

Report Item No: 1

APPLICATION No:	EPF/2413/08
SITE ADDRESS:	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mrs Jo Hosler
DESCRIPTION OF PROPOSAL:	Conversion of former stable block into a single, three bedroom, dwelling with garage. (Resubmitted application)
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

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 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, D and E shall be undertaken without the prior written permission of the Local 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 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 5 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.

And subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act, within 12 months of this decision, to secure the removal of the half of the adjacent agricultural building closest to the site, and removal of all resultant materials from the land, prior to the first occupation of converted stable building for residential purposes.

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

Description of Proposal:

The applicant is seeking planning permission for the conversion of a former stable block into a three bedroom dwelling and integral garage.

The existing building is double storey, constructed from brick and has a tiled roof. As a result of the conversion, minor external alterations are required such as inserting 6 velux roof lights to the rear elevation and to change the sliding door on the first floor of the front elevation to a window.

The dwelling is to comprise of a kitchen, living/dining area and W/C on the ground floor and 3 bedrooms (2 with en-suites) and a landing area on the first floor.

Two vehicle spaces are to be provided, one in the integral garage and another on the hard surface in front of the garage. Approximately 80 square metres of private open space for future residents is to be provided to the side and front of the dwelling and will be screened by a timber close boarded fence.

Description of Site:

The subject site is part of the Copped Hall Estate which was an old hunting park dating back to the 12th century and comprises the remains of the 18th century mansion. The site itself is located approximately 2.7 miles east of Epping. Access to it is via a private road that runs off Epping High Road.

Home Farm historically produced livestock, fruit and vegetables for the mansion but is now currently unused. Little Copped Hall, a double storey detached dwelling which was used as the farm house, is located to the west. There is a large modern agricultural building immediately abutting the rear of the stable block.

The subject site and the surrounding area are located within the Metropolitan Green Belt and the Copped Hall Conservation Area.

Relevant History:

There have been a number of recent planning applications relating to adjacent sites within the Copped Hall estate, the most relevant of which are:-

EPF/1084/06 – Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application) (approved subject to Section 106 agreement). This scheme did not include the current application site but the adjacent Farm building.

EPF/1637/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and porch to front (refused)

EPF/2134/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and detached double garage (refused)

EPF/2453/07 - Conservation area consent for the removal of half of an agricultural building (approved with conditions, but not yet implemented)

EPF/0817/08 – Conversion of agricultural building to single, two bedroom dwelling with garage (refused)

EPF/1227/08 – Conversion of former stable block into single 3 bed dwelling (refused)

Policies Applied:

DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DEB4 Design in the Green Belt
DBE6 Car parking in new development
DBE8 Private amenity space
DBE9 Loss of amenity
LL2 Development and rural landscape
LL10 Impact on existing landscaping
LL11 Landscaping provisions
HC7 Development within Conservation Areas
HC12 Development affecting the setting of a Listed Building
HC14 Copped Hall, Epping
CP3 New Development
CP4 Sustainable Development
GB2A Development in Green Belt
GB4A Extensions to Residential Curtilages
GB8A Change of Use or Adaptation of Buildings
GB9A Residential Conversions
RP5A Adverse environmental impacts

Issues and Considerations:

The application is for the conversion of the disused stable building into a three bedroom dwelling. The site is located within the Metropolitan Green Belt and the Copped Hall Conservation Area and therefore the main issues to be addressed are whether the design and appearance of the development is acceptable, whether there would be a harmful impact to the openness of the Green Belt, whether there would be a harmful impact to the Copped Hall Conservation area and whether there would be any impacts to the amenities of adjoining properties.

Green Belt:

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversion of rural buildings must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected.

There would be no addition to the building footprint, scale and size of the existing building. The proposed changes to the external appearance of the building would not be unsympathetic or adversely affect the openness of the Green Belt. The building is of a substantial construction which is capable of being converted without any major changes.

On the location and site plan submitted as part of this application the dotted red line has indicated the size and the location of the proposed curtilage. It is considered that the proposed size of the curtilage is acceptable in that it will not be harmful to the openness of and the objectives of including land within the Metropolitan Green Belt.

It is considered that this location is unsuitable for business or storage uses, which would generate inappropriate traffic.

Design and the Historic Environment:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seeks to ensure that 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.

The proposal entails only minor alterations to the existing building. Building materials are a key factor in determining the local character. It is important that the detailing of the building is of a high standard to replicate the surrounding area in terms of detailing. It is considered that the proposed materials and the alterations made to the building are acceptable in that they would not cause material harm to the character of the area.

It should be noted that there is no additional building footprint or increase in size of the building and therefore Council considers that the size, scale and bulk of the proposed conversion would be acceptable.

Considering the low amount of vehicle movements to and from the site, it is not considered that there would be a detrimental impact to the safety of entering and exiting the site or affecting the traffic movements along the road.

Adequate car parking to service the needs of the residents would be available within the integral garage and on the hard surface towards the front of the dwelling.

It is considered that the 80 square metres of private open space provided is acceptable in size and although its position to the front of the building is not ideal as it results in prominent fencing and some lack of privacy, is not considered that this is sufficient to warrant refusal of this application and in any conversion there is often a need to compromise.

However there is concern regarding the siting of a converted dwelling being located so close to a large agricultural building. The proposed dwelling would not provide adequate amenities to future occupiers nor result in an acceptable setting in view of the large, redundant agricultural building immediately behind the building.

The agricultural building, although currently disused could be utilised for any agricultural purpose in the future and this would lead to unacceptable noise, disturbance and possible smell, flies etc. which would clearly be harmful to the residential amenities of future occupants.

The application drawings show this building to be removed, but it is not within the applicant's ownership or control, therefore it is considered necessary for the applicant to enter into a legal agreement under section 106 to ensure that the half of the building closest to the development prior to the first use of the stable building as a dwelling. Although the applicant has argued that he

doesn't think this is necessary he has agreed to enter into such an agreement as has the owner of the building. The other half of the building is already intended to be removed in connection with the recent approval for conversion of the dairy building to the west and Conservation Area consent has already been granted for its removal.

The previous application for this development, EPF/1227/08, was refused for two reasons, one was that it would provide unsatisfactory living conditions due to the proximity to the agricultural building and clearly this reason is overcome by the proposed 106 agreement.

The second reason for refusal was "The proposal constitutes an unsatisfactory piecemeal development of part of the Historical Model Farm within the Conservation Area. The Council considers that a comprehensive scheme for the whole of the site is required in order to maintain and preserve the character of the Conservation Area."

