

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2236/10
<b>SITE ADDRESS:</b>	44 Ash Groves Sheering Harlow Essex CM21 9LN
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Lower Sheering
<b>APPLICANT:</b>	The Owner/Occupier
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/43/01 T4 - Weeping Willow - Fell
<b>RECOMMENDED DECISION:</b>	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=522599](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522599)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall 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.

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

**Description of Proposal:**

T4.Weeping Willow. Fell.

**Description of Site:**

T1 stands approximately 12 metres tall, directly behind a garage, which stands in front of a pair of semi detached bungalows. The tree forms a strong landscape presence at the end of this residential cul-de-sac and draws the eye when viewed from the south. There is an area of land containing several mature Field Maple trees on a bank to the west of the subject tree. The largest

of these trees has recently undergone major pruning reduction to its crown but it still performs a key role as a screening landscape feature. There are other mature trees to the north but the character of the area is that of sporadic greening with large shrubs and bushy hedges rather than that of a leafy suburban setting.

**Relevant History:**

TPO/EPF/43/01 was served on this and other nearby trees due to development threats on the land occupied by T4. At that time concerns were voiced by the owners about damage to drains at 44 Ash Groves but no applications are on record to remove the tree.

**Policies Applied:**

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

**SUMMARY OF REPRESENTATIONS:**

Two immediate neighbours were notified and the following representations were received.

SHEERING PARISH COUNCIL had not commented at the time of this report being written and will be reported verbally at the Committee meeting.

44 ASH GROVES: Support: Please note we are not the applicant - it is our neighbour's insurance company. As they have stated in their report the roots of this tree are causing severe damage to their property which we have observed. It is also causing us problems with our main drain which is in the same area as the damage to the next door property. We support the application to fell.

15 THE MEADOWS: Comment: I am concerned about the level of water that will result from rainfall after felling this mature willow tree. The tree is on a higher level of ground about 12-15 feet above our garden. Could more information be given as to why the tree must be felled and not just shortened significantly? Is there root damage to consider and therefore the possibility of subsidence?

**Issues and Considerations:**

The case has been generated as a result of building movement monitoring for the last year in response to a claim made by the owners of 42 Ash Groves to their insurer in respect of internal structural damage in the form of internal tapering cracks to the front area of the building.

The main reasons put forward to fell the Weeping Willow are the following:

- The tree is taking moisture from beneath the footings of the front elevation of 44 Ash Groves and this has caused the front corner of the house, closest to the tree, to subside.

The main considerations in respect of the felling of the trees are:

*j) Examination of evidence to support the subsidence allegation.*

The applicant has submitted a statutory requirement level of supporting technical information designed to establish 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) A trial pit dug near the area of damage revealed the presence of live willow roots beneath the building's footings.
- b) An Arboricultural Assessment Report linked these roots and their ability to extract moisture from the soil in these zones with a rotational pattern of movement of the front elevation of the bungalow.
- c) Soil was tested and found to be very plastic with the potential for volumetric change dependant on levels of moisture content. The soil moisture was tested and showed a marked reduction in moisture contents in the subsoil which corresponded to increases in soil suctions in the area of root activity.
- d) Engineers have discounted other potential causes such as leaking drains from high shear vane readings at shallow levels, which indicate stiff, dry soil conditions.
- e) Slight movement has been shown on a level distortion diagram. The level monitoring recordings of movement to the front corner of the front wall of the house cover a period that show the effects of tree roots at times of growth and during periods of dormancy. The front of the building appears to have slumped downward before monitoring started in October 2009. From this time tree roots are usually reducing their water demand and entering a dormant phase, which allows some recovery during winter months. In this case the front of the bungalow appears to have risen by 6 mm, although cracks only appear to have reached a maximum width of 3 mm. This type of seasonal movement differs from a progressive movement, which can be due to other causes such as leaking drains. Cyclical movement is generally attributed to a vegetative influence, in this case Willow roots.

#### Planning considerations

##### i) Visual amenity

T4, Willow has high public amenity. It is central in view from the residential cul-de-sac; Ash Groves and also clearly visible from parts of The Meadows but from this latter vantage point only as one tree amongst a group of broadleaf individuals. The tree contributes significantly in landscape terms with its graceful weeping habit and broad crown. The loss of the Willow will leave a noticeable gap in the street scene but the immediate area will not be completely denuded thanks largely to the presence of Field Maples to the west.

##### ii) Tree condition and life expectancy

The tree has a good form and appears vigorous. Its condition would be described as normal with a foreseeable life expectancy exceeding 20 years into the future.

##### iii) Suitability of tree in current position

The tree stands very closely by the garage of 44 Ash Groves and less than 10 metres from the bungalow. This location is not ideal and even if the tree were to remain, repeated major pruning works will be required to manage this specimen at such close proximity to built structures.

In terms of the wider landscape suitability, the tree contributes as the dominant landscape feature when viewed from the south part of Ash Groves.

##### iv) Other issues: Neighbours comments:

- a) !5 The Meadows. The fear of flooding risks following heavy rainfall depends more on land drainage provision rather than the tree's capacity to take water from subsoils. Removing the tree will increase soil moisture content but will not induce or exacerbate surface flooding during or following storm rain events.

- b) The submitted report describes the reason for the felling as subsidence. Pruning is not generally accepted as a remedy to subsidence damage and therefore shortening the tree is unlikely to solve the problems suffered at 42 Ash Groves.

**Conclusion:**

Planning policy states that tree removal needs to be not simply justifiable but necessary. The submitted technical evidence does appear to indicate that there is justification to remove this Weeping Willow on grounds of root induced subsidence to the front elevation of the bungalow; 42 Ash Groves.

Therefore, it is recommended to grant permission to fell T4 Weeping Willow, despite its high amenity value. 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 a suitable replacement and prior notice of the works to remove it must be attached to the decision notice.

**Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:**

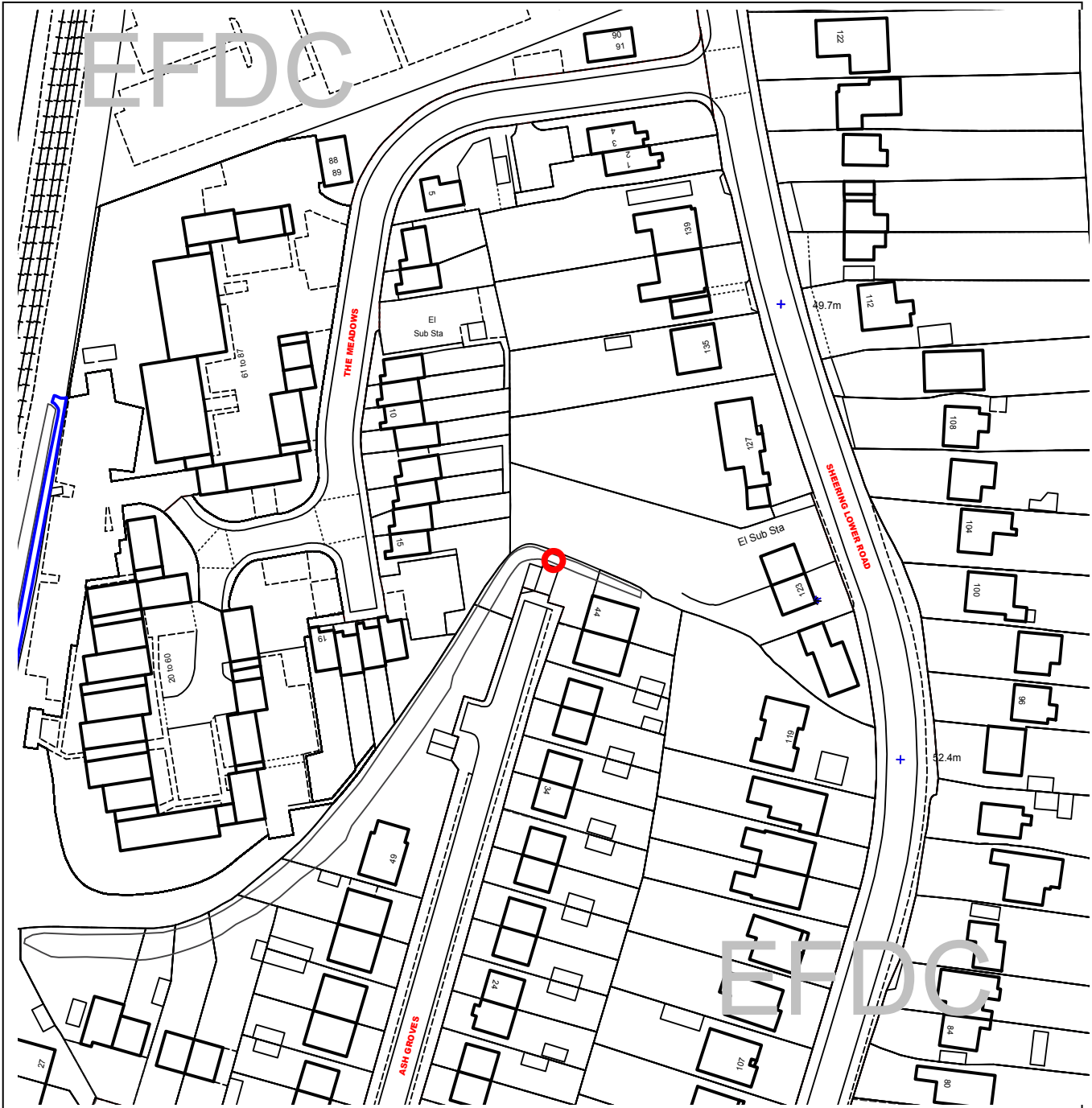
**Planning Application Case Officer: Robin Hellier**  
**Direct Line Telephone Number: 01992 564546**

**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	1
<b>Application Number:</b>	EPF/2236/10
<b>Site Name:</b>	44 Ash Groves, Sheering CM21 9LN
<b>Scale of Plot:</b>	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2260/10
<b>SITE ADDRESS:</b>	Roughtalleys Wood Kiln Road North Weald Bassett Epping
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Abigail Oldham
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/58/10 Works outlined in Management Plan 2008-2012
<b>RECOMMENDED DECISION:</b>	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=522718](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522718)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.

