

Report Item No: 1

APPLICATION No:	EPF/1784/09
SITE ADDRESS:	Low Hill Nursery Sedge Green Roydon Essex CM19 5JS
PARISH:	Nazeing Roydon
WARD:	Lower Nazeing Roydon
APPLICANT:	Mr T Schembri
DESCRIPTION OF PROPOSAL:	Proposed demolition of timber structure and erection of 2 new glasshouses at Low Hill Nursery.
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 surface water storage and disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.

- 3 The development, including site clearance, must not commence until a further tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing. The additional drawing shall clearly indicate the location of protective fencing.

The trees must be protected in accordance with the agreed details throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 The public's rights and ease of passage over public footpath no.28 Nazeing shall be maintained free and unobstructed at all times.

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 consent to replace the existing glasshouse on the southern side of the site at 92.2m in length and 54m wide. The proposed replacement glasshouse would mimic the design and layout of that behind at 5.3m to the ridge and 3.4m to the eaves.

The applicant further proposes to extend the glasshouse facilities behind the existing development on the north of the site. The proposed additional glasshouse would extend immediately behind the existing building 128.2m in length by 67.2m in width at the same heights of 3.4m to the eaves and 5.3m to the ridge.

The proposals would be formed from aluminium frames with glazed insert panels.

Description of Site:

Low Hill Nursery is an established cucumber nursery on the eastern side of Sedge Green, Roydon. The site is predominately covered by either glasshouses, packing facilities or associated hard surface. The site falls within the Metropolitan Green Belt within the Designated Glasshouse area E13 on the boundary between Roydon and Nazeing Parishes. The site is within the Lee Valley Regional Park Area.

The development is of a sufficient scale to require a Flood Risk Assessment and in an area where it is reasonable to request biological surveys to ensure no adverse impact to protected species. The northern boundary of the site maintains a number of mature hedgerows and trees, subject to a blanket Tree Preservation Order.

Relevant History:

EPF/1028/03 – Erection of glasshouse and nursery facilities building – Approved
EPF/1574/76 – Erection of 19 prefabricated aluminium glasshouses – Approved
EPO/0547/69 – One acre of glasshouses - Approved

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

ST1 - Location of development

ST4 - Road Safety

DBE1 - Design of new buildings

DBE2 - Effect on neighbouring properties

DBE4 - Design in the Green Belt

DBE9 – Loss of Amenity

E13A - New and replacement glasshouses

GB2A - Development in the Green Belt

GB11 - Agricultural Buildings

RST3 – Loss or Diversion of Rights of Way

RST24 - Design and location of the development in the LVRP

SUMMARY OF REPRESENTATIONS:

4 neighbours were consulted and a site notice was displayed, the following comments were received:

ROYDON PARISH COUNCIL – Object. There are no specific plans for the disposal of water from these glasshouses which are of considerable size. A study of the increase in vehicular movements this proposal will create is not included/mentioned.

NAZEING PARISH COUNCIL – No objection subject to the conditions of policy E13C of the Adopted Local Plan and Alterations (Prevention of Dereliction of New Greenhouse Sites). Footpath 4 runs between the proposed glasshouses and no decisions should be made until this footpath has been sorted.

Lee Valley Regional Park Authority: No objection

A site notice was erected and four neighbouring properties were notified. No neighbouring letters of representation have been received.

Issues and Considerations:

The main issues for consideration in the assessment of this proposal are the appropriateness of the development in the Green Belt, the impact of the development on Lee Valley Regional Park and the acceptability of the proposal in terms of sustainability matters, amenity of surrounding occupiers, highways matters, and landscaping.

Green Belt policy GB2A sets out the principles of development restraint, however as set out in paragraph i) development for the purposes of agriculture, horticulture and forestry is in principle acceptable subject to other policy issues. In principle therefore no concerns are raised.