The current application still represents piecemeal development of the Model Farm site which is far from ideal, however Officers have since had to acknowledge that the Copped Hall site has been split into different ownerships and each application can only be determined on its individual merits. Back in 2005, permission was granted for the erection of 4 dwellings on the Model Farm site, which was given consent subject to a wide ranging 106 agreement which included transfer of land to the Copped Hall Trust. The relevant 106 agreement was never signed and the land was subsequently split and sold to different people. Officers now accept that the opportunity to achieve additional improvements to the important Copped Hall site from the transfer of land has been lost and whilst this is regretted, it would not be considered reasonable grounds for refusal of this application which complies with the policies of the Local Plan.

The proposal results in the removal of half of a large unattractive agricultural building and will therefore have a positive impact on the character of the Conservation Area and on the Green Belt. Once the building is removed further development of this site for more housing will be very difficult to justify.

Conclusion:

In conclusion, whilst the piecemeal development of the small parcels of land around the original Model Farm is far from ideal, the application on this site, when treated on its individual merits, meets the requirements of the policies of the Adopted Local Plan and Alterations. It will not cause harm to the openness of the Green Belt and it will, through the removal of the large agricultural building, enhance the character of the Conservation area. The application is therefore recommended for approval subject to the suggested 106 agreement.

SUMMARY OF REPRESENTATIONS

EPPING UPLAND PARISH COUNCIL: No objection

EPPING SOCIETY: Object, Green Belt, Conservation Area, the number of applications that are being lodged and that the previous 106 agreement is being ignored. The society is worried that the site is now being developed as a piecemeal development.

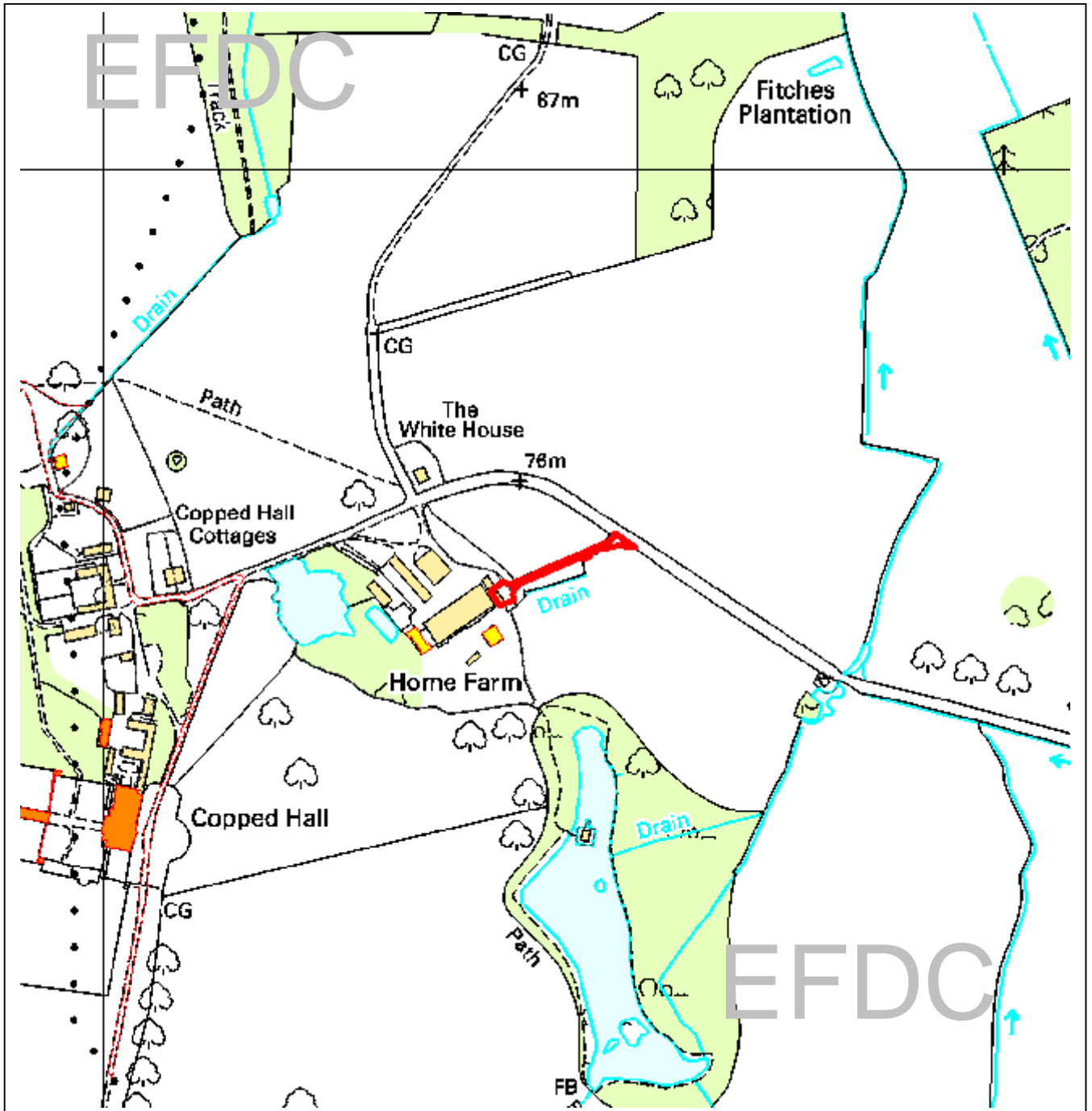
CONSERVATORS OF EPPING FOREST: Object, Green Belt, Conservation Area, worried that the site is now being developed as a piecemeal development.

NEIGHBOURS: No responses received



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/2413/08
Site Name:	Home Farm, Little Copped Hall High Road, Epping, CM16 5HS
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/0149/09
SITE ADDRESS:	198 - 202 High Street Roydon Essex CM19 5EQ
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr & Mrs Tony & Monica Nicholls
DESCRIPTION OF PROPOSAL:	Replacement two storey dwelling. (Revised application)
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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

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

Description of Proposal:

The applicant seeks planning permission to replace the existing single storey bungalow with a two storey dwelling that is to comprise of 5 bedrooms and an integral garage.

The replacement dwelling will be in approximately the same position as the existing bungalow however the building footprint will be slightly larger in terms of its depth. The dwelling would still be set off the side boundaries however, due to its increase in depth, the dwelling will be set closer to the front boundary and its rear façade will be approximately in line with the adjoining dwelling's rear façade (No 204)

The proposed dwelling is of modern design and materials.

The existing in and out vehicle access to the site will be modified as it is proposed to remove the western crossover leaving only the eastern crossover to provide access to and from the site. Off street parking will be provided on the hard surface towards the front of the dwelling and within the integral double garage.

The existing vegetation at the site is proposed to be retained and the large rear garden area will remain undeveloped.

