

For ease of reference, a link is now included to view documents relevant to each application.
Whilst holding 'Ctrl' key, left click on this link.

As this is still experimental at this stage, please let us know if you encounter any problems by emailing contactplanning@eppingforestdc.gov.uk

Report Item No: 1

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1170/10 |
| SITE ADDRESS: | Parklands Nursery Parkfields Roydon CM19 5JB |
| PARISH: | Roydon |
| WARD: | Roydon |
| APPLICANT: | Mr Nicholas Meyer |
| DESCRIPTION OF PROPOSAL: | TPO/EPF/30/98 (T1) Oak - Fell and grind out stump (T2) Oak - Fell and grind out stump |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=518960

CONDITIONS

- 1 A replacement tree or trees shall be planted. The number, species, size and position shall all be agreed in writing by the Local Planning Authority prior to the agreed felling. The agreed replacement tree or trees shall then be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

This application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.

Description of Proposal:

T1.Oak. Fell and replace.
T2. Oak. Fell and replace.

Description of Site:

Parklands Nursery is situated to the rear of 26 – 32 Parkfields. The properties within the street are bungalows and the trees subject to the application are visible from above their roofline and are approximately 12metres in height.

Parklands Nursery is a detached bungalow incorporating an extension to the right-hand side. The extension and the rear right-hand corner of the bungalow were underpinned approximately 20 years ago. New damage is affecting the rear elevation of the property adjacent to an area previously underpinned. The oak trees stand on the boundary of the property adjacent to open farm land. There is an intermittent native hedge which also runs along the boundary.

Relevant History:

No records exist for works to these trees under the order TPO/EPF/30/98.

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS:

Two of the immediate neighbours were notified but no representations were received.

ROYDON PARISH COUNCIL has no objections to the proposal

Issues and Considerations:

Applicant issues

The main reasons put forward to fell the Oak trees are the following:

- The insured property has suffered differential movement and damage which is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.

The main considerations in respect of the felling of the trees are in assessing the quality of the technical evidence and then balancing the likelihood of responsibility for subsidence against the trees' quality, visibility and suitability of location.

Examination of evidence to support the subsidence allegation

The applicant has submitted the required level of supporting technical information and has established a causal link between the damage occurring to the house and the roots of these particular trees.

The interpretation of the data received is summarised, as follows:

- a) trial pits dug near the areas of damage revealed the presence of live oak roots beneath the building's footings at a depth of 1.8m
- b) soil was tested and found to be plastic with the potential for volumetric change dependant on levels of moisture content. The soil moisture was tested and found to be desiccated in the zones of damage.

- c) Engineers have confirmed no faults in the drainage pipes and therefore have discounted leaks as a potential cause.
- d) Levels monitoring for the period June 2009 to April 2010 demonstrate more than 15mm of movement in the rear elevation. Downward movement of foundations were recorded during summer months and upward / recovery of foundations during the winter months, which is consistent with tree related foundation damage.
- e) The pattern of movement indicates a mechanism of downwards movement of the rear right corner of the property which is closest to the trees.

Planning considerations

i) Visual amenity

The two Oaks have moderate public amenity. They are visible from Parkfields, and may be glimpsed from a distance across the open farmland. Their removal will leave a gap in the hedge line but replanting suitable specimens would soon re-establish screening cover.

ii) Trees condition and life expectancy

The trees are mature, although small. They are both approximately 12metres in height and both have been crown lifted. In addition, they have extensive dieback within their crowns and deadwood throughout. They are, however, potentially long lived trees with a life expectancy beyond the next 20 years.

iii) Suitability of trees in current position

The trees stand approximately 10 metres from the rear elevation of the house. If they were to remain, repeated pruning works would be required to manage them at such close proximity. They are therefore less than ideal in this respect.

iv) Replacement

The applicant has indicated a willingness to plant two Field Maples as close to the existing trees as possible. It is considered that these would be suitable replacements.