The Lee Valley Regional Park is protected from development by numerous policies seeking to protect the park for recreational, tourism and conservation purposes. However the areas designated for Glasshouse development are well established within the Lee Valley Regional Park area promoting the use and retention of these areas for glasshouse development. The entirety of the development would fall within the areas designated under policy E13A for glasshouse development and as such is acceptable in principle supporting the Lee Valley Glasshouse Industry. Furthermore the proposals result in a focused cluster of glasshouse development within the designated glasshouse areas which has a lesser impact on the appearance of the LVRP than more scattered development would.

In respect of sustainability of location, the extension of existing established facilities within the designated glasshouse areas is most desirable, particularly where access, parking and other onsite facilities are readily available to serve the additional floor space sought.

The proposed replacement glasshouse would not have any significant discernable impact to neighbouring properties than that which may currently exist with the present structure. The proposed additional glasshouse would be situated to the rear of the present nursery, well separated from neighbouring properties and as a result would have minimal impact as a physical structure. In respect of any potential impact during use, the applicant has indicated that the additional building would also be for cucumber production and as such additional staffing and deliveries would be minimal with the additional floor space complimenting the existing production onsite.

In response to concerns raised by the Parish Council's, Highways have raised no objection in relation to the proposed extensions or replacement glasshouse subject to a condition requiring that the existing public footpath through the site be kept open and maintained unrestricted at all times. The central area of the site between the blocks of glasshouses is predominantly hard surfaced providing sufficient access, waiting and turning opportunities delivery vehicles and ample staff parking. This hard paved area is some 210m in length and 15m in width. The applicant has confirmed that onsite staffing is between 5-10 dependant on season and site deliveries are twice weekly for much of the year. Collections at harvest are 2 lorries daily between February and November. This is not an unacceptable level of staff or delivery movements for a site this size and not significantly different from existing movements.

In respect of landscaping, the proposals seek to ensure the retention of existing landscaping as indicated by the Arbouricultural Method Statement, additional landscaping is not considered necessary with glasshouses commonplace in views of the locality. The Arbouricultural Method Statement has indicated that no loss of trees or hedging is required and that no trimming works are required. As a precaution protective fencing is proposed. Further details relating to the position of protective fencing should be secured by condition.

The application was accompanied by an Ecology Summary which confirmed the site had a low ecological value and that whilst the site does not provide good habitats for reptiles there may potentially be bats or nesting birds within the boundary trees and hedgerows. The Arbouricultural information supplied indicates that the hedgerows and trees will remain undisturbed throughout the development and protected by fencing. This can be secured by condition and would in turn prevent any potential adverse ecological harm or disturbance.

In respect of issues relating to flood risk, the site is not within any designated flood areas, however the scale of development is such that run-off must be considered. The applicant has provided a flood risk analysis and land drainage are satisfied with the proposals subject to a condition requiring further information relating to the storage of water within a buffer ditch.