It should be noted that the proposed application is a revised application as the previous application EPF/0149/09 was refused by Council under delegated powers.

Description of Site:

The subject site is located on the north side of the High Street within the village of Roydon, outside of the Conservation Area. The site itself is larger than the adjoining properties, with significantly greater plot width, and it has a slight slope that falls across the property from east to west.

The existing bungalow on the site is a true bungalow of traditional design which has been extended with flat roofed additions to either side.

There are a number of preserved trees at the rear of the site which are visible above the roof of the dwelling.

The subject site is located within a built up area of residential dwellings that comprise a mixture of forms, sizes and styles. The adjoining property to the west, number 204 comprises a detached chalet bungalow whilst the adjoining property to the east, number 196 comprises a double storey dwelling. The River Stort forms the rear boundary of the site.

Relevant History:

EPF/1799/02 - Outline application for demolition of existing bungalow and erection of a pair of semi detached houses and a detached house (all matters reserved). (refused)

EPF/2072/08 - Replacement two storey dwelling. (refused)

Policies Applied:

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New Development
DBE1 Design of New Buildings
DBE2 Effect on Adjoining Neighbours
DBE9 Loss of Amenity
ST4 Road Safety
ST6 Vehicle Parking
LL10 Adequacy of Provision for Retention
LL11 Landscaping Schemes

Issues and Considerations:

This is a revised application following an earlier refusal under delegated powers. The main concern that Council had with the previous application that was refused, was that the proposed development did not reflect the character of the existing streetscene due to its excessively modern and contemporary appearance. In particular there was a large glass element to the front elevation which gave the building the appearance of a public building rather than a domestic property.

The applicant has now revised the proposed development by removing the large glass element altogether from the front elevation and has replaced it with standard windows at both ground and first floor. Additionally, the applicant has amended the roof form to both the front and rear elevations of the dwelling in an attempt to reduce the bulk and scale of the development. It should be noted that the building footprint and the setbacks from the boundaries are no different from that of the previous scheme.

Therefore the main issue to be addressed is whether the amendments to the proposed development have overcome Council's previous reasons of refusal.

The proposed building is still relatively imposing, given the open frontage of the site and the raised land, but is now less uncompromisingly modern in design. Given that the large glass element has now been removed and that the roof form has been altered, it is now considered that the proposed development has a suitably domestic form and scale which is in keeping with the general feel of the area and will not be overly dominant within the streetscene and will not cause material detriment. The site is not within the Conservation Area or the Green Belt and it is not considered that it is necessary for the replacement dwelling to be of traditional design, provided its bulk massing, scale and general design are not such that they would be harmful to the amenity of the area. The building is well articulated and will add interest within the streetscene. Whilst it is clearly a large dwelling it is located on a large plot and has a relatively low roofline and eaves level in keeping with the adjacent properties. The Conservation Officer has confirmed that the site is sufficient distance from the Conservation Area not to have an adverse impact on it.

The siting of the development is considered to be acceptable as the development maintains spaces/gaps between building blocks which is an important part to the character of the surrounding area and the front setback from the highway is also considered to be appropriate.

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 orientation of the site and the siting of dwellings, overshadowing to the adjoining properties private open space is minor, with the shadow generally cast over the subject site itself.

It is noted that the development will cast a shadow into adjoining properties, however it is believed that adequate sunlight will still be received to secluded open spaces areas and habitable room windows of the adjoining properties throughout the day.

It is not considered that there would be a significant loss of privacy to adjoining properties as the only flank window proposed will be located on the ground floor. It is noted that velux style roof windows are proposed, however these windows would not result in any loss of privacy to adjoining properties due to their height.

Other issues:

The application was referred to Essex County Council's Highways officer who advised that they had no objection to the proposed development in relation to highway safety and parking.

The application was also referred to Council's landscape officer as there are a number of preserved trees located to the rear of the site. The officer had no objections to the scheme as the trees are a considerable distance from the proposed development.

Conclusion:

In conclusion it is considered that the amendments made to the proposed development have now overcome Council's previous reasons for refusal. The design and appearance of the development is considered to be acceptable and will add interest within the street scene without being overly dominant and will not cause harm to residential amenity. The scheme is considered to be in accordance with the adopted policies of the Local Plan and Local Plan Alterations and is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL- Object: The Parish Council has concerns about the modernity of the proposed building particularly in view of its proximity to the Conservation Area. Please refer to conservation officer.

194 HIGH STREET – Object: Original objections still remain, i.e. significant loss of light and privacy. Footprint considerably larger than existing property, also disproportionate to adjacent and all other local properties. Proposed building will dominate views from both front and rear gardens of neighbouring properties. Views from rear first floor rooms will overlook gardens of several neighbouring properties.

196 HIGH STREET – Object: The overall height, width and shape of the proposed development will result in a loss of light to the rear garden of the adjoining property. The proposed development would be dominant within the streetscene. The proposed development would have an impact on the root system and adjoining fences.