Conclusion:

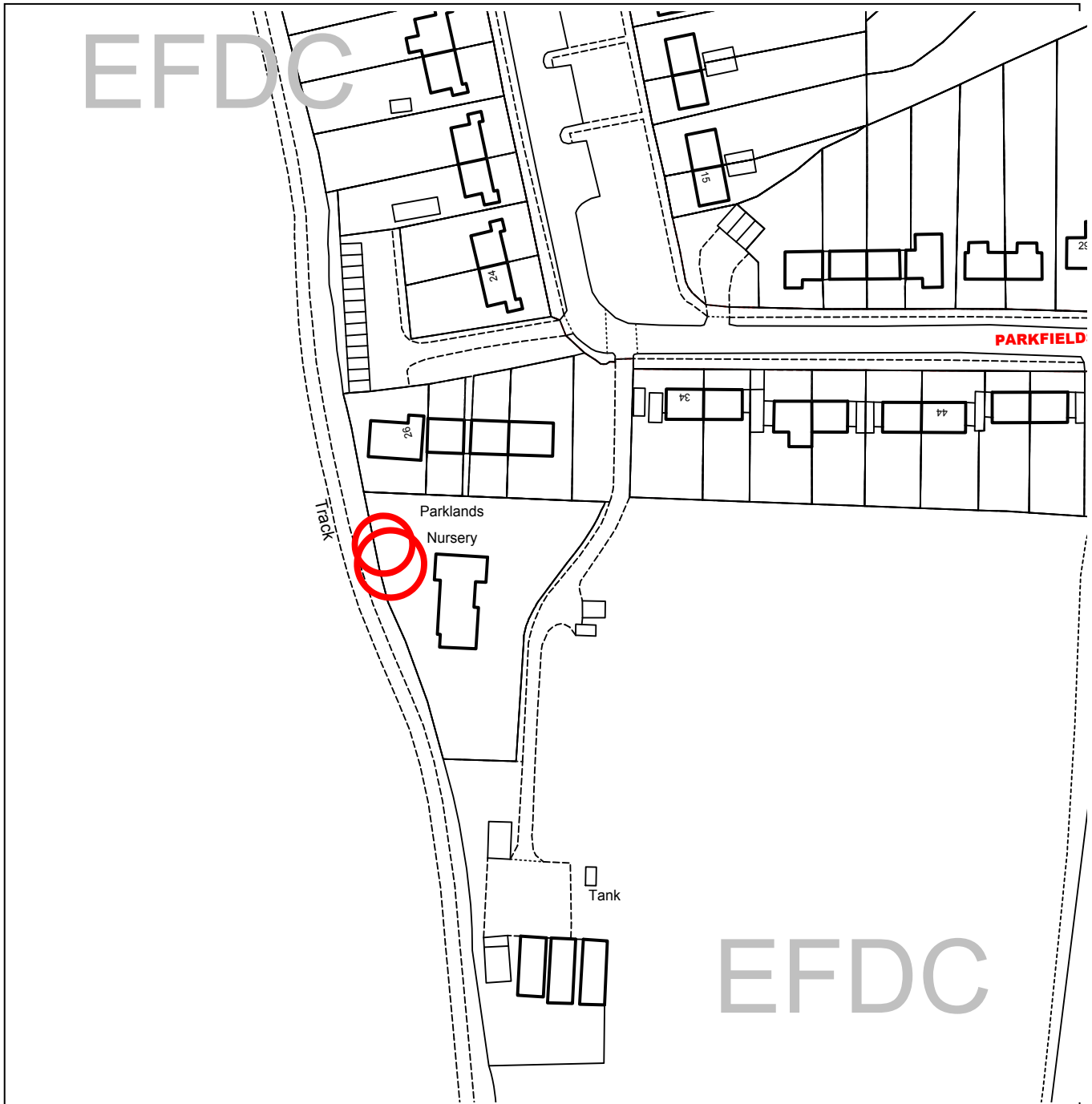
It is recommended to grant permission to fell T1 and T2 Oak on the grounds that, on balance, the evidence appears to show that roots from one or both of these trees are a principal cause of the damage to the rear elevation of Parklands Nursery. Importantly, their loss would not have a significant detrimental impact on local visual amenity. New planting has the potential ultimately to compensate for their removal. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling, it is recommended that a condition requiring replacement planting and prior notice of the works to remove the trees should be attached to the decision notice.