*This item is presented for committee decision since the felling of trees is outside the scope of delegated powers.*

**Description of Proposal**

To carry out woodland management over the final 2 year period in accordance with submitted Woodland Management Plan.

**Description of Site**

Part of Roughtally's Wood, north of the Epping Ongar railway, and now managed by EFDC Countrycare as a Local Nature Reserve.

This northern section of Roughtalley's Wood covers 3.4 hectares and comprises ancient woodland, planted secondary woodland and grassland areas. It was declared a Local Nature Reserve in August 2000.

The wood can be divided into two distinct areas. The first area is ancient woodland, totalling 1.1 hectares and is clearly a remnant of the large semi natural ancient woodland which still exists south of the railway line. The tree structure within this area of the wood is varied with canopy trees of Hornbeam, Oak and Silver Birch and an under storey of primarily Hazel and Hawthorn. The second area lies to the north of Pike Way and the large ditch which runs through it. This area

consists of a mixture of open grassy areas, dense areas of bramble and developing mixed broad leaved trees, which have been planted since 1991.

### **Relevant History**

A new woodland Order was placed on this site in March 2010 to replace an Essex County Council Order made in 1950. Previous management plans have been approved by Essex County Council.

### **Relevant Policies**

LL8 – Pruning of preserved trees

LL9 – felling of preserved trees

### **Summary of Representations**

NORTH WEALD PARISH COUNCIL – no objection

There were no other Consultees or representations

### **Issues and Considerations**

#### **Introduction**

The application is accompanied by the Site Management Plan 2008/11 produced by EFDC Countrycare, which includes a description of the site, a summary of the aims and objectives, and a detailed work schedule together with maps.

This report summarises the Management Plan and the issues arising.

The plan contains an analysis of what is important about the site in terms of wildlife and conservation, and also its use for community purposes, and as an educational resource.

The work will include –

- thinning to remove sycamore and non natives
- thinning to improve the woodland structure and diversity
- coppicing of hornbeam
- felling of one semi mature Oak each year to allow regeneration and allow specimen trees to grow on.
- Felling of poplars where they are deemed unsafe.

#### **Conclusion**

It is considered that the plan is acceptable because it is intended to improve the quality of the woodland, for biodiversity and for people. The management plan has been carefully specified and scheduled and the proposals for regular consultation and updating gives adequate control to the Council to monitor the results in practice.

It is recommended that Members agree the works and methods, including felling, set out within the management plan.

If Members approve this application, it is recommended that a condition requiring prior notice of works is attached to the decision notice.

**Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:**

**Planning Application Case Officer: Melinda Barham  
Direct Line Telephone Number: 01992 564120**

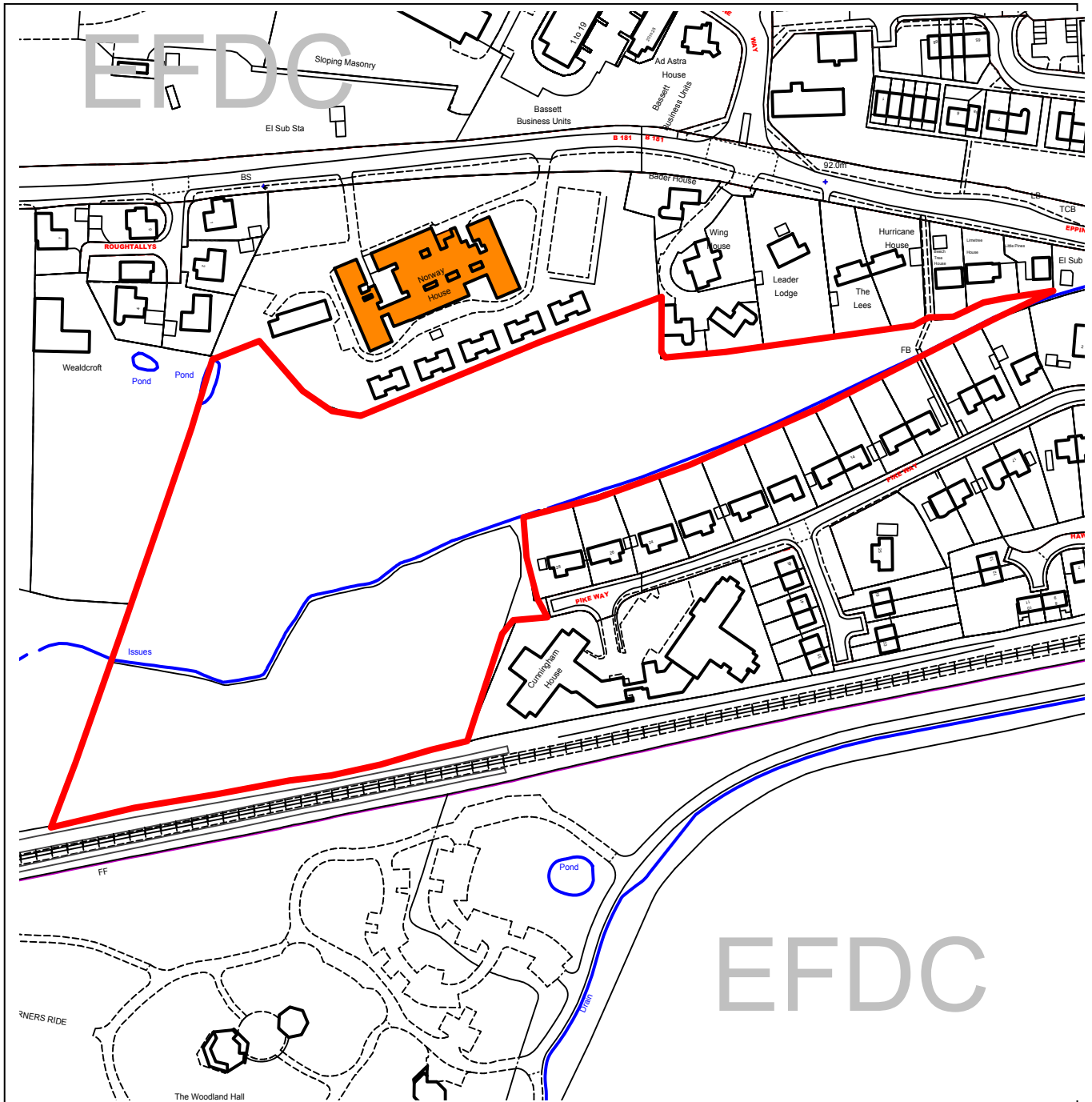
**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**





# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/2260/10
Site Name:	Roughtalleys Wood, Kiln Road North Weald Bassett
Scale of Plot:	1/2500

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2356/10
<b>SITE ADDRESS:</b>	10 Barn Mead Theydon Bois Epping Essex CM16 7ET
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Dr Ken Anakwue
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/08/84 T4 - Ash - Fell (leaning heavily)
<b>RECOMMENDED DECISION:</b>	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=523063](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523063)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days 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:**

T4.Ash. Fell.

**Description of Site:**

The 8 metre tall Ash tree, T4 forms part of a hedge line of mature native broadleaves that bound the rear and side curtilage of a modest residential semi detached modern property. The small triangular garden is canopied by two mature oaks, T1 and T2 of the protected group of four trees. The group is natural in form and exceed 12 metres in height. The dominant Oak T1 is a local landmark tree and is easily viewed from the village green.

**Relevant History:**

TPO/EPF/08/84 protected a group of four trees; 2 Oaks and 2 Ashes. Records show that in 2001 the tree was given permission to be felled due to its dangerous condition. It was seen to have recently shifted in the ground. It has not been removed and it has clearly stabilised sufficiently since that time to be brought under consideration in this application.

## **Policies Applied:**

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

## **SUMMARY OF REPRESENTATIONS:**

3 immediate neighbours were notified but no representations were received.

Theydon Parish Council had not commented at the time of the writing this report.