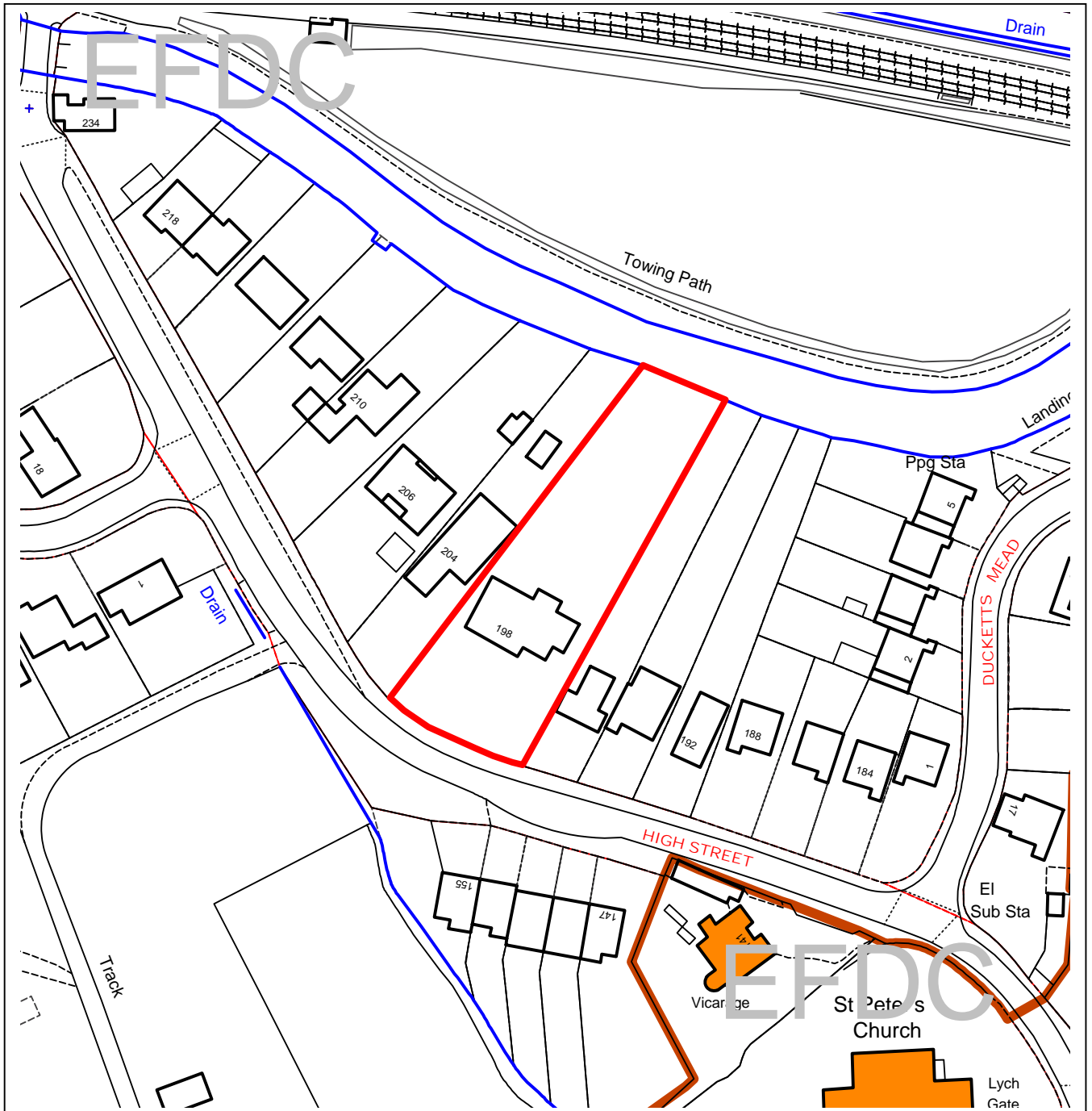
LOVEWOOD LODGE, HARLOW ROAD – Vast improvement over the existing dwelling which is somewhat shabby and ramshackle. The building reflects more modern design taste and will incorporate many energy saving ideas currently being promoted. The plot is large and the development should not detract from the amenity and appearance of the area.

THE OLD BAKERY, HARLOW ROAD – Support: Design has many characteristics which could lead to further beneficial development in the area. No 2 adjacent properties with similar designs within village and proposed dwelling would sit comfortably next to 204 High Street which it mirrors.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/0149/09
Site Name:	198 - 202 High Street, Roydon CM19 5EQ
Scale of Plot:	1:1250

Report Item No: 3

APPLICATION No:	EPF/1637/08
SITE ADDRESS:	Youth Hostels Association Wellington Hill Waltham Abbey Essex IG10 4AG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Treehouse Limited
DESCRIPTION OF PROPOSAL:	Demolition of existing youth hostel and erection of new building for use as a wellness retreat, with associated landscaping. (Revised Application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 New development should be located in places that encourage walking, cycling and the use of public transport. In rural areas, for developments which have transport implantations, preference will be given to locations with access to regular public transport services. The proposed development is not located close to public transport serves and relies heavily on vehicle movements to and from the site. Therefore the development is contrary to Policy ST1 of the Epping Forest District Local Plan and Alterations.
- 2 The proposed development would, by reason of inadequate on-site car parking provision, be likely to result in unacceptable overspill onto the adjoining roads detrimental to highway safety and residential amenity and contrary to Policy ST4 and ST6 of the Adopted Local Plan and Alterations.
- 3 Insufficient evidence has been submitted to demonstrate that this building is not needed for any community facility and therefore the proposal is contrary to Policy CF12A of the Epping Forest District Local Plan and Alterations.
- 4 The site is within the Metropolitan Green Belt and is inappropriate development, by definition, harmful to the Green Belt. There are no very special circumstances sufficient to outweigh the harm and the proposal is therefore contrary to Government advice and policy GB2A of the Adopted Local Plan and Alterations.

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

Description of Proposal:

The applicant seeks planning permission for the removal of the former Youth Hostel building and erection of a wellness clinic to provide holistic health and preventative care facilities, including massage and treatment rooms, Yoga and Pilates, juice bar and landscaped relaxation areas and parking facilities.

It should be noted that the proposed scheme is a revised application as Council recently refused the previous application (EPF/0215/08).

Unlike the previous application that was refused, the existing building on the site is to be completely removed and a new building constructed in a similar position with approximately the same floor area. Also, instead of the development consisting of three levels, it is now proposed to have two levels with one level constructed above the ground whilst the second level will be cut into the slope with only part of it being seen.

Level one will consist of the reconstructed building (28m wide x 8.6m depth) and will consist of treatment rooms, W/C's, kitchenette, juice bar and a large outdoor terrace/decking area.

Level two will comprise of the main entrance to the building, reception area, offices, and a relaxation area, treatment rooms, studios, changing areas and consultant rooms.

It is noted that some native vegetation will have to be removed or trimmed to make way for the development.

The development is to use the existing vehicle access and subsequent car parking area for the new use. A total of 15 car parking spaces are to be provided.

Description of Site:

The subject site is located on the southern side of Wellington Hill approximately 60 metres east of Rats Lane within the small village of High Beech and on Epping Forest land. The site itself, in comparison to surrounding properties is quite large (3250 square metres). There is a steep slope that falls away from east to west. Mature vegetation is scattered throughout the site and on the boundaries.

Located to the far east of the site is a single storey detached building that until recently was used as a youth hostel. An associated car parking area is located to the far west of the site with vehicle access from Wellington Hill. A path and steps lead from the car park up to the hostel.

The site is located within a built up enclave comprising of a mixture of building styles ranging from detached and semi detached dwellings. Dwellings in the area have a mixture of forms, scale and massing. A right of way runs parallel with the eastern side boundary that provides vehicle access to the dwellings known as Ivy Cottage and Turpin House. To the north of the site adjacent to Wellington Hill is an open area covered by forest.

It should be noted that the subject site and the surrounding area are located within the Metropolitan Green Belt.

Relevant History:

WHX/0075/73 – Bedroom and lounge extension (approved)

EPF/0215/08 - Outline application for a new health centre and retreat incorporating the existing hostel building. (refused).