Epping Forest District Council

Area Planning Sub-Committee West



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| Agenda Item Number: | 1 |
| Application Number: | EPF/1170/10 |
| Site Name: | Parklands Nursery, Parkfields Roydon, CM19 5JB |
| Scale of Plot: | 1/1250 |

Report Item No: 2

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1284/10 |
| SITE ADDRESS: | The Scout Association Gilwell Park Bury Road Waltham Abbey E4 7QW |
| PARISH: | Waltham Abbey |
| WARD: | Waltham Abbey High Beach |
| APPLICANT: | The Scout Association |
| DESCRIPTION OF PROPOSAL: | New ablution block for main camp site and extension/improvement of the existing car park area at main entrance to the site. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/Anite!M.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519286

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of development of the car park details of the timber fences, proposed signage and bollard lighting columns shall be submitted to and agreed in writing and prior to use of the car park hereby approved and maintained in the agreed positions.
- 3 Materials to be used for the external finishes and surfacing of the proposed development hereby approved shall match those specified within the submitted planning application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The development, including site clearance, must not commence until a 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 statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

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

- 5 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.

This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions).

Description of Proposal:

Erection of a single storey detached ablution block (providing 22 toilets, 15 shower stalls and internal and external wash basins) and extension/improvement to the existing car park area at the main entrance to the site.

The proposed ablution block would be 12m by 13m and would contain two sets of male, two sets of female, and two disabled toilet and shower rooms. The building would be flat roofed with angled solar hot water panels to a maximum height of 3.2m and would be finished in a mix of timber and stone cladding with timber framed windows and aluminium coping. This would be located on the existing concrete base within the eastern field known as 'Branchet Field'.

The car park extension and alterations would result in a total of 267 parking spaces (105 primary and 162 overspill) and 12 coach parking spaces and would be laid with a mixture of gravel and reinforced grass areas. There would also be a new pedestrian path provided along the southern and western sides of the proposed car park and through the adjoining field. The car park would also incorporate timber fences to demarcate the parking areas, 2m high directional and coach stand signs, bollard lighting and new landscaping.

Description of Site:

Gilwell Park is a 32 hectare site comprising woodland, open camping fields, recreational centre and administrative centre for the Scouting Association, located within the Metropolitan Green Belt with access off Bury Road, Sewardstonebury. The proposed siting of the ablution block is to the east of the site within Branchet Field, which already contains two toilet blocks and two lodges (comprising of dormitories, meeting room/ancillary areas). The proposed car park would extend/improve the existing parking area to the north of the main entrance road and would incorporate part of Branchet Field.

Relevant History:

The application site has a long and varied history, however of particular relevance are:

EPF/1502/81 - Toilet block to replace existing block – approved 18/12/81
EPF/0715/82 - Toilet block – approved 30/07/82
EPF/0783/84 - Toilet block – approved 13/07/84
EPF/1182/00 - Erection of single storey building for use as shower, toilet and changing room – approved 19/10/00
EPF/1000/01 - Outline application for replacing existing facilities and provision of new ablution and residential block – approved/conditions 07/11/01
EPF/1383/01 - Erection of replacement ablution block – approved 30/11/01
RES/EPF/271/02 - Approval of details of residential blocks following outline permission
EPF/1000/01 – approved 27/07/02
RES/EPF/0457/02 - Details of 4 ablution blocks – approved 27/05/02
RES/EPF/1694/04 - Details of one single storey, 450 sq. m., residential unit and two single storey, 145 sq. m., ablution units following outline planning permission ref: EPF/1000/01 – approved 27/10/04
EPF/1475/07 - New single storey building to form dormitories for 60 people and meeting and ancillary areas (alterations to building approved in 2002) – approved/conditions 09/10/07
EPF/0852/08 - Construction of a single storey accommodation lodge, providing overnight accommodation for 50 people in two self contained wings with a central communal facility and ancillary services – approved/conditions 19/06/08

Policies Applied:

GB2A – Green Belt
DBE4 – Design in the Green Belt
DBE1 – Design of new buildings
RST1 – Recreational, sporting and tourist facilities
LL1 – Rural landscape
LL10 – Adequacy of provision for landscape retention
LL11 – Landscaping schemes
ST6 – Vehicle parking
CP2 – Protecting the quality of the rural and built environment
HC12 – Development affecting the setting of listed buildings

SUMMARY OF REPRESENTATIONS:

A Site Notice was displayed on 27/07/10.

TOWN COUNCIL – No objection.

CITY OF LONDON – Object as they believe the car park would materially change the character of Branchet Field and extend a form of urbanisation further into the Green Belt, and the proposed

ablution block will detract from the rural open character of the Green Belt. Furthermore the external lighting has the potential to increase light pollution into Epping Forest to the detriment of wildlife, and this could set a precedent for further buildings to be proposed on the site.