## **Issues and Considerations:**

The proposal to fell this tree is brought by the new house owner, who discovered issues with the Ash following the instruction of an arborist to undertake a tree condition report on all the trees within the curtilage of the property. The reasons submitted for felling the tree are summarised below

- The tree has a 45° lean over a neighbouring garden shed
- The tree shows evidence of a large mammal burrow directly beneath its base
- There is evidence of movement of the base of the tree.

### Planning considerations

This tree was protected as one member of a group of four trees. Individually, it would not merit protection. However, the necessary planning considerations in respect of the felling of the tree are:

#### *i) Tree condition*

The extreme lean this tree has indicates a previous trauma where the base has partially failed. This partial collapse has stabilised because the tree's crown shows normal levels of vigour. Branches have suffered brutal pruning, where branches overhang into neighbouring property and have left decaying stubs. The tree would probably live for more than 20 years into the future but for its basal structural problems. Undermining by burrowing animals and a ditch line reduces the tree's anchorage and signs of some recent ground movement increase the risk of the tree collapsing within the next 5 years.

#### *ii) Visual amenity*

This partially windblown tree is clearly visible at the end of G1, the group of four trees, when viewed from Orchard Drive or Morgan Crescent. This is only possible due to the houses in front of it being single storey bungalows. The tree owner's property is located at the end of a cul-de-sac and the size of the house prevents any views of this tree from Barn Mead. The loss of this leaning tree would have a minimal impact on public visibility largely due to the remaining 3 tall trees in this group retaining the important screen function.

#### *iii) Replacement tree*

A suitable replacement may be accommodated in the area at the end of the garden but may suffer from the dominant presence of its mature neighbours.

**Conclusion:**

The tree has low amenity value due to its dominant group members and structural flaws. Therefore, it is considered that its loss would not constitute a serious harm to the character of the area. Therefore, it is recommended to grant permission to fell T4. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling, members might consider that the condition requiring a replacement could be waived but a condition requiring prior notice of the felling works must be attached to the decision notice.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2356/10
Site Name:	10 Barn Mead, Theydon Bois CM16 7ET
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2107/09
<b>SITE ADDRESS:</b>	Chase Farm Vicarage Lane North Weald Essex CM16 6AL
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr Daniel Jones
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for change of use of buildings to B1, B2, B8 and car repairers.
<b>RECOMMENDED DECISION:</b>	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=508490](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=508490)

**CONDITIONS**

- 1 There shall be no open storage or open working onsite or along the access at any time.
- 2 The applicant shall submit to and have approved in writing by the Local Planning Authority full details and drawings of the proposed fencing and landscaping along the access within 3 months of the date of this notice. The agreed fencing shall be erected in accordance with these details within 6 months of the date of this notice and the agreed planting implemented in the first planting season. The fencing and planting shall be retained and maintained in accordance with the approved details thereafter.
- 3 Units equivalent to no more than 754sqm of floor space shall be used for car repairs and units equivalent to no more than 135sqm of floor space shall be occupied by B2 uses (as identified by the Use Classes Order as amended) as a result of this consent.
- 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 Parts 8 and 41 shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The units hereby permitted shall not be open, operate or accept deliveries outside the hours of 8am to 6pm on Monday to Saturday and not at all on Sundays or Bank/public holidays.

*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:**

The applicant seeks retrospective consent for the change of use of buildings from B8 (storage and distribution) with ancillary Office use to a mixture of B1, B2, B8 (Business, general industrial, storage and distribution) and car repair uses. The buildings were originally erected as functioning farm buildings and have subsequently been extended, altered, sub divided and converted to form a number of individual industrial units leased to small independent businesses. At present the site has a number of consented B8 uses with ancillary B1 functions. Essex County Council have also granted consent for Junk to Clear, a small scale waste disposal service, to operate from the site.

The applicant seeks permission to regularise the site as since the previous consent was issued the units on site have been increased, extended, altered and moved and a number of B2 and car repair functions have occurred in units which are not authorised under the previous permission.

The applicant has now confirmed that units 2, 4A, 6D, 12D, 15E, 18, 29, 42 and 50 require consent for use as car repairs and only 2 units, 14 and 17B, require B2 use for carpentry.

Members deferred the application from Committee on 14<sup>th</sup> July 2010 to allow Officers to clearly clarify the authorised site layout compared to the existing proposals, to specify the Sui generis uses, secure signage on the site and obtain further information regarding traffic movements associated with the site and to allow Officers to seek a view on this information from Highways. Members also subsequently carried out a site visit.

The applicant has now also revised the area of the application to exclude the Waste Transfer facility operated by Junk To Clear as this area of the site already benefits from consent from Essex County Council and therefore is excluded from the application.

### **Description of Site:**

Chase Farm is an isolated cluster of units accessed from Vicarage Lane in relatively close proximity to an area of glasshouse/nursery developments. The site is well established, is within the Green Belt and has relatively good vehicular access.

The site currently comprises an assortment of 71 units, plus 2 garages. 11 units presently serve as workshops, three units serve as office accommodation and the remainder of the units presently serve as storage.

The applicant proposes an informal parking layout with a single space outside each unit and opening times of 8am to 6pm Monday to Saturday and no opening on Sunday or bank holidays.

### **Relevant History:**

EPF/0478/06 – Change of use of redundant agricultural building for B8 storage with ancillary B1 purposes – Approved

ESS/47/08/EPF and EPF/2222/08 – County Council application for retrospective consent for use of land for temporary storage and distribution of wastes from house clearance - Approved

### **Policies Applied:**

Epping Forest District Local Plan and Alterations:

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the quality of the Rural and Urban Environment

GB2A – Development in the Green Belt  
GB8A – Change of use or adaptation of buildings  
DBE4 – Design in the Green Belt  
ST1 – Location of Development  
ST2 – Accessibility of development

### **SUMMARY OF REPRESENTATIONS:**

4 neighbouring properties were consulted and a single letter of objection has been received as follows:

THE HAWTHORNS: Object due to alterations carried out without consent, the type of operations and time of operation of the units. Also object due to visibility from the public footpath and works carried out as part of other permissions which were unsatisfactory.

NORTH WEALD PARISH COUNCIL: The Parish Council has NO OBJECTION to STORAGE or OFFICE USE however we would OBJECT to further INDUSTRIAL OR LIGHT INDUSTRIAL USE. Appropriate signage should be installed at the junction of the site with Vicarage Lane advising that traffic must not turn right out of the site. This is in the interests of highway safety.

No further responses have been received.

### **Issues and Considerations:**

The main consideration is therefore whether the additional workshop uses (B1/B2 and car repairs) are acceptable in this location and whether they would give rise to significantly unacceptable impacts to neighbouring amenity, local highways or the Green Belt beyond those generated by B8 and ancillary B1 uses alone.

#### **Green Belt:**

Policy GB2A permits development in the Green Belt or the change of use of existing buildings should the proposals accord with other local plan Green Belt policies. Policy GB8A permits the change of use of buildings if a number of criteria are met. The buildings have proved to be capable of conversion as this application is retrospective in nature; the uses are contained within existing units and can be secured by condition to prevent additional impact to the openness of the Green Belt. Traffic generation would not differ significantly from that resulting from the B8 and ancillary B1 uses approved in 2006. The site and buildings were erected originally for agricultural purposes and have been used as such historically,

Officers are satisfied that these units as extended and altered form the basis of this application and that no significant adverse impacts would arise to local centres as a result of this application, therefore Officers consider the proposals satisfy the tests set out in policy GB8A.

#### **Neighbouring Amenity:**

In respect of neighbouring amenity, with the exception of the land owners cottage which is presently unoccupied, the site is well separated from neighbouring properties by at least 150m to the boundaries with the neighbouring properties of either the nursery related properties off Vicarage Road or occupants of The Pavillions, North Weald and the functions carried out on site would therefore have minimal adverse impact to neighbouring amenities.

#### **Access And Parking**

The Council has historically received complaints regarding the site however these relate primarily to the parking of vehicles along the access and the waste transfer activities which already benefits from a separate consent. The proposals now include fencing along the access which would



prevent the overspill parking which historically caused concern. This can be secured by condition to ensure the fencing is installed.

County Highways have raised no objections as the proposals are not contrary to any transport policies, the site has good links to the local highway network and the proposals do not impede the Public Right of Way. A two week traffic survey was undertaken by the applicant, this was taking place when Members visited the site. This documented all vehicular movements to the site and has been assessed by Highways. This identified that movements to the site were predominantly car or van journeys with minimal HGV movement. Daily vehicle counts ranged from 17-44. The comments returned from highways note that the activities have a significantly lower amount of movements than would usually be anticipated and that the access and local highway network is more than capable of accommodating the vehicle movements without adverse impact. Neighbouring properties are well separated from the access and therefore unlikely to suffer adverse noise and disturbance beyond that already experienced from general traffic on the highway for the airfield, industrial areas, nurseries and market.