Policies Applied:

CP1 Achieving Sustainable Development Rights
CP2 Protecting the Quality of the Rural and Build Environment.
CP3 New Development
SP9 Sustainable Transport
DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DBE4 Design in Urban Areas
DBE9 Loss of Amenity
LL1 Rural Landscapes
LL3 Landscaping, Development on the edge of settlements
LL10 Landscaping, protecting existing features
LL11 Landscaping, new landscaping
GB2A Development in Green Belt
GB7A Conspicuous Development
GB8A Change of Use or Adaptation of Buildings
CF12 Retention of Community Facilities
ST1 Location of Development
ST4 Road Safety
ST6 Vehicle Parking

Issues and Considerations:

It should be noted that the previous application was refused for the following reasons:

- *The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The Local Plan and Government Guidance as set out in Planning Guidance Note 2 (Green Belt) is that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area. The proposal introduces a new development and use within the Metropolitan Green Belt. It is an inappropriate development harmful to the purposes of including land in the Green Belt and contrary to the Government advice contained in PPG2, and Policies GB2A and GB7A of the adopted Local Plan and Alterations. There are no very special circumstances to outweigh the harm of the proposal to the Metropolitan Green Belt.*
- *Insufficient evidence has been submitted to demonstrate that this community facility is not needed at this location and therefore the proposal is contrary to Policy CF12A of the Epping Forest District Local Plan and Alterations.*
- *The proposed development would, by reason of inadequate on-site car parking provision, result in unacceptable overspill onto the adjoining roads detrimental to highway safety and residential amenity and contrary to Policy ST4 and ST6 of the adopted Local Plan and Alterations.*
- *New development should be located in places that encourage walking, cycling and the use of public transport. In rural areas, for developments which have transport implantations,*

preference will be given to locations with access to regular public transport services. The proposed development is not located close to public transport serves and relies heavily on vehicle movements to and from the site. Therefore the development is contrary to Policy ST1 of the Epping Forest District Plan Alterations.

Therefore the main issues to be addressed in this case are whether the revised scheme has overcome Council's initial concerns that were addressed under the previous application and the reasons why the application was refused.

Green Belt:

Council considered that the additional building footprint that was proposed under the previous scheme was excessive and that it would not preserve the openness, appearance and character of this part of the Green Belt. In order to resolve Council's first reason of refusal, the applicant has reduced the overall building footprint of the development by removing a whole floor that was to contain a swimming pool with sauna and changing facilities.

Although the applicant has reduced the overall size of the proposed building in terms of its building footprint and floor area, the development is still inappropriate development, by definition harmful to the Green Belt and would still have an impact on the character, appearance and openness of this part of the Green Belt. It is noted that the majority of the new building footprint is to be cut into the slope of the land in order to reduce the amount of perceived bulk and mass. However it is considered that this would not resolve Council's concern of a development that is to have more than double the footprint of the existing building and is not for an appropriate Green Belt use.

Also it should be noted that the proposed development is now going to be a complete reconstruction as the existing building is now going to be removed altogether instead of it being converted to form part of the development which was proposed under the previous scheme. The applicant stated that this was required due to the poor state that the existing building was in. As no conversion is now proposed the scheme is even more inappropriate than the previous scheme in Green Belt terms.

Community Facilities:

It was considered that the previous application did not demonstrate to the Council that a youth hostel or any other use to benefit the local community was not needed or viable on the subject site within the existing building. This information was not provided, hence the reason for refusal.

Although the hostel is no longer in use as the lease has expired, developers should explore all options for other facilities that could benefit the community before submitting applications for alternative development.

Policy CF12 states that permission will only be granted for proposals which will entail the loss of a community facility where it is conclusively shown that the use will either no longer be needed or no longer be viable in its current location. Once again, this has not been fully addressed by the applicant. The only positive spin put forward by the applicant is that the proposed development would form a well maintained attractive site that would benefit the local community instead of the site remaining in its poor state.

It is considered that the applicant needs to demonstrate to the Council that a community facility on this particular site is no longer needed or will be no longer viable before Council would consider an alternative use such as the scheme proposed.

Therefore the proposed scheme is still contrary to Policy CF12.

It should also be noted that the local Parish Council have identified that there is a need to retain the existing youth hostel as there is a lack of tourist accommodation in this locality. Although as mentioned in this report the hostel has now closed.

Sustainable transport:

The Council considered that the under the previous scheme there was a lack of off-street car parking and that the proposed development was not a suitable or sustainable use on this particular site.

Previously, 17 off-street vehicle spaces were provided in which 8 of these were for staff. The proposed scheme has provided 15 on this occasion of which two are for disabled use.

In a statement provided with the application, it has been estimated by the applicant that up to 10 staff and 18 people from the public could be using the new facility at any one time.

Policy ST6 states that all development proposals are expected to provide on site parking in accordance with the Adopted 2001 Standards. It should be noted that given the proposed use is Sui Generis there are no maximum standards for this scheme. Therefore it is up to Council to assess whether the amount of spaces provided would meet the needs of the proposed use.

It is noted that the proposed scheme has provided two less vehicle spaces from the previous scheme that was refused (this might be justified by the applicant given the reduction of the floor area of the development). However, the Council considers that in this case 15 vehicle spaces would not be sufficient to meet the needs of the proposed use given that there would be full time staff plus visitors. Given the additional floor space and facilities that are proposed on the site it is considered that more car parking provisions would be required as the site is not accessible to public transport and unlike the former Youth Hostel use, visitors to the Wellness Clinic are unlikely to walk to the site.

Policy ST1 states that a new development should be located in places that encourage walking, cycling and the use of public transport. It should be noted that there is no public transport in the form of buses or trains that runs nearby the site.

It is noted that a Green Travel Plan is proposed along with a cycle to work scheme for staff and that there might be a mini-bus pick up service for visitors to overcome Council's reason for refusal regarding the sustainability issues.

In this case the applicant has also stated that this particular type of development/use is essential in a tranquil environment away from the edge of an urban area so clients can enjoy the full effects of a natural and peaceful environment without noise, pollution and escape from the daily lifestyle of urban areas.

Although the applicant has good intentions regarding the above to try and overcome the Council's reason for refusal, it is still considered that the proposed scheme in this location would not be a sustainable development as it would rely heavily on vehicle movements to and from the site on a daily basis which also includes deliveries. A use that has this amount of potential traffic movement to and from the site would be an overwhelming increased intensity of the site. A development/use like the proposed should be located in principal centres that are close to public transport and not in a rural location which would have a detrimental impact to the Green Belt.

Design and appearance:

Policies DBE1, DBE2, DBE4 and DBE10 of the Epping Forest District Local Plan seek 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.

Previously Council did not raise any concerns or issues regarding the design and appearance of the development.