Issues and Considerations:

The key considerations in this development are the appropriateness of the development in the Green Belt, the overall design and impact on the surrounding area, and with regards to tree and landscaping issues.

Green Belt:

PPG2 and Local Plan policy GB2A state that “*essential facilities for outdoor sport and recreation*” do not constitute inappropriate development within the Green Belt. Gilwell Park has a long history as an international centre for scouting, dating back to 1911, and is essentially an outdoor recreational use (although it does contain several buildings and indoor uses). The proposed ablution block and extended car park are required to serve this existing outdoor recreational site and, whilst in isolation are fairly sizeable (particularly the 267+ space car park), within the context of this 32 hectare camp site would be considered relatively minor. Furthermore, the site is of sufficient size and so well landscaped that the development has minimal impact on the overall character and openness of the Green Belt.

Design:

The proposed ablution block would be kept to the smallest possible bulk and size required to provide the number of toilets, showers and disabled facilities required. It would incorporate traditional rural materials (such as timber and stone cladding and timber framed windows), however would also incorporate modern, sustainable elements (such as solar hot water panels) and would not be dissimilar in design and appearance to the existing toilet blocks and modern lodge buildings within Branchet Field and the remainder of the site.

The existing car park is an unmarked gravel area located to the north of the entrance road. The proposed car park would extend this into Blanchet Field and would create a more formal parking area with demarked parking areas (through the use of timber fencing), signage and lighting bollards, and would incorporate gravel (for the primary parking area) and reinforced grass areas (similar to grass crete for the overspill parking areas). Whilst the extension of the car park would result in an increase in vehicles being parked within this rural Green Belt site, the proposed materials are considered acceptable and the existing and proposed landscaping would soften the visual impact from the increase in cars.

Trees and Landscaping:

The proposed ablution block would be located on an existing concrete slab and would not interfere with any existing trees or landscaping. The proposed car park extension proposes additional landscaping to soften its appearance and impact, and as such a landscape condition will ensure that adequate additional vegetation is planted. The proposed path leading from the car park towards the White House (centre of the site) would pass through an area of protected trees. Due to this a tree protection condition should be added to ensure none of these trees are damaged during construction.

Other issues:

The proposed car park extension would meet an increased demand on site for vehicle parking (which is required given the site's unsustainable location and lack of public transport). Essex

County Council Highways have raised no objections to the proposal and have not suggested any conditions.

Local Plan policy RST1 states that *“the Council will permit the development of additional recreational, sporting and tourist facilities where it is satisfied that these are:*

- (i) in the best interests of the local community; and*
- (ii) unlikely to result, either directly or indirectly, in the character of the surrounding area being affected adversely”.*

As previously stated, Gilwell Park is an international centre for Scouting, drawing people from great distances, and is considered a fairly major recreational/tourist site. As the proposed works are considered essential for the running of the campsite the proposal is considered to comply with this policy. Whilst the Conservators of Epping Forest have objected partially on the possible impact on the Forest (with regards to light pollution and its impact on wildlife), given the distance involved and high level of screening (both existing and proposed), it is not considered that this development would be unduly harmful to the adjacent Forest land.

The White House within the site is a listed building, and as such the development is located within the curtilage of this. However, as the proposed car park and ablution block are both some distance from the listed building, with sufficient screening between the development and listed building, there would be no visual impact on this building.