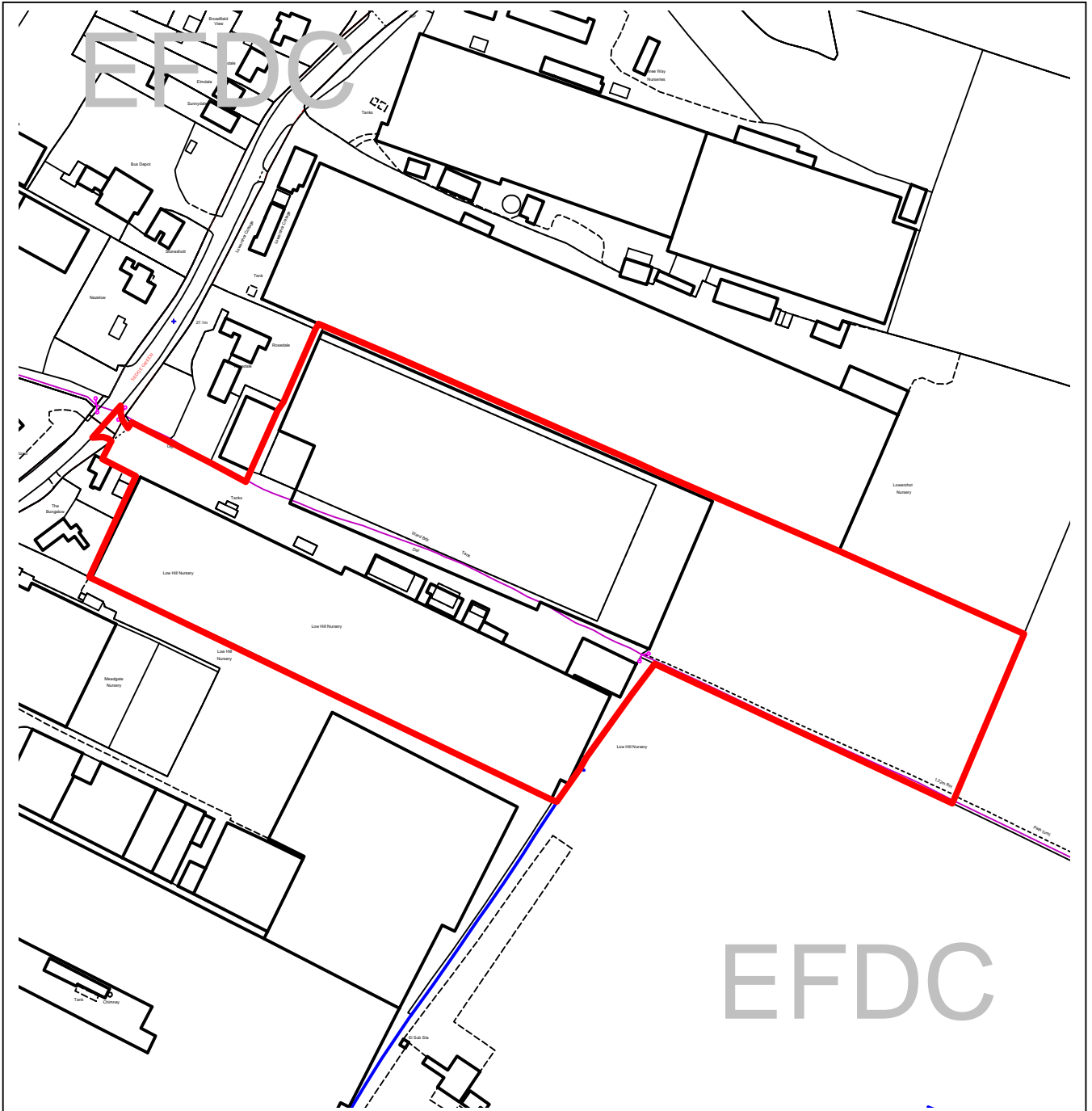
Conclusion:

The proposed development complies with all relevant Local Plan policies and as such is considered acceptable. Issues raised relating to the public footpath and drainage may be addressed by condition, as may issues relating to tree and ecological protection. The application is therefore recommended for approval subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee West



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/1784/09
Site Name:	Low Hill Nursery, Sedge Green Roydon, CM19 5JS
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/0002/10
SITE ADDRESS:	1A Honey Lane Waltham Abbey Essex EN9 3AH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
APPLICANT:	Mr B Feldman
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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 permission for a single storey rear extension 3m in depth with a pitched roof reaching 4m to the ridge, 2.3m to the eaves and finishing with a gable.

The proposed extension would have a single flank window overlooking Broomstick Hall Road and a rear door opening. The proposed extension would serve as an additional bedroom to the ground floor flat.

The extension is proposed in lieu of an unauthorised structure which was erected and has subsequently been removed.

Description of Site:

The application site is a two storey end of terrace property divided into two flatted units. The site is situated on the junction between Honey Lane and Broomstick Hall Road and immediately adjacent Cobbins Brook.

The application site is within the generally urban area of Waltham Abbey and outside of any Conservation Areas.