Members were concerned regarding traffic movements from the site. Whilst a right turn is possible from the site without resulting in a highway offence, turning right only allows vehicles to travel as far as neighbouring plots and nurseries. Access to the A414 is not available via a right turn and vehicles generally should have no reason to turn right. Highways would not permit a no-right turn sign on the road opposite the access as this is not factually correct, however following comments from Members the applicant has provided no right turn signs within the site on the access road to deter visiting traffic from turning right. Members were able to view this signage in place during the site inspection.

### **Conclusions**

The proposals as set out and established on site accord with the Council's adopted policies, therefore approval is recommended subject to conditions. Officers note the historic parking concerns along the access and suggest a condition requiring the installation of the fencing within 6 months to prevent overspill parking. In order to prevent the intensification of use of the site for car repairs and B2 use, Officers suggest a condition restricting the floor space for these uses to that set out within the application. This prevents any intensification beyond that considered, but permits flexibility of which units may be used to allow for flexibility and short term tenancy agreements

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

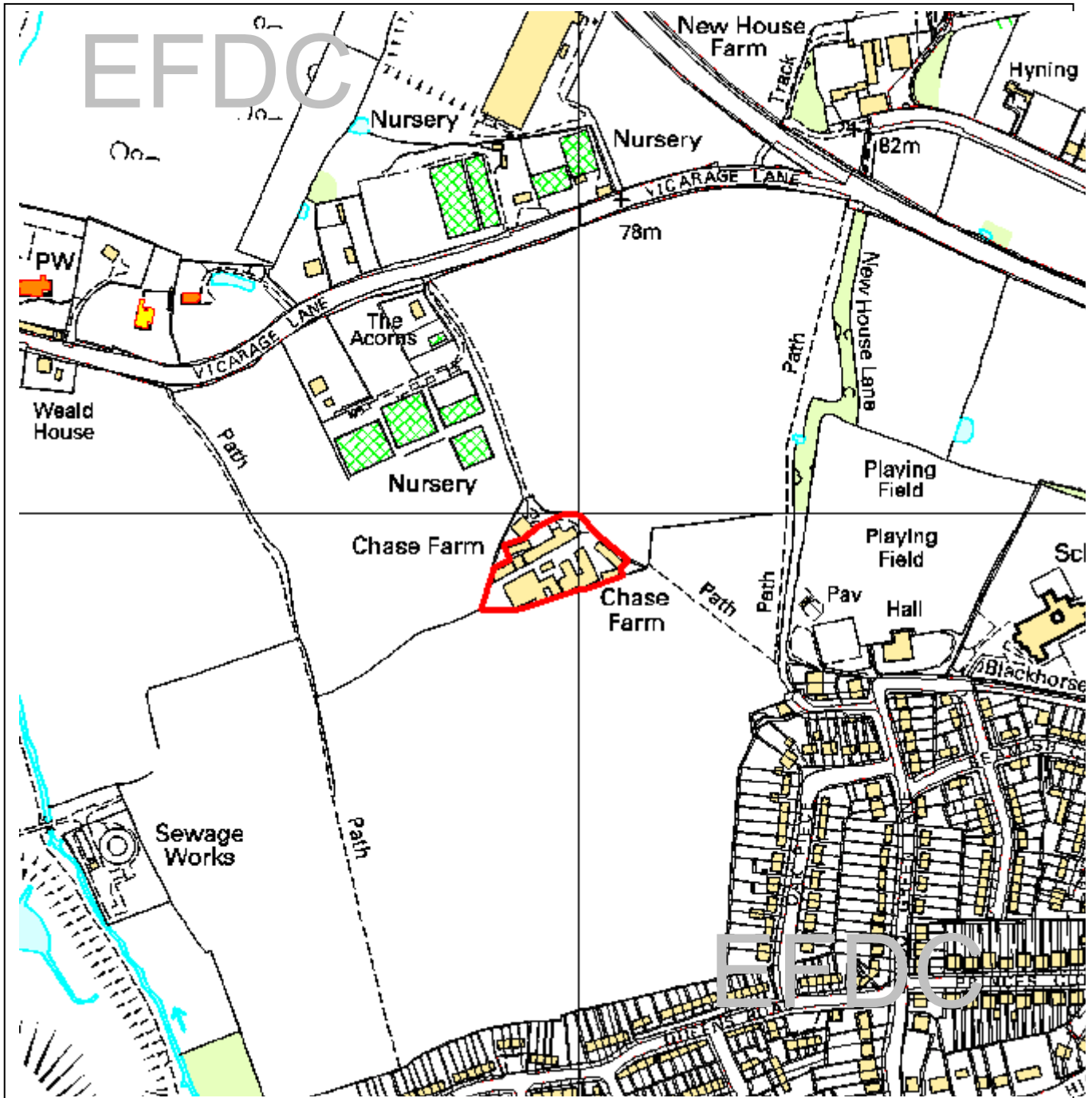
***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

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# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	4
Application Number:	EPF/2107/09
Site Name:	Chase Farm, Vicarage Lane North Weald, CM16 6AL
Scale of Plot:	1/5000

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1112/10
<b>SITE ADDRESS:</b>	Units 1-5 Roffey Hall Farm Threshers Bush Harlow Essex CM17 0NP
<b>PARISH:</b>	Matching
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	Mr Simon Collins
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from agricultural to B1, B2 and B8 (Business, general industrial and storage and distribution).
<b>RECOMMENDED DECISION:</b>	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=518746](http://planpub.eppingforestdc.gov.uk/Anite!M.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=518746)

**CONDITIONS**

- 1 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff and visitors vehicles.
- 2 The rating level of noise (as defined by BS4142:1997) emitted from the commercial units shall not exceed 5dB(A) above the prevailing background noise level when measured from the edge of the site outlined in blue on the submitted Local Plan date stamped 9 June 2010.
- 3 No deliveries shall be made to or from the site outside the hours of 07:30 to 19:30 on Monday to Friday, 08:00 to 13:00 on Saturdays, and at no times on Sundays and Bank/public holidays.
- 4 No outdoor storage shall be implemented within the site in connection with the B1, B2 or B8 uses hereby approved.

*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:**

Consent is being sought for the retrospective change of use of units 1 – 5 (inclusive) at Roffey Hall Farm to mixed B1 (office/light industry), B2 (general industrial) and B8 (storage and distribution)

use. The buildings have an overall floor area of 2,564 sq. m. in footprint, which constitutes the site area. However, parking for the commercial buildings is shared with the remaining agricultural units and is in land outside of the red line, but would be within land owned by the applicant.

**Description of Site:**

The application site is a large farm complex located to the east of the unnamed road between New Way Lane and Hobbs Cross Road. The site contains several farm buildings, six of which remain in agricultural use (relating to the production of potatoes) and six of which have been changed to commercial use. It is stated that the commercial activities on site commenced in 2002 when the agricultural buildings became redundant, however Planning Enforcement were only made aware of the change of use in 2010 as a result of a goods vehicle license application received by the Vehicle and Operator Service Agency.

**Relevant History:**

EPR/0251/49 - Corn drying plant house – approved/conditions 08/09/49  
EPO/0062/72 - Agricultural building – approved 08/02/72  
EPO/0206/74 - Details of grain silo – approved 07/05/74  
EPF/0520/79 - General Agricultural Store – approved/conditions 14/05/79  
EPF/0213/88 - Steel framed agricultural building – undetermined  
EPF/0304/91 - Erection of grain and potato store – approved 26/04/91  
EPF/0329/91 - Erection of portal framed agricultural general purpose building – approved/conditions 20/08/91  
EPF/0100/99 - Erection of agricultural grain store – approved/conditions 16/04/99  
EPF/0155/03 - Erection of portal framed agricultural workshop building – approved/conditions 04/04/03

**Policies Applied:**

CP2 – Protecting the quality of the rural and built environment  
CP5 – Sustainable building  
GB2A – Development in the Green Belt  
GB8A – Change of use or adaptation of buildings  
E12A – Farm diversification  
ST1 – Location of development  
ST4 – Road Safety  
ST6 – Vehicle parking

**Summary of Representations:**

A Site Notice was displayed on 21/07/10

PARISH COUNCIL – None received.

THE HAYBARN, THRESHERS BUSH – No objection but concerned about the current traffic movements and damage to the highway verges that result from this.

DORSLEY HOUSE, FOSTER STREET – Concerned about the traffic movements and types of vehicles using the small country roads.

CHURCHGATE STREET RESIDENTS ASSOCIATION – Object due to the traffic generated from the site and the impact this has on the surrounding roads.

## **Issues and Considerations:**

The main issues here relate to whether the proposal constitutes appropriate development within the Green Belt, its impact on the surrounding area, and with regards to parking and highway safety.

### **Green Belt**

Local Plan policy GB2A states that the change of use of existing buildings is acceptable in the Green Belt provided the development complies with policy GB8A. This policy has five criteria to comply with:

- (i) The building is structurally capable of being converted without the need for major or complete reconstruction.
- (ii) The proposed use would not have a materially greater impact than the existing use.
- (iii) There would not be a significantly detrimental impact resulting from traffic generation.
- (iv) No works have been undertaken within the last 10 years with a view to securing the change of use.
- (v) The proposed use would not significantly impact on the vitality and viability of the town centre.