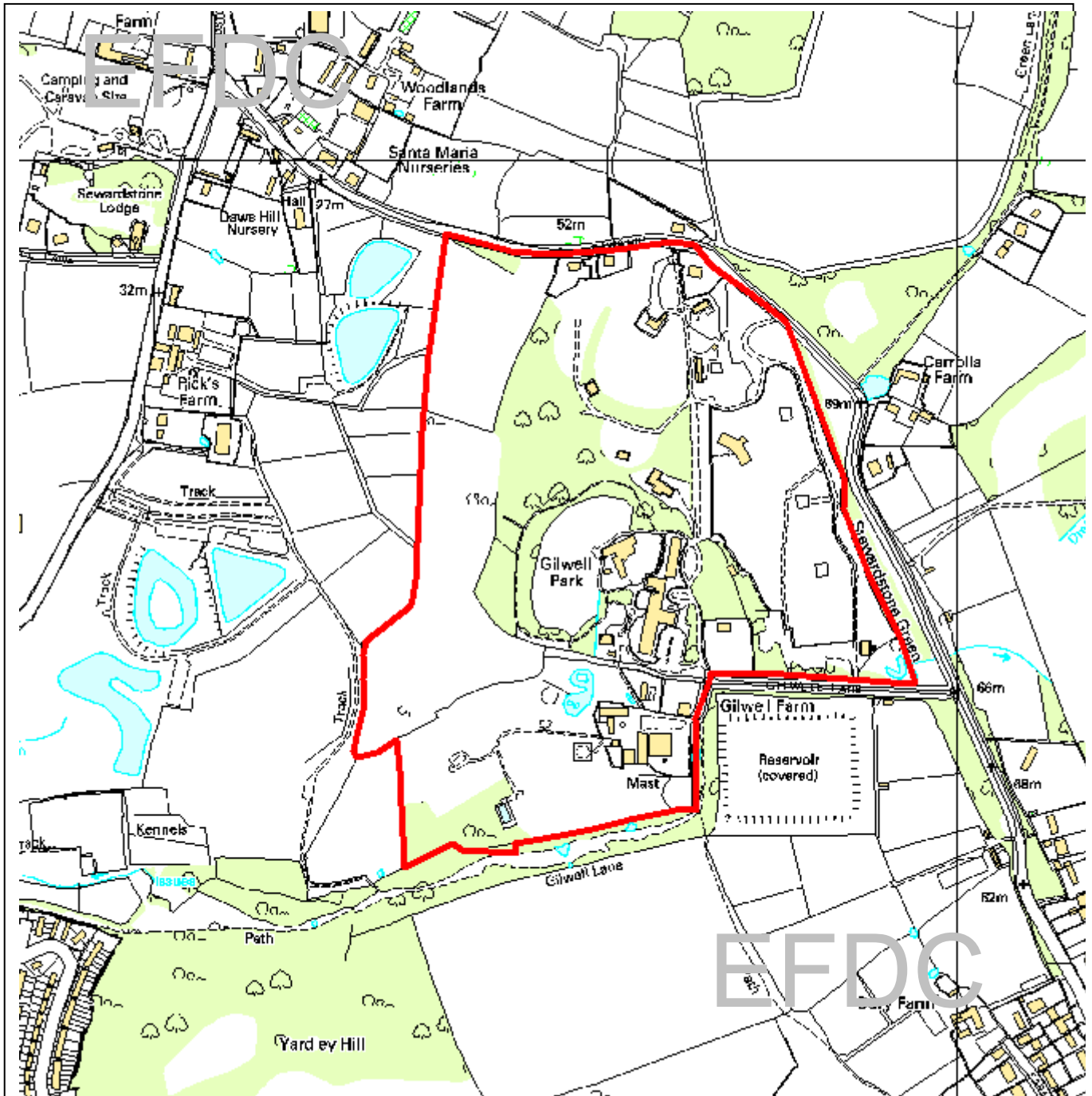
Conclusion:

Due to the above, the proposed developments are considered as ‘essential small-scale buildings’ in association with the long established recreational use of Gilwell Park. Furthermore it is not considered that they would be unduly detrimental to the character, appearance or openness of this rural Green Belt location and, subject to conditions, would not be harmful to the existing trees on site. As such the application complies with all relevant Local Plan policies and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



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| Agenda Item Number: | 2 |
| Application Number: | EPF/1284/10 |
| Site Name: | The Scout Association, Gilwell Park Bury Road, Waltham Abbey, E4 7QW |
| Scale of Plot: | 1/7500 |

Report Item No: 3

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1365/10 |
| SITE ADDRESS: | 2 Currance Cottages Upland Road Epping Essex CM16 6NN |
| PARISH: | Epping Upland |
| WARD: | Broadley Common, Epping Upland and Nazeing |
| APPLICANT: | Mr Raymond Turnbull |
| DESCRIPTION OF PROPOSAL: | Two storey side extension. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519529

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.
- 3 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 shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

Consent is being sought for the erection of a two storey side extension. This would be 4.2m in width and reach a total depth of 12.3m, which includes a single storey front and rear protrusion. The two storey element would be 6.5m in depth and would be situated within the roof slope and served by a front dormer window, two rear velux windows, and three gable windows (within the flank half hipped/half gabled wall). Due to this the overall ridge height would be 6.9m, some 1.4m beneath the main ridge line.