Relevant History:

CLD/EPF/0687/05 – Certificate of Lawfulness for use of dwelling as two flats – Lawful
EPF/1300/09 – Loft Conversion with rear dormer window to first floor flat – Approved

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 Quality of Rural and Built Environment
DBE9 Loss of Amenity
DBE10 Residential Extensions

SUMMARY OF REPRESENTATIONS:

4 neighbours were consulted and a site notice was erected with two objections received as follows:

Deo Gratias, 2 Honey Lane: Object on grounds of loss of light and potential flood risk issues.

1B Honey Lane: Comments on concerns relating to access and maintenance of the attached property and relating to whether the development will adhere to relevant building regulations.

WALTHAM ABBEY TOWN COUNCIL: Objection. Concerns regarding the adverse impact on neighbouring amenity. Please call to Committee.

Issues and Considerations:

The main issues to be considered relate to potential impacts to the street scene as this is a corner plot property, potential impacts to neighbouring amenity and land drainage matters due to the proximity with Cobbins Brook.

The proposed development whilst visible from the street would not have an unacceptable appearance having a pitched roof and appearing visually in keeping with the character and style of the property.

In respect of neighbouring amenity, the proposed extension at single storey and 3m in depth is not uncommon and would result in a cumulative depth of 4m beyond the maximum rear projection of neighbouring properties. This depth of development would be mitigated by the offset from the neighbouring boundary of 1.8m, the design of the extension pitching away from the neighbour and the favourable orientation of the site resulting in limited overshadowing beyond what already exists, and that which may arise would be for a limited period in the rear garden areas.

In respect of Flood Risk, the Environment Agency and Land Drainage have received no objections.

