF/0623/08 |
| Site Name: | Booker Cash And Carry, Merlin Way North Weald Bassett, CM16 6HR |
| Scale of Plot: | 1/2500 |

Report Item No: 4

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1364/08 |
| SITE ADDRESS: | Highway adjacent to St Marys Church Church Lane Stapleford Abbots Romford Essex RM4 1ES |
| PARISH: | Stapleford Abbots |
| WARD: | Passingford |
| APPLICANT: | Mrs Anna Franklin |
| DESCRIPTION OF PROPOSAL: | Retention of a gate/barrier. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

CONDITIONS

- 1 The gate hereby approved shall be open at all times between 8am and 5pm seven days a week.

This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).

Description of proposal:

Retention of a gate measuring 5.25m wide and 1.08m high.

Description of Site:

A private car park serving St Marys Church which is at the end of Church Lane, Stapleford Abbots, a single lane road serving a small hamlet along the lane. St Marys Church is a listed building, as is The Old Rectory to the west.

Relevant History:

Nil

Policies Applied:

GB2A Green belt
ST4 Highways
DBE 9 Amenities
HC12 Setting of a Listed Building

Issues and Considerations:

The main issues in this application are whether:

1. It complies with Green Belt policy
2. Highways and amenities for neighbours
3. Effect on adjacent Listed Building

Green Belt

- The scheme will see the retention of an existing metal gate which restricts access to the church car park.
- The Church authorities wish to prevent the use of the car park area by youths smoking drugs and indulging in antisocial behaviour, and would have the gate locked at night.
- The gate itself is only marginally beyond the height that would be allowed under permitted development (1m).
- The gate is a simple construction and painted black, with red reflective strips, and causes no harm to the openness, character and appearance of the Green Belt.

Impact on Highways and Neighbours

- It is the case that the closure of the car park at night will restrict the ability of vehicles to turn around in the narrow lane, but it is likely that outside working hours that traffic will be light and mostly cars as opposed to vans and lorries. In any event the scheme is designed to restrict the use of the area by cars for antisocial uses.
- During the day the gate will be open and service vehicles and legitimate users of the lane and church will be able to use the car park and turn around in it.
- Officers have some sympathy with the fears expressed by the residents over the potential impact of the scheme on service vehicles, but it is the case that as the gate will be open during working hours this should not cause any significant harm to their amenities or cause highway congestion or danger.
- With regard to fears regarding emergency service access the gate will not present any serious obstacle to the Fire Brigade.
- The gate does not restrict pedestrian access to local footpaths.
- The hours of opening can be conditioned to ensure that the gate is open during working hours.

Impact on adjacent Listed Building

- The scheme will have no adverse effect on either of the two listed buildings which are adjacent to the site.
- The County Listed Building Officer has stated "The metal gate is very utilitarian and modern and it would not normally be permitted for the entrance to a listed building. However, this is onto a parking area and I understand that it is only to be used in the evenings for security reasons. The red markings raise particular objection, but if the gate were fully black or a dark colour (such as dark green) it would not be too obtrusive. If a condition is attached for the gate to be painted a single dark colour, I do not consider that it would be sufficiently obtrusive to warrant objection. I therefore recommend granting approval with the condition"
- In this instance Officers are of the opinion that the red reflective strips are a highway safety feature and should be retained in spite of the County objections.

Conclusion

Whilst it must be regretted that the scheme has already been implemented, it must be judged on its own merits. The scheme will not have any adverse impact on the Green Belt and will have no adverse impact on highway safety. It is recommended for approval.