Description of Site:

The property is a semi-detached two storey house that forms a pair of cottages within the rural area of Epping Upland. The property is located on the south side of Upland Road and sits within a large plot in the Metropolitan Green Belt.

Relevant History:

EPF/0499/95 - Front, side and rear extensions (porch, garage, utility room, lounge, bedroom, dressing room, en-suite, bathroom and balcony) – refused 20/06/95

EPF/0791/95 - Front, side and rear extensions (lounge, utility room, garage, porch, bedroom) (revised application) – approved/conditions 11/10/95

EPF/1908/03 - Extension to residential curtilage – approved/conditions 26/11/03

EPF/1676/08 - Two storey side extension with integral garage – refused 13/10/08

Policies Applied:

GB2A – Development in the Green Belt

DBE9 – Loss of amenity

DBE10 – Residential extensions

Summary of Representations:

1 neighbour was consulted and a Site Notice displayed.

PARISH COUNCIL – Object based on the following:

- a) Over development of the existing cottage.
- b) New application includes additional development to the previous application i.e. 'Dressing' and En-Suite'.
- c) Would be out of balance with its paired cottage.
- d) Not in keeping with the character of the Metropolitan Green Belt.

Issues and Considerations:

The main considerations are the impact on the Green Belt, the overall design, and with regards to neighbouring amenity. The previous application (EPF/1676/08) was very similar to this proposal and was refused planning permission on Green Belt grounds only. As the proposed alterations to the previous scheme, primarily the additional pitched roof on the single storey rear projection, would not further impact on the neighbouring residents and would little alter the overall design, it is considered that the key consideration in this assessment is the appropriateness of this development and its impact on the Green Belt.

The previous application resulted in an increase in floor space of some 70 sq. m., and of volume of 89% over and above the original dwelling. The current application has not reduced this in any way, however the previous application was assessed under GB14A, which specifically stated that extensions will only be permitted where (amongst other requirements) "*they will not result in disproportionate additions of more than 40%, up to a maximum of 50 sq. m., over and above the total floorspace of the original building*". This policy was considered too restrictive and subsequently was not saved, and as such the relevant Green Belt policy is GB2A, which simply allows for "*a limited extension to an existing dwelling*" (in line with Central Government guidance PPG2). The loss of this policy is considered a 'material consideration' in this latest application.

Although an 89% increase in floor area is fairly large and may not be considered particularly 'limited', PPG2 states that inappropriate development may be acceptable in very special circumstances where the harm is "*clearly outweighed by other considerations*". Whilst the previous

scheme was refused on the grounds of GB14A, which was very specific and restrictive, the proposed development is similar in size to the existing extensions on the adjoining property (granted consent in 2003 and 2008, which resulted in a 92% total increase over and above the original dwelling). The decision on the bulk of the neighbour's extension was assessed prior to the adoption of GB14A, when the relevant Green Belt policy simply read that limited extensions would be permitted where "*they will not result in disproportionate additions over and above the size of the original building*". Given this, it is considered that it would be unreasonable to refuse the proposed extension which is similar, albeit slightly smaller, than that approved and constructed on the adjoining property, and that this precedent would constitute sufficient very special circumstance in this instance. Furthermore, an extension was approved on this site in 1995 that was similar in terms of both size and design, which was clearly considered acceptable at that time under the same Green Belt restrictions.

Further to the Green Belt concerns, the Parish Council have objected to the proposal as they consider it would be an "*over development of the existing cottage*" and "*would be out of balance with its paired cottage*". However although the submitted drawings do not show this, the adjoining neighbour has a two storey side extension of similar size of a slightly different design. It is not therefore considered that this proposal would result in overdevelopment and the erection of such an extension would in fact, better balance the pair of cottages than the existing situation.

The proposed extension would be subordinate to the main dwelling by incorporating the second floor into the roof space, and would be in keeping with the main dwelling. Whilst the design would differ from the extension present on the neighbouring property, it is not considered that this would be detrimental to the character and appearance of the street scene.