The policy goes on to state that preference will be given to employment uses, provided this does not involve a significant amount of vehicle parking, commuting or open storage.

The proposed development is for retrospective change of use of five former agricultural buildings to B1 (business), B2 (general industrial) and B8 (storage and distribution) use. It is stated within the submitted application form that the buildings have been used for commercial use since 2002 when the buildings became surplus to requirement for the existing agricultural use of the site. However, in 2003 a planning application was submitted and approved for a new agricultural workshop building, which has been built and is currently still in use for agricultural purposes. Within this former application the buildings currently used for commercial purposes were stated to still be in agricultural use, and a letter from the Agent at that time alleged to the need for an additional agricultural building and gave reasons as to why the existing buildings could not be used for this purpose.

Notwithstanding this, the uses are in place, and as such need to be assessed against the above criteria. As this is a retrospective application GB2A (i) is a moot point. The farm complex is relatively isolated and (with the exception of the farm house owned by the applicant) approximately 170m from the closest residential property. The change of use only relates to the buildings themselves and no outdoor commercial activities take place, and therefore the use does not have a materially greater impact than the previous agricultural use.

The application has been assessed by Essex County Council Highways Officers, with additional information being requested and provided. It is stated within their response that the accident and maintenance records for the last 8 years reveal no evidence that commercial use of the farm has had a detrimental impact on the highway network. Furthermore, the requested list of vehicle movements supplied by the applicant demonstrates that the previous agricultural use of the site created much more traffic of all types than the now current proposal does. Due to this it is considered that the application does not have a detrimental effect on highway safety or efficiency.

Again as the application is for retrospective consent it is difficult to determine as to whether significant works were undertaken within the 10 years prior to the use taking place, however the buildings on site appear to coincide with those shown within the planning history as the former agricultural buildings. Also, the proposed use would not detrimentally impact on any town centres or any other existing employment uses in the locality.

Due to the above it is considered that the proposal complies with the criteria of policy GB8A and is therefore not considered as inappropriate development within the Green Belt.

#### Impact on the existing farm

PPS7 promotes the diversity of existing agricultural businesses to promote “*sustainable, diverse and adaptable agricultural sectors*” and states that “*diversification, especially into non-agricultural activities, is recognised as being vital*”. This is reflected in the Local Plan where it states that “*it is generally preferable that existing buildings have an appropriate use, rather than remaining unused and falling into disrepair*” and that “*preference will be given to employment generating uses*”. Much of the criteria of policy E12A, such as traffic generation and impact on existing areas, are reflected elsewhere in this report. The other criteria within this policy is that the change of use should “*not involve significant and irreversible loss of the best and most versatile agricultural land*” and that the development “*will support the principle use of agriculture, forestry or horticulture*”. The six buildings not subject to this application and the surrounding land remain in agricultural use and apparently have done so through the additional income from these commercial uses, which is the principal aim of the above ‘Farm Diversification’ policies. Further to the development helping the agricultural use to continue, the units are already being used for commercial purposes and currently provide some 46 jobs.

In terms of sustainability, the re-use of existing buildings relieves pressure for new buildings in the Green Belt, and the diversification of existing farms helps to supplement their income and protects against their demise. Whilst the site is not well served by public transport, so all trips to and from the site are from motor vehicles, as previously stated the level of vehicle movements resulting from this use is less than that which occurred at the height of the previous agricultural use of the entire site. Due to this the proposal complies with policies CP2, CP5 and ST1.

#### Impact on the surrounding area

The proposed use of the existing buildings is B1, B2 and B8, and they have been used as such for some time. No complaints have been received from surrounding residents as a result of noise or other forms of pollution, and the current Enforcement Investigation resulted from the Council’s own findings.

Concerns have been received from surrounding residents regarding increased traffic movements, which can cause a nuisance to neighbouring dwellings. However, given the previous use of the entire site as a working farm, the previous and current levels of vehicle movements have been assessed and show that the level of traffic movements are less than previous. Furthermore, the previous use (and current unlawful use) has no restrictions on vehicle movements.

Whilst the applicant has requested 24 hour usage of the site, some form of control would be required for the site to ensure there is no detrimental impact on surrounding residents. However, given the distances involved, the key impact on these residents (as can be seen from the consultation responses) are regarding heavy vehicle movements. As such a restriction on delivery hours to and from the site could be imposed, to ensure heavy lorries do not visit the site at unsociable hours. Due to the distance from surrounding properties hours of use within the buildings is less of a concern, and therefore it is not considered that a restriction on hours is necessary. Given that B2 use can involve noisy enterprises a condition requiring noise restrictions can be added to ensure that no uses would be detrimentally audible from the closest residential property (excluding the farmhouse). Subject to these conditions it is therefore not felt that an hours of use condition would be necessary.

### Parking and highways

The application site uses the existing vehicle crossover, which is a suitable access for such a development. As stated above, the level of vehicle movements is not considered detrimental to highway safety or efficiency. Furthermore, the site has adequate parking to serve both the agricultural and commercial uses on site and therefore complies with policies ST4 and ST6.

### Conclusion:

In light of the above the retrospective change of use of the previous agricultural building would not constitute inappropriate development in the Green Belt and, subject to conditions, would not detrimentally impact on surrounding residential properties. Given the previous use of the entire site as a large agricultural farm the proposed development would not result in a detrimental increase in vehicle movements, nor would it be detrimental to highway safety. As such this proposal complies with all relevant Local Plan policies and is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

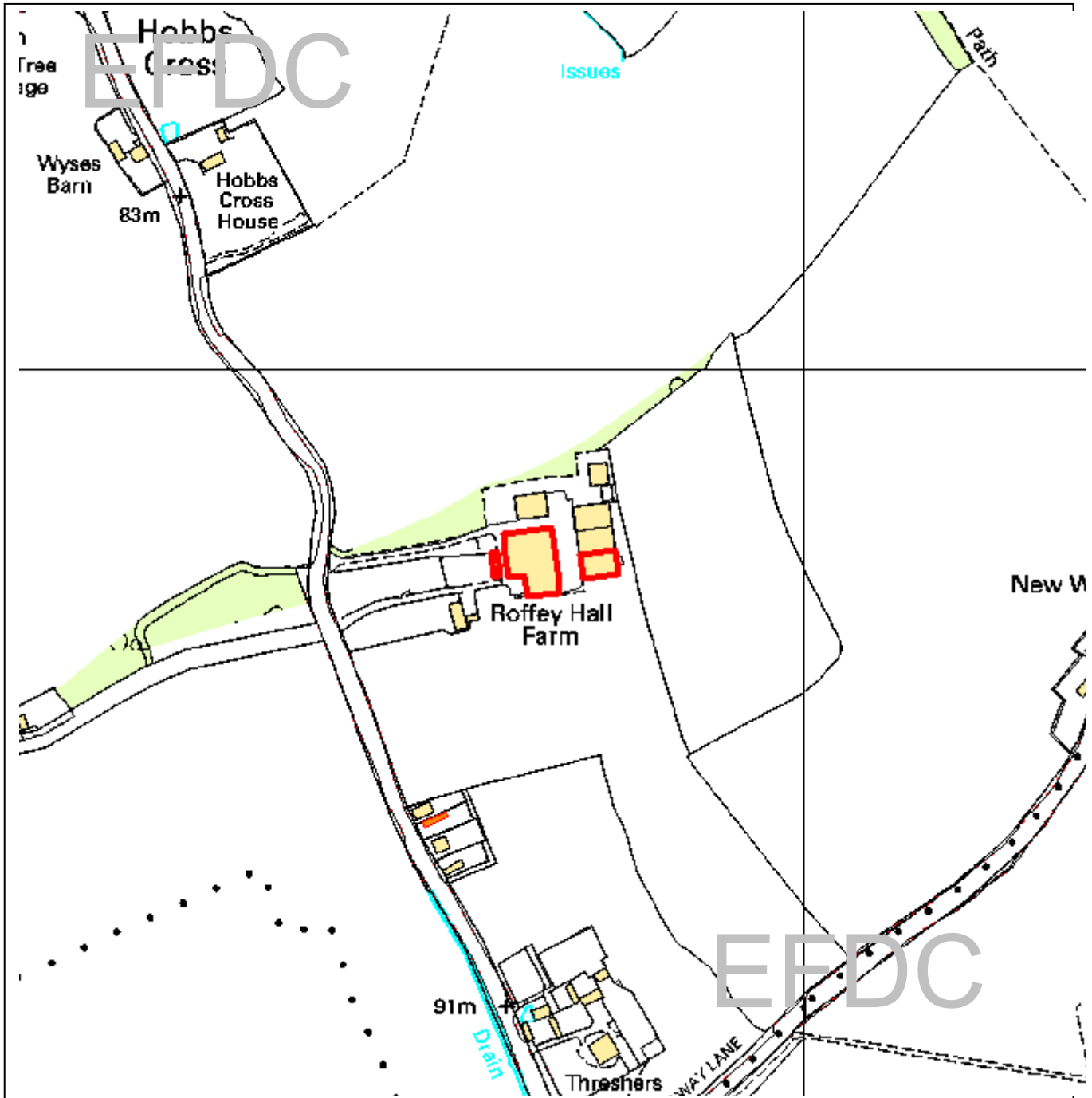
***Planning Application Case Officer: Graham Courtney  
Direct Line Telephone Number: 01992 564228***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/1112/10
Site Name:	Units 1-5, Roffey Hall Farm, Threshers Bush, CM17 0NP
Scale of Plot:	1/5000



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1415/10
<b>SITE ADDRESS:</b>	Frank Foster House Loughton Lane Theydon Bois Epping Essex CM16 7LD
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Runwood Homes Plc
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey and single storey extension on the north east corner to provide 7 bedroom addition to the existing care home.
<b>RECOMMENDED DECISION:</b>	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=519711](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519711)

**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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 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 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or 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.