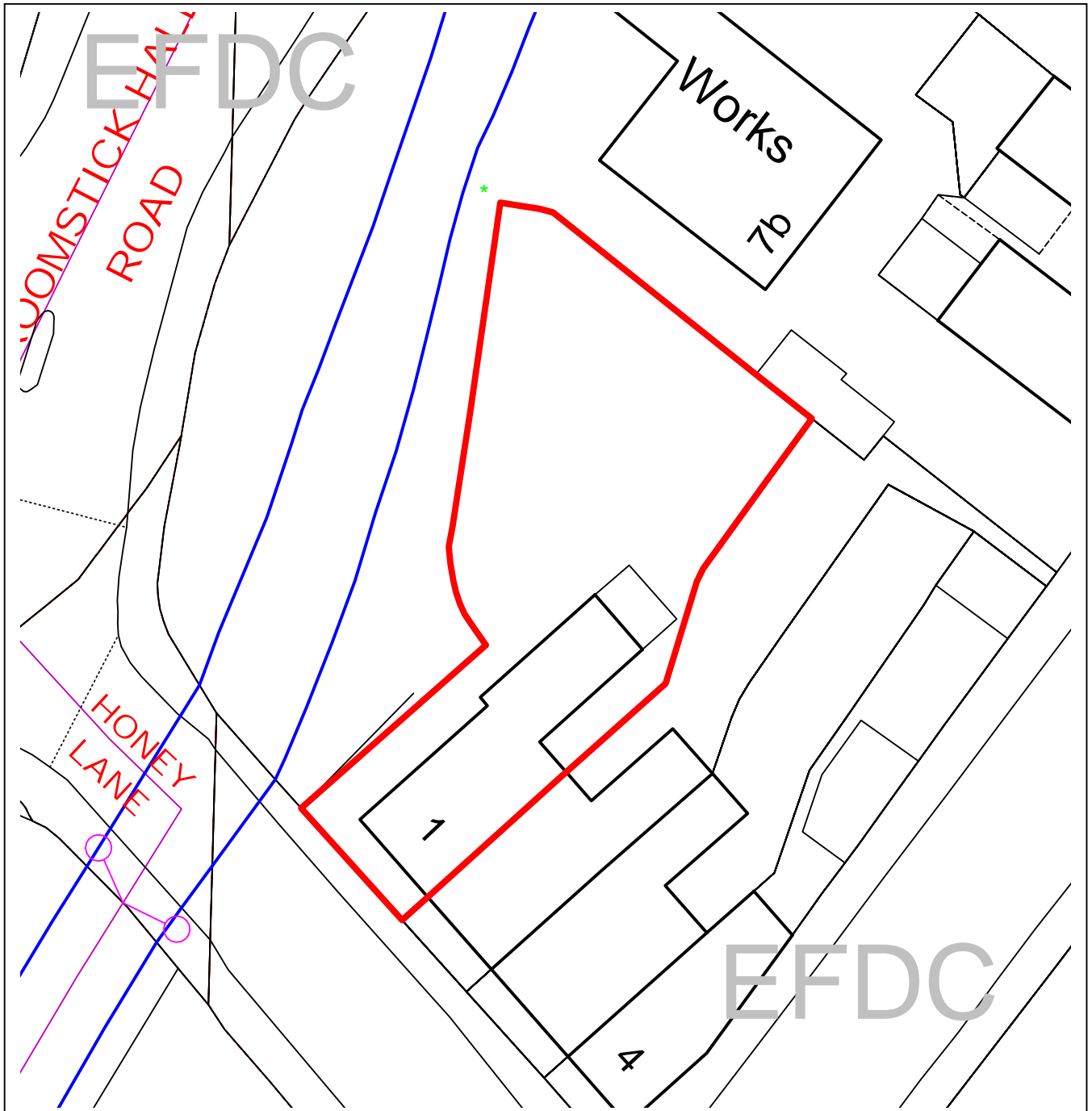
Conclusions

Officers are of the view that the proposals accord with the adopted policies of the adopted Local Plan and Alterations and as such recommend for approval.



Epping Forest District Council

Area Planning Sub-Committee West



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/0002/10
Site Name:	1A Honey Lane, Waltham Abbey.
Scale of Plot:	1:1250

Report Item No: 3

APPLICATION No:	EPF/0082/10
SITE ADDRESS:	All Saints Church Epping Road Epping Upland Epping Essex CM16 6PH
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	The Parochial Church Council
DESCRIPTION OF PROPOSAL:	The construction of meeting rooms and toilets on the north side of All Saints Church.
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 Materials and detailing of the proposed extension shall match those submitted within the Planning Application forms and plans Ref: 401 and 402.
- 3 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.
- 4 Prior to commencement of works, a detailed plan and methodology for the works to the north embankment shall be submitted to and agreed by the Local Planning Authority. This shall include an assessment of the impact of the proposed development and any appropriate measures of alleviation, details on stabilising the cut back embankment, the location and details of the relocation of the existing headstones and translocation of the removed turf, and improvements to other parts of the County Wildlife Site to mitigate the loss of this area. The development shall thereafter be undertaken only in accordance with the agreed measures.
- 5 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..

Reason: Since the development, though of a minor nature, is located in a PPS25 Flood Risk Assessment Zone.

- 6 Public footpath no.14 (Epping Upland) shall be maintained free and unobstructed at all times.

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:

Consent is being sought for the erection of a single storey addition on the northern side of All Saints Church and an extension to the existing porch. The proposed addition would be 15m wide and a maximum of 4.9m deep with a pitched roof to a height of 4.7m with three front gabled bays to a ridge height of 5.2m. The porch extension would be 3.5m wide and 2.6m deep. The proposed addition would contain a meeting room and toilets and infill the area between the extended porch and the existing vestry.

Description of Site:

The application site is a detached Grade II Listed Church located to the South of Epping Road. The church yard is a County Wildlife Site and is within a Flood Risk Assessment zone, and the entire site is located within the Metropolitan Green Belt. The applicants have Ecclesiastical Exemption and as such do not require Listed Building Consent for these works.

Relevant History:

EPF/1130/77 - Formation of vehicular access – approved/conditions 05/12/77
EPF/0519/91 - Formation of car park – refused 30/08/91
EPF/0852/91 - Retention of hardstanding and siting of propane Gas Tank and base – approved 09/09/91
EPF/2327/03 - Change of use of agricultural land and formation of carpark – approved/conditions 04/08/04

Policies Applied:

GB2A – Development in the Green Belt
DBE1 – Design of new buildings
DBE4 – Design in the Green Belt
HC10 – Works to Listed Building
NC2 – County wildlife sites
CF8 – Public halls and places of religious worship
U2B – Flood Risk Assessment zones

Summary of Representations:

3 neighbouring residents were consulted and a Site Notice was displayed on the Church Board on the 8th February 2010.