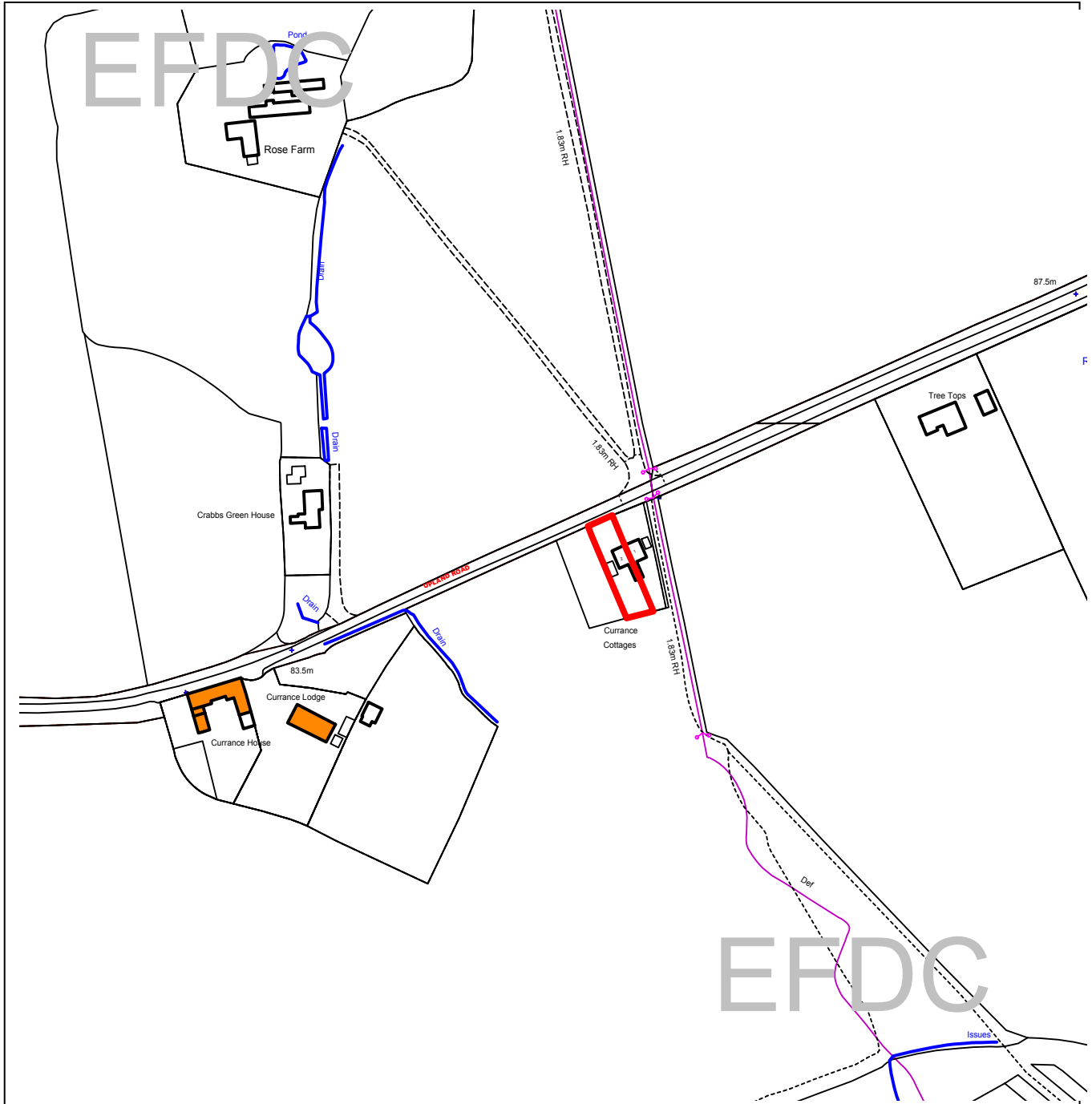
Conclusion:

The proposed extension would be similar to the additions permitted and constructed on the adjoining neighbour and that considered acceptable on the dwelling in 1995, and as such is considered acceptable in Green Belt terms. The extension would be designed in keeping with the surrounding area and the street scene, and the proposal would not be unduly detrimental to the amenities of the neighbouring residents. As such the application generally complies with the relevant Local Plan policies and is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee West



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| Agenda Item Number: | 3 |
| Application Number: | EPF/1365/10 |
| Site Name: | 2 Currance Cottages, Upland Road Epping, CM16 6NN |
| Scale of Plot: | 1/2500 |