- 6 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.
- 7 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.
- 8 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

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

Following the initial submission, the proposal has been revised and new drawings, together with additional supporting information, have been provided. The reason for the revisions are as a result of the objections raised by neighbouring occupiers, the objection from the Parish Council and planning officers' concerns.

The applicant therefore seeks with these revisions, to address the concerns and objections previously received.

### **Description of Proposal:**

The applicant seeks consent to erect a two-storey and single storey rear extension to provide 7 additional beds, for an existing elderly persons care home facility, to bring the total number of rooms to 78.

The proposal is an 'L' plan shape wrap around extension. It will wrap around the eastern corner of the building and will measure 8.0 metres deep by 16.42 metres wide on the ground floor and this will narrow to a width of 5.16 metres. The proposed first floor will measure 8.0 metres deep by 11.0 metres wide. It will measure 10.3 metres high to its ridge and 6.0 metres to the eaves; this will match the existing building.

The building will cover an area of approximately 250 square metres.

The proposal will provide four bedrooms, a bathroom, WC and a day room on the ground floor and three bedrooms at first floor level. All new bedrooms will benefit from ensuite facilities.

### **Description of Site:**

The site is situated to the south east of Loughton Lane and the plot accommodates a detached two-storey, roughly 'L' plan shaped building. The building is used as an elderly persons care facility with associated parking and a private garden area at the rear and this backs onto the rear gardens of properties facing onto Woburn Avenue to the east. Whilst the rear gardens of properties facing onto Hornbeam Road are to the south of the site.

Flats at Elm Court are adjacent to the north-west at the junction with Loughton Lane and The Green.

The ground level is relatively flat towards the front with a gradual change in ground level towards the rear, eastern part of the site.

### **Relevant History:**

The site has extensive history concerning its use as a care facility over the years.

The most relevant to this application are as follows:

EPF/1564/01. Two storey and first floor extension. Grant permission (with conditions)

### **Policies Applied:**

Epping Forest District Local Plan and Alterations

CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
CP3 to CP6 – New development, Energy conservation and Sustainable building design  
CF2 – Health care facilities  
DBE1 and DBE2 – Design of buildings  
DBE9 – Loss of amenity  
ST2 – Accessibility of development  
ST4 – Highway safety  
ST6 – Vehicle Parking  
LL1, LL2 and LL10 – Landscape retention  
I1A Planning Obligations

### **Representations Received**

Site notice displayed and 28 neighbouring occupiers were consulted. The following letters of representation have been received.

THEYDON BOIS PARISH COUNCIL – Objects on the following grounds.

The current building is already a substantial structure and the bulk and mass of the proposed extension is intrusive to the neighbour's enjoyment of their amenities. The extension would bring the structure much closer to the rear of the immediate neighbours' houses in Woburn Avenue and Green View and have an imposing impact on their rear aspects. In particular the 1<sup>st</sup> floor windows, when taking account of the ground floor being over 1 metre above existing ground levels, creates potential overlooking of neighbouring properties, particularly following the autumn leaf fall.

One of the objector's letters claims that the boundary, as drawn, is incorrect as the developers do not own a 3 metre strip on the Woburn Avenue boundary, meaning the new building will be only 4.2 metres from the true boundary. We have no knowledge of this and would ask this be investigated to establish fact.

We also understand neighbours have made numerous complaints in respect to light pollution, from existing outside lighting and should planning permission be granted, we would ask that restrictions be imposed on the nature and lumen output, to ensure that any additional external lighting is not intrusive.

Finally we have concerns in respect to the potential lack of available parking, for additional staff and visitors that this extension might already entail and if planning permission is granted, we would recommend a condition that future development rights be withdrawn.

44 HORNBEAM ROAD – Objects on the following grounds. Views of The Green will be dominated by the extensions. Any additional lighting will result in light pollution and loss of privacy. Potential increase in noise. Natural screening between the subject site and Hornbeam Road which was requested with the previous approval has not been provided to date.

50 HORNBEAM ROAD – Objects on the following grounds. Potential noise and disruption during construction works. Natural screening between the subject site and Hornbeam Road which was requested with the previous approval has not been provided to date. Loss of privacy.

6 WOBURN AVENUE – Objects on the following grounds. Loss of privacy and blight, gardens will be overlooked. Already a large, ugly building extension will make it worst. It is out of keeping in the village of Theydon Bois. Lights are left on all night inside and outside the building.

Nos. 8 and 12 WOBURN AVENUE – Objects on the following grounds. Overdevelopment of the site. Loss of privacy. Potential light pollution, request a condition that all external lighting on the east wall should in future operate on a PIR basis. Extent of the boundary appears incorrect on

plans as it indicates a 7.2 metres separation distance between the boundaries of properties that front Woburn Avenue. This omits to show a 3.0 metre strip of land delineated by concrete post and is a drainage culvert not in the ownership of the applicants. No ground floor plan shown.

9 WOBURN AVENUE – Objects on the following grounds. The Frank Foster nursing home has become far too big for the site, for Theydon Bois and the surrounding area. The building practically doubled its size with a two-storey extension. Numerous issues with the residents calling out, screaming, shouting at the staff. This is a direct result of there being too many residents and the building being too close to the boundary. There is no benefit of this proposal to the local community against any further addition to the site.

14 WOBURN AVENUE - The Frank Foster nursing home has become far too big for the site, for Theydon Bois and the surrounding area. We are having a number of problems with the home and any addition would accentuate these problems. Approximately 9 years ago the FF house practically doubled its size with a two storey extension. Since then we have had numerous issues with the noise from residents calling out, screaming, and shouting at the staff. The problem is not getting any better and is a direct result of there being too many residents and the building being too close to the boundary. There is no benefit of doing so to the local community and I am strongly against any further addition to the site.

6 GREEN VIEW COTTAGES – Would not like to raise an objection however, would like to know how it would affect the water course and if it will have any bearing on the proposed basement excavation of No. 7 Green View.

Following receipt of the revised drawings and supporting information, neighbouring occupiers and the parish councils were sent letters informing them of the revisions. Letters were sent on the 4<sup>th</sup> November 2010.

As a result, the following additional responses have been received and these are summarised as follows.

4 WOBURN AVENUE – Objects on grounds of the applicant running a commercial business within a quiet area. The building is incongruous to the surrounding properties. It will block out the skyline as a result of its imposing size. The proposed lighting will be intrusive. The proposal will result in loss of privacy.

8 WOBURN AVENUE – Objects on grounds of overdevelopment of the site and it will overlook their rear gardens. The boundary appears incorrect on the plans. The proposal will also result in loss of privacy and additional light pollution.

12 WOBURN AVENUE – Objects on grounds of overdevelopment of the site and it will overlook their rear gardens. The boundary appears incorrect on the plans. The proposal will also result in loss of privacy and additional light pollution.

THEYDON BOIS PARISH COUNCIL has also commented on the revisions to this proposal as follows:

1. The Committee was very pleased to note the amendments which have been made to the original application which do meet many of the original concerns.
2. We would like to suggest that condition be applied whereby working hours on site are reduced to no earlier than 7.30am until no later than 5pm Monday to Friday and from 8am until 1pm on Saturdays with no working at all on Sundays or Bank Holidays. This is to safeguard the amenity of the neighbours.

3. It was noted during discussions with the Architect that the Applicant is prepared to replace the existing intrusive exterior wall lighting to match the newly proposed low level bollard lighting- we feel that this proposal should be actively encouraged and followed up as this particular lighting has caused some concern to residents.

### **Issues and Considerations:**

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

- The need for Care accommodation
- Sustainability
- Design and appearance of this development
- Neighbouring occupiers amenity
- Highway safety and Parking provision
- Other matters

### **Principle of provision of specialist care accommodation and facilities**

Frank Foster House was a former County Council Care home transferred to the Independent Sector as part of its outsourcing strategy. The current configuration makes provisions for approximately 71 residential care places.

Policy CF2 and supporting text recognises there is a requirement for improvement and to extend the range of community based facilities. Therefore, in principle this additional accommodation would assist in meeting the need for residents in the District. Furthermore the proposals are considered to accord with the objectives of the draft Housing Strategy 2009-2012 supporting vulnerable groups in accommodation suitable for their needs with appropriate levels of support.

The Council's Housing Officer does not object to this proposal.