SUMMARY OF REPRESENTATIONS

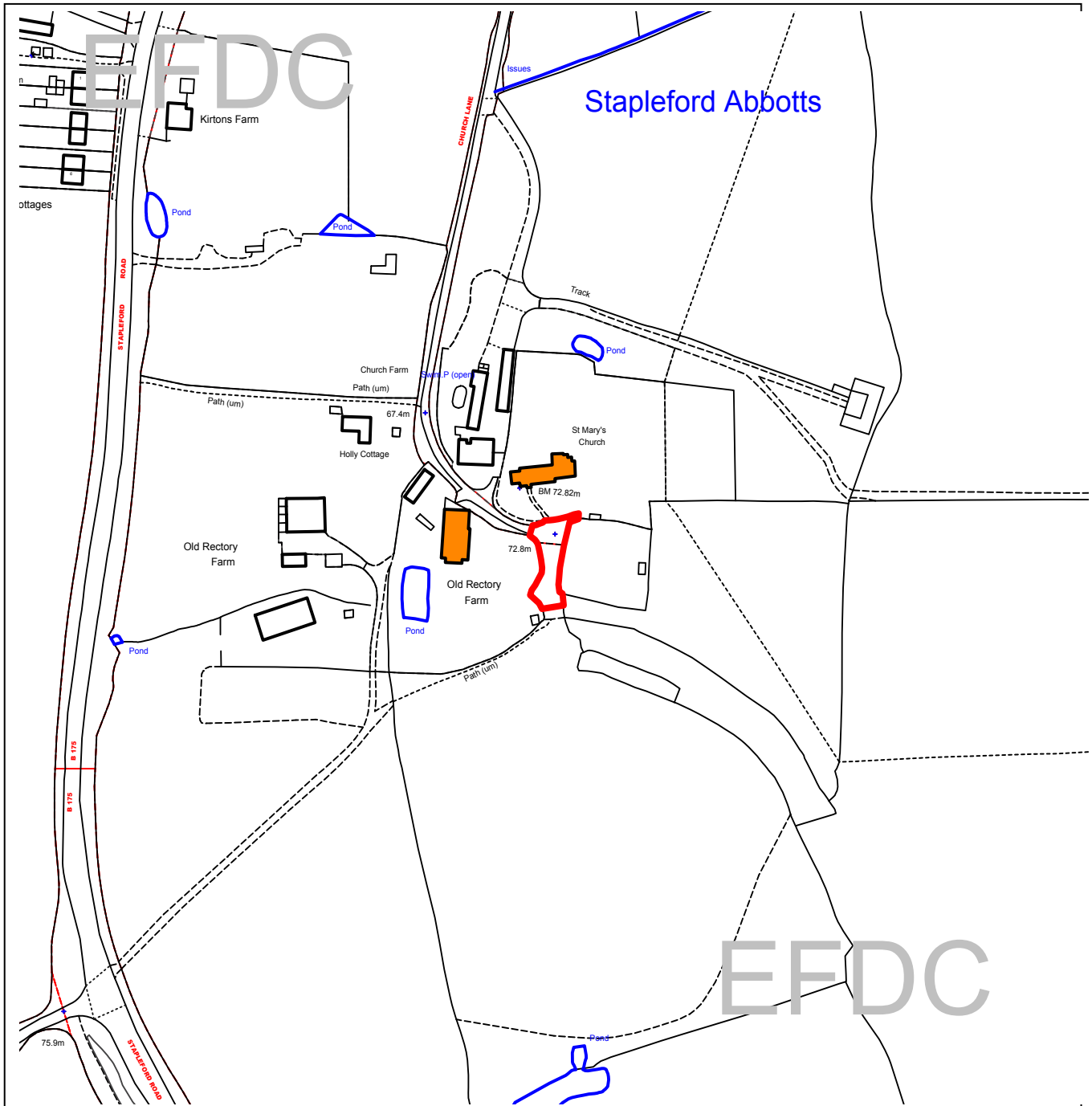
PARISH COUNCIL – Approval recommended on condition of being open during the day. Time of opening preferably 8am to 5pm 7 days a week, to allow access to the graveyard and enable residents to use the footpath to take children to school.

CHURCH FARM – Object, petition from 16 other local residents as part of the letters, will prevent service vehicles such as dustcarts and the Royal Mail being able to turn around at the top of the lane. Therefore they will either have to reverse down the lane, or into my driveway, either of which will be extremely dangerous, or they will refuse to come up the lane to the detriment of the residents in the lane.



Epping Forest District Council

Area Planning Sub-Committee East



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

| | |
|----------------------------|---|
| Agenda Item Number: | 4 |
| Application Number: | EPF/1364/08 |
| Site Name: | Highway adjacent to St Marys Church Church Lane, Stapleford Abbots, RM4 1ES |
| Scale of Plot: | 1/2500 |