Although this time the proposed development involves new building rather than conversion, the new building will be visually of the same scale as the original building and therefore would not be a significant difference in relation to bulk and size. In fact it is considered that the reconstructed building would improve the appearance of the site as the original building is starting to deteriorate.

The majority of the new extensions are to be cut into the slope of the land, hence only a small part will be shown above the existing ground level. It is considered that bulk, scale and massing of the extensions and the overall appearance of the development would be acceptable as the new building would not appear dominant in relation to the size of the property or to the character of the surrounding area. Existing vegetation located on the northern boundary would screen the majority of the development from passing vehicles and pedestrians. Due to the development's low scale and bulk it is considered that it would not cause material detriment to adjoining property occupiers or to the streetscene.

However, although the design and appearance of the development is considered acceptable, this does not overcome the concerns that Council have in relation to the impact the development would have on the open character of the Green Belt, sustainability, parking and the loss of a community facility.

Impact on neighbours:

The Council considers that there would not be a harmful impact to the amenities of adjoining occupiers in relation to loss of light, loss of privacy, material detriment or noise and disturbance.

Given that there is an existing parking area on the site, it is considered that there would not be a significant change in relation to vehicle noise and disturbance to adjoining properties to what is proposed under the current scheme.

Conclusion:

In conclusion it is considered that the principal of constructing a health centre and retreat in this location is not acceptable as Council considers it not to be a sustainable development in terms of transportation and parking and no evidence has been submitted to Council demonstrating the loss of a community facility or if the site could be used for another use. The Council also considers that the proposed development/use is still an inappropriate development within this part of the Metropolitan Green Belt.

Therefore the application is recommended for refusal subject to the reasons outlined above and throughout this report.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL: The committee objects for the following reason: Inappropriate development in the Green Belt and increased traffic movements in forest area.

CONSERVATORS OF EPPING FOREST: Object: Inappropriate development in the Green Belt. Increased traffic, insufficient parking will impact on forest land.

NEIGHBOURS:

MANDERLEY, RATS LANE – Object:

HIGHFIELDS, WELLINGTON HILL - Object

The main concerns raised in the objections are as follows:

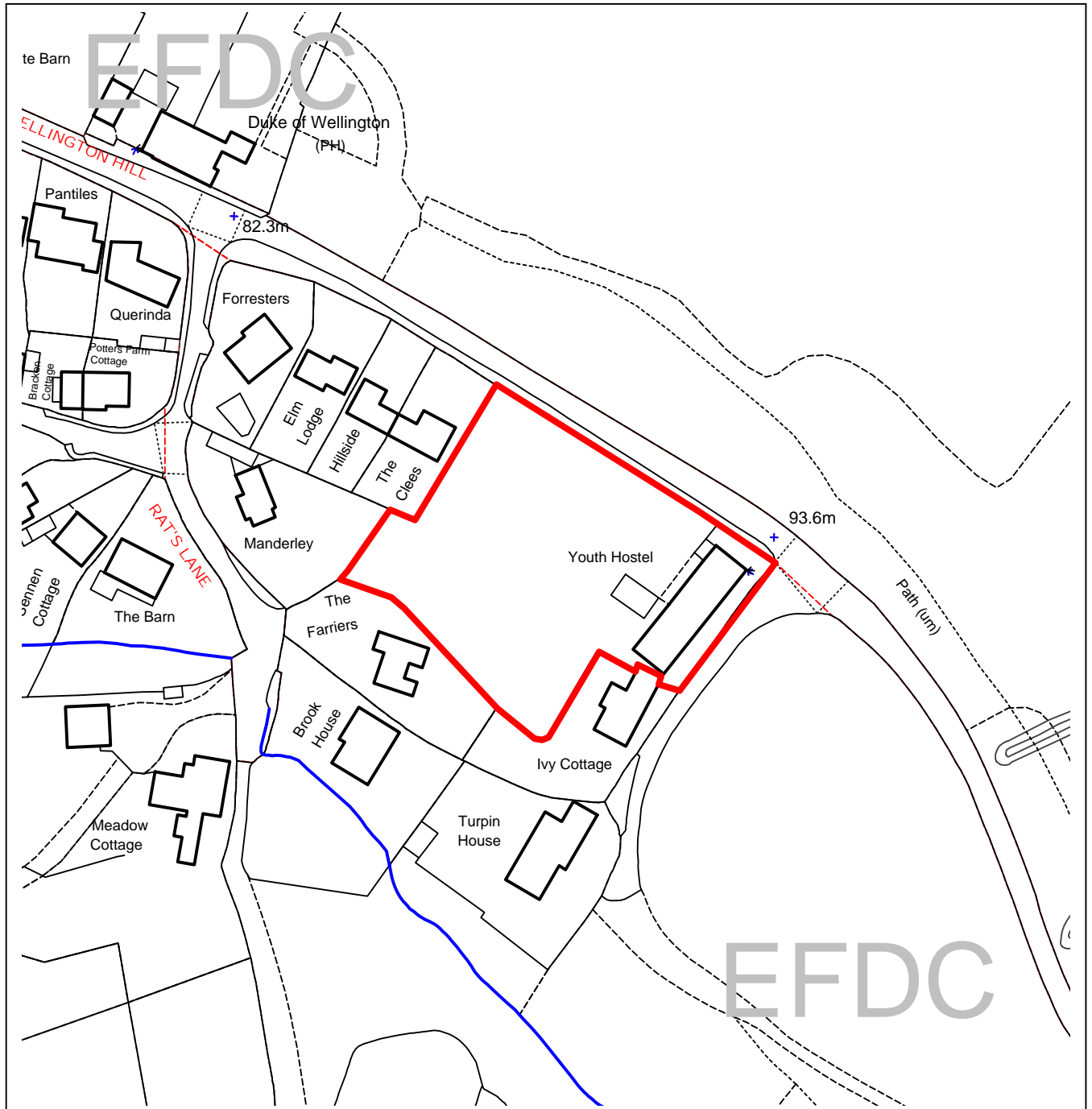
- The design and appearance of the proposed development is out of keeping with the surrounding area.
- Increased traffic along Wellington Hill causing traffic congestion.
- The proposed development would result in a loss of accommodation within the local area.
- The proposed development would be intrusive and would have an impact to the openness of the Green Belt.

FERRERS, RATS LANE – No objection, not unsuitable for site or incompatible with location. One or two aspects would like to see modified.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3
Application Number:	EPF/1637/08
Site Name:	Youth Hostels Association Wellington Hill, Waltham Abbey IG10 4AG
Scale of Plot:	1:1250

Report Item No: 4

APPLICATION No:	EPF/2044/08
SITE ADDRESS:	Powder Mill Powder Mill Way Waltham Abbey Essex EN9 1BN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	Hill Partnerships Ltd - Mr Neil Warder
DESCRIPTION OF PROPOSAL:	Proposed construction of Wind Turbine.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed wind turbine due to its height, modern appearance and siting would appear out of character and unsympathetic to the surrounding Royal Gunpowder Mills Conservation Area and would be detrimental to the setting of the nearby Grade II Listed Building contrary to Policies HC6, HC7, HC12 and CP10 of the Epping Forest District Local Plan and Alterations.