Unlike for sites within the Metropolitan Green Belt, in this location there is no requirement for the applicant to show an overriding need for the development. Therefore in principle there is no objection to increasing the number of patient beds this care facility provides.

### **Sustainability - Location of the site**

The site is situated in the more urban locale of Theydon Bois. It is located in proximity to an open green and there are local shops, an underground train station and local bus stop only a short walk away from the site.

The site is therefore considered to be in a relatively sustainable location and therefore complies with the objectives of Policy CP1, ST1 and ST2.

### **Siting, Design and Appearance**

Neighbours' objections on grounds that this site is overdeveloped and has already benefitted from a substantial extension are understood. The site is densely developed, with little useable amenity space around the building, and the proposed extension does expand the foot print of the building closer to the boundaries of the site. This proposal is however, by comparison to the previous addition, relatively small and as with all applications it must be treated on its own merits.

It is considered that this portion of land where the extension will be sited is presently not used for parking and is not capable of being used for a functional amenity space, as it is low lying, damp

and overshadowed by the tree screen to the east. The siting of the proposed extension will therefore make best use of this currently underutilised area.

In respect of design, bulk, height, roof and fenestration detailing, the extension is of similar design to the existing building. The proposed extension has also been set back at first floor pulling the bulk of the building away from the open green to reduce its visual impact. The tree screening provides protection for properties that front onto Woburn Avenue.

It is regretted that the well considered cohesive design achieved by the previous major extension to this building will to some extent be compromised by this addition, and that the amount of space around the building is to be reduced. However, it is considered that the plot is just sizeable enough to accommodate this extension and, as it is not sited within a visually prominent position, but in a relatively screened location, the development will not be visually harmful to the locality.

#### Neighbouring occupier's amenity

Whilst the proposed development will result in the building extending closer towards the south and eastern boundary of the site, there is still a set back from the rear boundary of properties that front Woburn Avenue of approximately 7.0 metres. The site also provides good screening along this boundary, including high trees which will safeguard against overlooking and the rear elevations of the nearest dwellings are in any case sufficient distance away for there not to be unacceptable overlooking of habitable rooms.

The proposal is further away from the rear gardens of properties that front Hornbeam Road, and as revised, the two bedroom windows at first floor level in the east elevation have also been repositioned one facing toward the northwest and the other the southwest of the proposed extension.

It is therefore considered that there will be no direct overlooking, loss of light or privacy to any of the immediate neighbouring occupiers.

Concern had been raised with regard to the amount and nature of external lighting proposed in connection with the extension, however following discussions directly with the neighbour concerned the applicant has revised the scheme to reduce the lighting to the minimum required for safety purposes.

#### Highway and Access issues

The site provides 26 car parking spaces, the standard requires 1 space for every 3 rooms and therefore the existing parking arrangements for number of residents proposed, is acceptable.

The applicant has provided information to show that the existing space is more than sufficient as many staff utilise public transport, and there are relatively few visitors.

The access into the site remains unchanged. The intensification of use does not raise highway safety issues.

#### Landscaping

This proposal requires the removal of two trees; both are insignificant and not readily visible from outside the site.

The Arboricultural report is incomplete as protection is also required for the trees to the rear and the side of the site. The side of the site is particularly important as it faces The Green and any

development here does require the retention of a good screen. The retention of trees and shrubs condition will ensure that the screen is retained or replaced if it dies or is damaged.

In addition, as a result of the proximity of the extension to the eastern boundary, additional soft screening will be required. This issue can be dealt with as part of the landscape conditions.

### Drainage and flooding

The site does not lie within an EFDC flood risk assessment zone and the proposed extension is less than 235 sq. metres in area, as such a flood risk assessment is not required. There have been reported incidents of flooding around the site and in addition the works are proposed within eight metres of the bank of a watercourse, therefore Land Drainage consent is required.

Further details are required to show the means with which surface water will be discharged, this can be covered by a condition.

The Council's Land Drainage officer does not object to this application.

### Other Matters

A number of concerns and strong objections have been received from neighbouring occupiers. The objections relating to overdevelopment of this site and the size of the extension have been considered. Given the size of the proposed extension, it is considered acceptable for this site.

Objections relating to the inaccurate site boundary on the plans have also been considered. The boundary position appears to be accurately plotted and accords with the boundary shown on previous applications submitted for this site. The applicant's agent has also clarified the boundary for the site and this is shown on drawing 643-0D, the official land registration documents for this site. Confusion may have occurred as there is an inner and outer fence at the site, the inner fence is not however the boundary, but is in place for safety reasons.

The applicant's agent in support of their case and in addressing objections received concerning potential noise and nuisance argues, given the age and medical status of the residents that require care, it is unlikely there will be excessive noise from residents that will result in harm to the amenities of nearby residents. He also suggests that any existing perceived noise problems may emanate from the adjacent Elm Court. In any case it is not considered that the addition of a further 7 residents to this site will result in a material increase in noise and disturbance.

As the proposal will result in a small increase in elderly residents to the locality the Primary Care Trust have been approached with regard to whether there is a requirement for a contribution towards the cost of health provision to meet the needs of the additional residents, in line with our requirement under Policy I1 and set out in the Action Plan, to secure community benefits. In this instance however no specific cost has been identified and as such a legal agreement requiring a contribution is not required.

Concern regarding disturbance during construction cannot be grounds to refuse an application but a condition restricting hours of working can be applied to minimise disruption.

### Conclusion:

Although the proposed scheme further intensifies the use of an already densely developed site and undermines to some extent the cohesive design achieved by the previous extension, it is considered that the proposal will respect the scale of the existing building and will not appear visually intrusive, nor will it result in excessive harm to neighbouring occupier's amenity. It will provide improved accommodation for new elderly residents in need of care, and therefore,



although the arguments are balanced it is considered that the revised proposals are in accordance with policy and the application is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

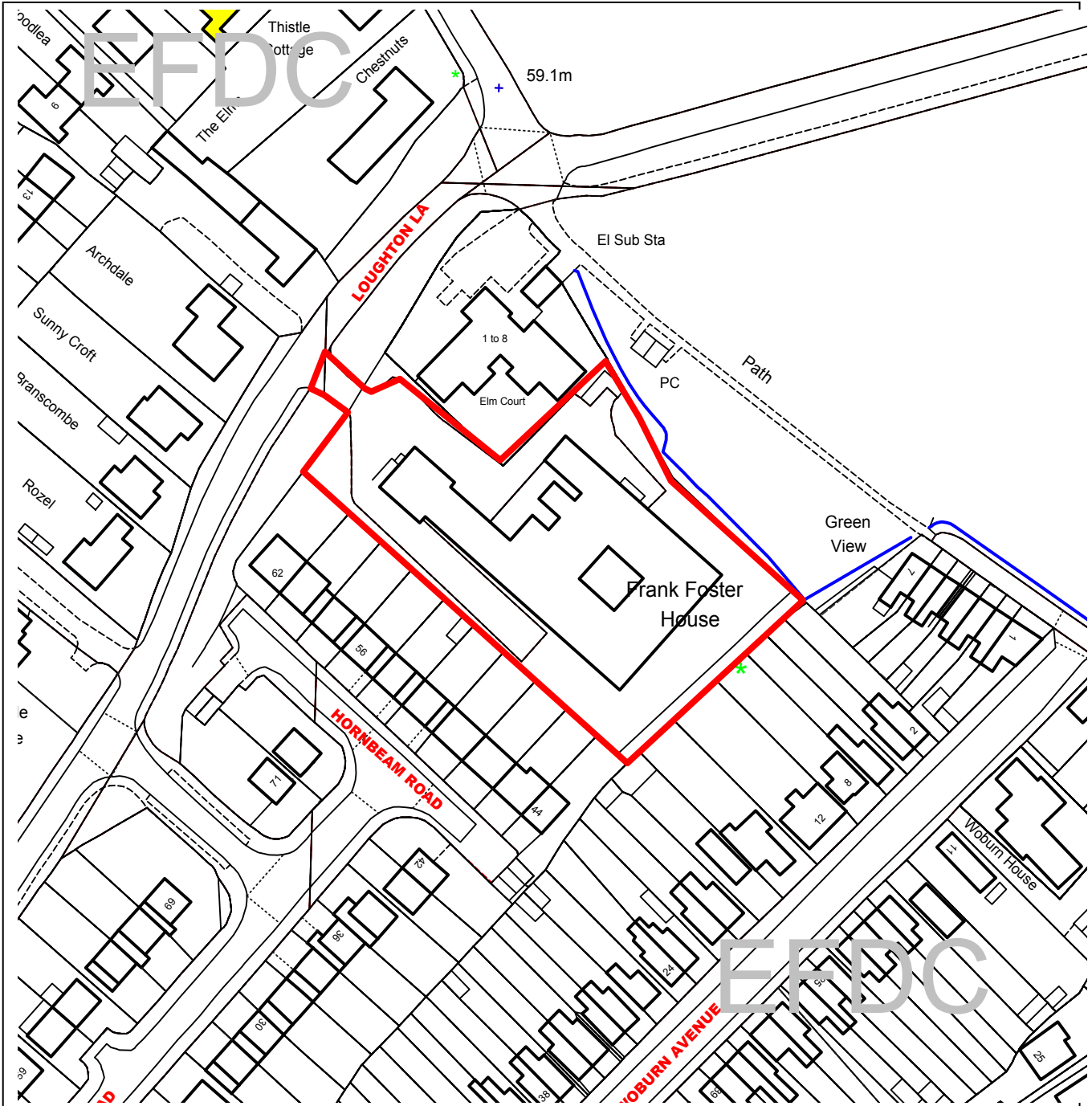
***Planning Application Case Officer: Paula Onyia  
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/1415/10
Site Name:	Frank Foster House, Loughton Lane Theydon Bois, CM16 7LD
Scale of Plot:	1/1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1786/10
<b>SITE ADDRESS:</b>	Gallmans End Farm Manor Road Lambourne Romford Essex RM4 1NA
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr Darren Collins
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for placing of two portakabin buildings on land for staff facilities ancillary to the use of buildings G2, G3 and G4 for class B8 use. (Revised application)
<b>RECOMMENDED DECISION:</b>	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=521010](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521010)