PARISH COUNCIL – Object as:

- (a) The scale of the development on such a historical building which is Grade II* listed ‘...particularly important buildings of more than special interest’ (English Heritage definition). It was understood that the building was exempt from Listed Building consent.
- (b) Visibility of the extension from the road, the outside of which does not appear to be entirely in keeping with the current external finishes e.g. new door is a totally different style from the existing North Porch entrance and there appeared to be some ambiguity as to its construction.
- (c) There was concern that although gravestones are to be re-set in the disused burial ground, there was encroachment on interred remains and that a survey of the ‘low embankment’ should be carried out.
- (d) Of local concern was the benefit to/requirement in the community that necessitated such a large development in the specified environment.

It was noted that further archaeological works are to be carried out and it is suggested that some form of historical survey on the building should be undertaken, both of which could have an effect on the submitted plans. It was further noted that not all trees had been numbered on the Site Layout Plan, drawing number 802/204, or included in the Details of Trees in Churchyard e.g. multi stemmed lilac.

Issues and Considerations:

Whilst the application site is located within the Metropolitan Green Belt it would consist of a reasonable extension to an established church (community use) and it is not considered that it would unduly impact on the openness or appearance of the Green Belt. As such the main issues under consideration are the design and impact on the Listed Building and surrounding area, and with regards to the impact on the County Wildlife site.

The applicants have Ecclesiastical Exemption and as such do not require Listed Building Consent, however English Heritage were involved at pre-application stages with regards to the proposed scheme. The response from English Heritage has been submitted with this application and this states that “*the proposed scheme seems a sympathetic response to both the building and the brief*” and “*English Heritage endorses this scheme, and considers that it would be appropriate to grant both faculty and planning permission for it*”. Essex County Council were also consulted both at pre-application and as part of this submission, and the Historic Buildings Advisor has no objection to the proposal as “*the conservation issues have been well addressed*”. Furthermore, there would be no requirement for a condition regarding further details of windows, etc. (which is fairly standard for extensions to Listed Buildings), as these details have been submitted with the application and are considered satisfactory.

The Archaeological Officer at Essex County Council has also raised no objection, however has suggested a full archaeological condition is imposed. It is intended to remove part of the embankment to the north of the Church and re-set the gravestones affected by this. The three gravestones that would be moved do not relate to any actual graves as they were originally located within the Church itself and were moved to this location in 1860, and there are no marked out graves within the northern grassed section of the Church. As such the relocation of these headstones would be acceptable.

No trees or vegetation would be removed as a result of this application, however as the Church Yard is designated as a County Wildlife Site the removal of part of the embankment to the north of the Church would result in some loss of important ecological land. Very little detail has been received regarding this section of works, however given the relatively small scale of cut back

required on the embankment it is unlikely that this would justify a reason for refusal. However details regarding the extent of these works, along with how it would be implemented will be required via condition. This would need to include a methodology of how the works would take place, how the bank will be stabilised, and on whether the turf removed would be translocated elsewhere on site, and should include a scheme for supervised soil stripping. Furthermore, given that part of the County Wildlife Site would be lost through this development some improvement works elsewhere could be sought to mitigate this effect. Such works could also be included within the methodology and can be carried out in partnership with the Councils Countrycare Section.

As the proposed extension would have a floor area of around 70 sq. m. and would be located within a Flood Risk Assessment zone, a Flood Risk Assessment would be required for these works to ensure that the level of additional surface water runoff is acceptable. This can however be sought via condition.