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

Description of Proposal:

The applicant seeks planning permission for the construction of a wind turbine on a small section of land known as 'Area 6' that is located at the most southern point of the Royal Gunpowder Mills grounds. The turbine is to be located approximately 12.5 metres to the west of a new office that was recently approved by Council which is currently under construction.

The wind turbine is to be 15 metres high to the hub with the rotary blade having a diameter of 9 metres and a radius of 4.5 metres. The turbine itself is made of twintex with the trunk of the structure made from galvanised stainless steel with covers in polypropylene or hardened polypropylene. The turbine is to provide up to 15kw depending on wind speed and is to provide energy for the adjoining office development.

Description of Site:

The Royal Gunpowder Mills are located to the north of the Waltham Abbey town centre and can be accessed via Powder Mill Lane.

The site is well known for its historical attraction as it was used for 300 years as the centre for gunpowder research and production. 'Area 6' included three main buildings along with the new office development that is currently under construction. Under separate planning applications, the Council have granted planning permission for these buildings to be restored and converted into offices along with associated car parking and landscaping.

The site itself is relatively level although there are some minor undulations in the topography of the land. There is a mixture of native and non native vegetation scattered throughout the site. The subject site is bordered by Flagstaff Road to the south, the Old River Lea to the east and by a canal that drains into the Old River Lea to the north and west.

Located to the south and west of the site there are double storey detached and semi detached buildings that are used as private residences and to the north and east of the site there are large open marshlands. It should be noted that the subject site and the surrounding area are located within the Gunpowder Mills Conservation Area.

Relevant History:

There has been a number of planning applications and listed building applications submitted to Council over the years, however the most relevant and recent applications relating to the proposed application are as follows:

EPF/0625/93 - Outline application for use of land for:- A) 63 hectares for heritage, leisure and recreation uses with supporting commercial uses, and; B) 3.64 hectares of residential development. (approved)

EPF/0021/04 – Variation of condition 1 of EPF/625/93 for extension of time by two years for submission of details in respect of the 1000 sqm of supporting commercial uses in area A6. (approved)

EPF/0500/07 – Reserved matters application for the development of supporting commercial uses (B1 office accommodation) approved under EPF/21/04. (relating to original outline permission, reference EPF/625/93). (approved)

EPF/0502/07 – Conversion and change of use of the Power House and Water Tower into office accommodation (Class B1)

EPF/0731/08 - Restoration of grade II listed building including partial demolition of later additions and new build extension comprising single storey link and two storey office (B1) , including external works, car parking and landscaping. (approved)

EPF/0732/08 - Grade II listed building consent for the restoration of grade II listed building including partial demolition of later additions and new build extension comprising single storey link and two storey office (B1) , including external works, car parking and landscaping. (approved)

Policies Applied:

CP2 Protecting the quality of the rural and built environment.

CP3 New Development

CP4 Energy conservation

CP7 Urban Form and Quality

CP10 Renewable Energy Schemes

DBE1 Design of New Buildings

DBE2 Effect on Adjoining Properties

DBE3 Design in Urban Areas

DBE9 Loss of Amenity
HC6 character, Appearance and Setting of Conservation Areas
HC7 Development within Conservation Areas
HC12 Development Effecting the Setting of a Listed Building
HC16 Former Royal Gunpowder Factory Site, Waltham Abbey.
LL10 Adequacy of provision for landscape retention.
LL11 Landscaping Schemes
ST1 Location of development.
ST2 Accessibility of development.
ST4 Road safety.
ST6 Vehicle Parking.
GB7A Conspicuous Development
U2A Development in Flood Risk Areas
U2B Flood Risk Assessment Zones
U3A Catchment Effects

Issues and Considerations:

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

- Whether the design and appearance is acceptable
- Whether there would be any impacts to the Gunpowder Mills Conservation Area and towards the setting of the nearby Grade II Listed Buildings.
- Whether there would be any effects to the amenities of adjoining properties.
- Other issues

Design and appearance:

It is noted that in order for a turbine to produce enough energy to supply the adjoining office building it has to be a certain size. In this case, 15 metres high with the blades being 4.5 metres in radius. For a development of this size to blend into the surrounding environment it is important that it does not stand out or appear visually dominant. The Council notes that there are large buildings on the site which are similar in height to the proposed turbine and that there is existing screening in the form of vegetation to the south and west of where the turbine is to be located. Therefore there could be an argument that there is some justification that a turbine in this location would not be visually dominant when viewed from adjoining properties as there are other man-made and natural features that could reduce any potential impact the turbine might cause in relation to its visual impact.

However the location and position of the proposed turbine is also an important factor to consider. Given that the proposed turbine is to be located within the Gunpowder Mills Conservation Area and located in close proximity to nearby listed buildings, the design and appearance of the development is highly important and must not have an adverse impact on the character and historic interest of the area. an impact historical significance of the adjoining buildings.

The application was referred to Council's Heritage officer who advised that the proposed turbine would be detrimental to the character of the Gunpowder Mills Conservation Area and would have a harmful impact to the setting of the nearby listed buildings due to its height and also due to its modern and alien looking appearance. The officer considered that the development would be unsympathetic and that it did not recognise the unique heritage value of the site and surrounding buildings.

If the turbine was not located within a conservation area and close to the setting of a listed building there might have been some scope for a turbine of this sort to be allowed. However the Council

feels that in this case the turbine would cause a detrimental impact to the conservation area and be harmful to the setting of the listed building contrary to policies HC6, HC7 and HC12.

Impacts to adjoining properties:

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

The closest adjoining residential dwellings are located approximately 70 metres away. One of the major concerns from adjoining property owners was in relation to the noise generated by blades of the turbine. For this reason the application was referred to Council's Environmental Health officer who advised that the information supplied by the applicant (noise emission report) demonstrated to a satisfactory degree that the noise generated by the proposed turbine would not impact the amenities of adjoining property owners.

The other major concern was in relation to visual blight. As mentioned above in this report there are a number of mature trees located between the position of the turbine and the adjoining dwellings. During the summer months it is believed that only the tips of the blades of the turbine would be seen from adjoining properties. However, during the winter months when the leaves have fallen, it is noted that the turbine would be more noticeable. In saying this, the Council feels that there is a considerable distance between the adjoining dwellings and the position of the turbine sufficient not to cause material detriment or visual blight. It is also considered that the scale and size of other buildings on the site would ameliorate any visual blight that the turbine might cause.