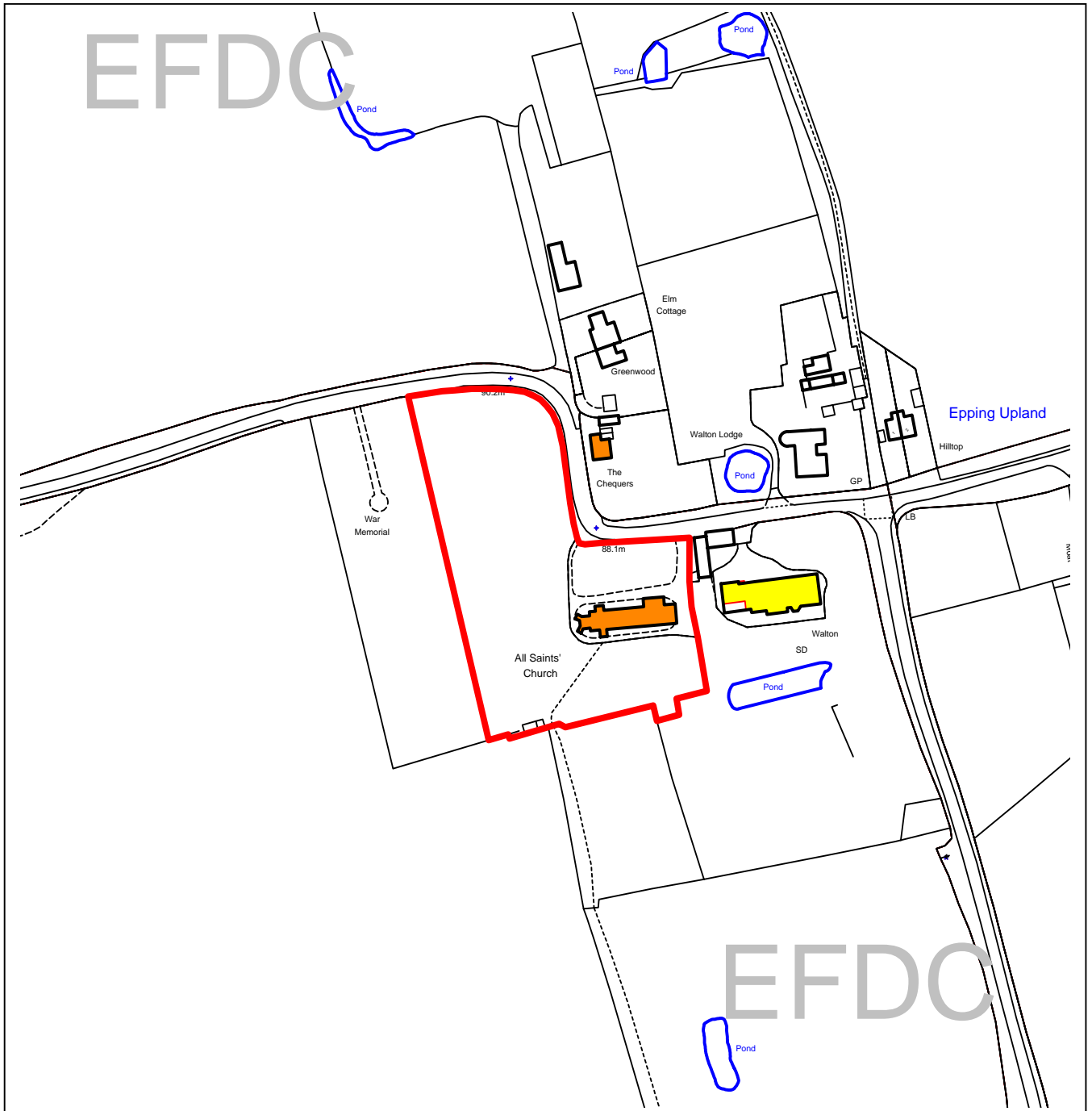
Conclusion:

In light of the above the proposal complies with the relevant Local Plan policies and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



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/0082/10
Site Name:	All Saints Church, Epping Road Epping Upland, CM16 6PH
Scale of Plot:	1/2500