Overall the Council considers that the proposed turbine would not have an impact to the amenities of adjoining property owners and occupiers.

Other issues:

The Lea Valley Park Authority objected to the application as they considered that; it would have detrimental impact on birdlife and bats and it would not preserve the character and enhance the conservation area. However Natural England stated that the proposed turbine would not have an impact to protected species on and around the site. Given Natural England's advice, the Council considers that the proposed development would not be detrimental to birdlife and bats. Natural England also stated that the development would not have a harmful impact to nearby Sites of Special Scientific Interest.

Although in a flood risk area and a catchment zone, given the small layout and surface area the turbine would require, the Council considers that it would not give rise to undue flood risk within the surrounding area.

It is noted that the position of the turbine is to be in close proximity to proposed car parking and access ways for the new office development. The Council feels that the turbine would not have any implications in relation to highway safety or in relation to people parking under the turbine itself.

Although the subject site is not within the Green Belt, the open marsh lands to the north and east lay inside the Green Belt boundary. Given the distance the development is set back from the northern and eastern boundaries and that there are other large buildings between the proposed position of the turbine and these boundaries, it is considered that the proposed development would not be conspicuous in relation to the Green Belt.

The Council considers that the proposed turbine would not have an impact to the proposed soft and hard landscaping areas that have been allowed under previous approved applications.

Although alternative energy production is generally considered to be in line with sustainability policies, this is a small turbine in a relatively built up location, and the energy generated is likely to be relatively minimal so it is not considered that this outweighs the harm to the Conservation area and of the listed buildings.

Conclusion:

In conclusion it is considered that the proposed siting and position of a turbine of this size would not preserve and enhance the character and the historical significance of the Royal Gunpowder Mills Conservation Area and the setting of the nearby Listed Buildings. For this reason it is recommended that the application be refused.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: No objection

NEIGHBOURS: 8 letters of objection were received from the following addresses:

- 1 Flagstaff Road
- 3 Flagstaff Road
- 4 Flagstaff Road
- 9 Flagstaff Road
- 15 Powder Mill Lane
- 18 Powder Mill Lane
- Royal Gunpowder Mills, Beaulieu Drive
- 3 Cannon Mews

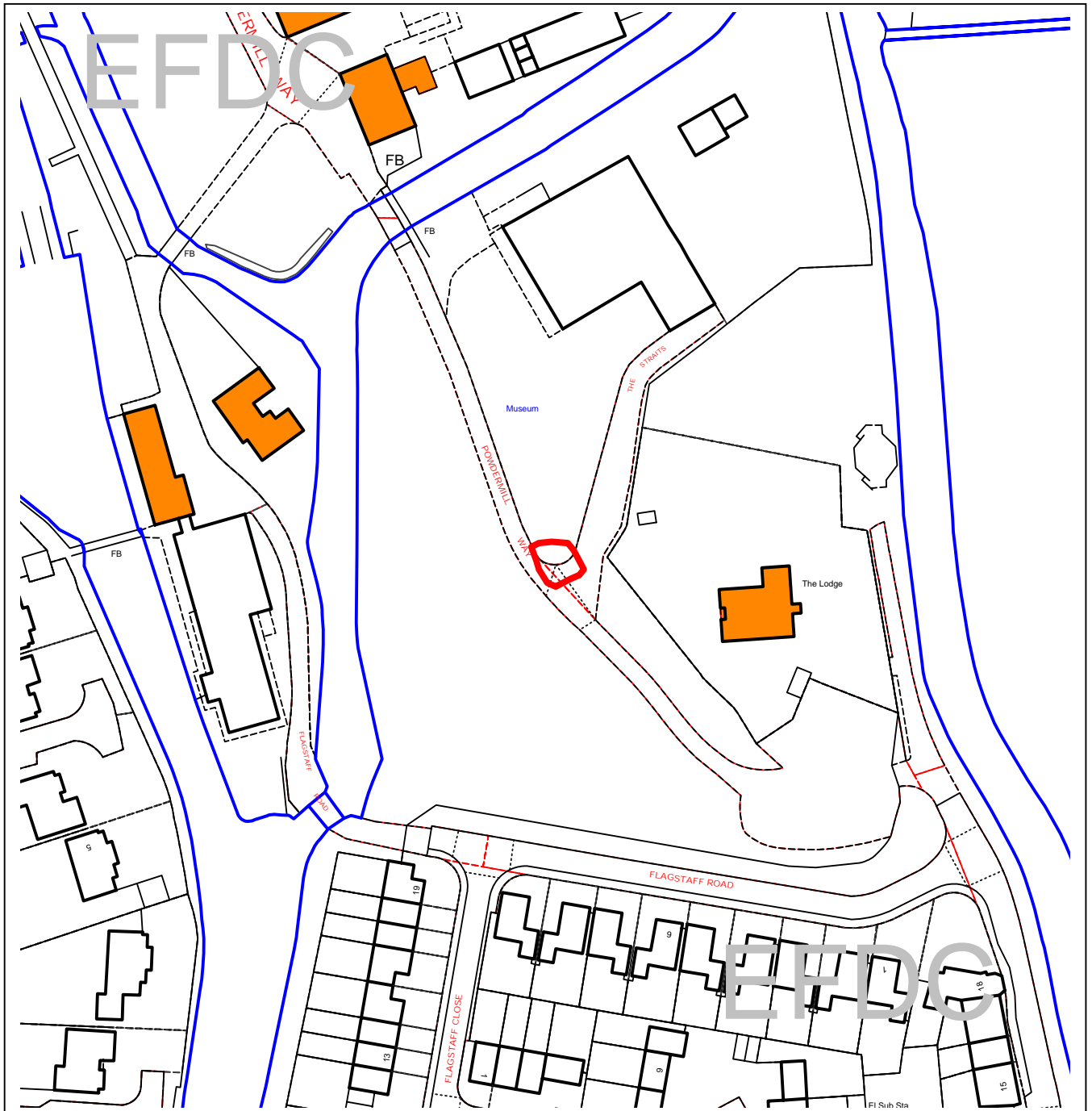
Their main concerns are as follows:

- Unsightly structure causing visual blight and would be out of character with the surrounding area
- The proposed turbine would generate constant noise, harmful to surrounding amenities.
- Effect view lines
- Effect on wildlife
- Out of character with the surrounding conservation area



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	4
Application Number:	EPF/2044/08
Site Name:	Powder Mill, Powder Mill Way Waltham Abbey EN9 1BN
Scale of Plot:	1:1250