**CONDITIONS**

- 1 Within 2 months of the date of this decision, details of foul and surface water disposal shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with such agreed details and the relocated portacabins shall not be used until the agreed facilities are in place.
- 2 Within 3 months of the date of this consent, details of tree planting, including positions or density, species and planting size(s) and a timetable for implementation (linked to the development schedule) shall be submitted to the Local Planning Authority for approval in writing. These works shall be carried out as approved. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or 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 it's written consent to any variation.
- 3 Should the existing use of the site by East London Textiles Ltd cease, the portacabins hereby approved shall be removed from the site within 3 months of that cessation.
- 4 The B8 use within buildings G2, G3 and G4 that the portacabins hereby approved are required to support shall not operate outside the hours 07.00 to 18.00 Monday to Saturday and not at all on Sundays and bank/public holidays.

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:**

The applicant seeks planning permission for the placement of two portakabin buildings that are to be used as staff facilities ancillary to the current B8 storage use on site.

Each cabin has dimensions of 9.7 metres by 3 metres and a height of 3 metres. The two cabins are to be placed in-between the existing buildings known as G.3 and G.4 as indicated on submitted plan Ref: 1153/1A.

One cabin would be used as toilets and changing room facilities and the other would be used as a canteen with a seating area.

### **Description of Site:**

The subject site is known as Gallmans End Farm which is located on the northern side of Manor Road on the outskirts of the village known as Lambourne End.

Located on the site are a number of large buildings that are used for general storage and a sorting area for textiles to be recycled. The site employs approximately 40 staff.

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

### **Relevant History:**

EPF/0623/10 - Retrospective application for placing of two portakabin buildings on land for staff facilities ancillary to the use of buildings G2, G3 and G4 for class B8 use. (refused)

EPF/2314/07 - Certificate of lawfulness for existing use of land and buildings for Storage and distribution (B8 use). (lawful)

### **Policies Applied:**

CP2 Protecting the Quality of the Rural and Built Environment  
DBE1 Design of new Buildings  
DBE4 Development within the Green Belt  
DBE9 Loss of Amenity  
GB2A Development within the Green Belt  
GB7A Conspicuous Development

### **Summary of Representations**

LAMBOURNE PARISH COUNCIL: Object for the following reasons:-

The proposed development being in connection with a B8 use is neither a small scale facility necessary of outdoor recreation, nor an agricultural development, nor is it required for any other appropriate Green Belt use.

The existing buildings are large enough to house such facilities and therefore it is not necessary to have such additional buildings within the greenbelt. To permit these portakabins could set a precedent for other local light industrial farms.

The application statement comments that this business 'contributes considerably to the local community' which we would question since, to the best of our knowledge and belief, the majority, if not all, of those employed are migrant workers who do not live in the local area. There appear to be few, if any, job opportunities at the site for the local population, and little evidence of workers spending money in the few local shops that exist.

In Section 12 it gives a brief outline of how the sewage for the toilet blocks will be dealt with. We would like to see further information on how the sewage system will work as there are serious sewage problems in the Lambourne End area.

However, should EFDC grant this application, then the following conditions should be set:-

- The hours of work as laid out in Section 21 i.e. 7am-5pm Mon-Fri; 7am-1pm Saturday and no working on Sundays and bank holidays be strictly adhered to.
- The planting as proposed in the application is implemented to provide screening to the portakabins to ensure that they are not visible from the public footpath.
- The temporary permission should be reduced to 2 years from 5 years

NEIGHBOURS:

4 neighbouring properties were consulted and a site notice erected and the following response was received:

TREE TOPS, MANOR ROAD: Objects for the following reasons:

- There has been an ever increasing expansion in the amount of people that are employed on site since the use was granted permission.
- Queries regarding how the waste water is to be treated on site, treatment plant or connected to drainage system.
- Will more portacabins be needed to meet staff needs in the future
- Due to the increase in intensity of the site there are more frequent lorries to and from the site which in turn has a harmful impact upon highway safety. The area needs a speed limit.
- Damage to the highway verges
- Concerns about recently approved grain store

### **Issues and Considerations:**

It should be firstly noted that the proposed application is a revised application as the previous application ref: EPF/0623/10 which was refused under delegated powers. Application EPF/0623/10 was a retrospective application for the placement of two portakabins, one on top of the other that were located to the north of the building known as G.4. The application was refused for the following reason:

- The site is within the Metropolitan Green Belt. The proposed development being in connection with a B8 use is neither a small scale facility necessary of outdoor recreation, nor an agricultural development, nor is it required for any other appropriate Green Belt use. It is therefore an inappropriate development in the Green Belt by definition harmful. The size, bulk, and design of the stacked portakabins are such that they are a prominent structure that has a poor appearance. They do not respect the wider landscaped setting of the site and they have a significant adverse impact on the character and openness of the Metropolitan Green Belt. The development is therefore contrary to policies CP2, GB2A, GB7A, DBE1, DBE4 and LL2 of the Adopted Local Plan and Alterations.

The main difference between the two schemes is that the applicant is proposing to relocate the portakabins to a different position on site between the existing buildings of G.3 and G.4 and that they would be side by side instead of being on top of one another.

Therefore the main issue to be considered is whether the revised application has overcome the above reason for refusal in terms of design and appearance and whether it would be harmful to the openness of this part of the Green Belt.

Policy GB2A states that planning permission will not be granted for the use of land or the construction of new buildings in the Green Belt unless it is appropriate in that it is for the purpose of agriculture, horticulture or forestry, outdoor participatory sport, a cemetery, or limited extensions etc.

The portakabins do not fall within any of the appropriate uses above, however for other uses such as the proposed, it may be appropriate so long as it would preserve the openness of the Green Belt or that the applicant demonstrates that there are very special circumstances that outweigh the harm that a development would have on the Green Belt.

Currently there is one toilet within the office area located in the corner of the existing building known as G.4. As the B8 use has expanded there is a requirement for further staff facilities to meet the needs of the employees.

Minimising the movement of employees around the working area is important in terms of health and safety. The applicant has stated that it is unsafe and impractical to provide the staff facilities within the existing buildings due to the excessive movements of forklifts and other plant machinery in and around the workplace floor and hence the reason for the proposed portakabins. The applicant also goes on to state that it would be more desirable for employees to relax in and around the portakabins instead of within the existing buildings.

Given the above circumstance on site, it is considered that there is a necessary requirement to provide staff facilities on site due to the expanding business. All options have been looked at in relation to potential locations for the facilities either within the existing buildings or outside them. On balance it was felt that the best location for the portakabins to minimise the harm upon the Green Belt was in-between the buildings known as G.3 and G.4.

The reason behind this, was the fact the existing buildings are much larger and therefore more dominant than the proposed portakabins and that the buildings would screen the portakabins from most view lines within and outside the site. Additional landscaping is also proposed to soften the look of the portakabins.

As a result of the portakabins being located side by side in a location that would be well screened, it is now considered that the development would not result in a significantly harmful or detrimental impact upon the openness of the Green Belt or the purposes of keeping land within the Green Belt.

Policy CP2 and DBE4 requires new buildings to respect the wider landscape setting of the site and to be of a design that respects the local character in terms of form and detailing.

Although the portakabins are not ideal in terms of their appearance in reflecting the wider landscape setting of the site compared to possibly a permanent building, on this occasion given their proposed siting is to be in between two large existing buildings, that they are dark green in colour and that additional landscaping is proposed to soften their appearance, it is considered that they would not cause a harm to the wider landscape setting of the site.

Portakabins are not normally acceptable in the rural area but they are, by their nature, temporary, and can therefore be removed should the need for them cease and this can be required by condition.

Neighbouring amenities:

Given the distance the development is to be set away from adjoining properties, it would not result in a harmful impact to the occupiers of these properties in terms of overlooking, overshadowing and visual blight.

Other issues:

In relation to the neighbour's concerns regarding the removal of waste from the site, a condition can be placed on any granted permission for the applicant to provide further details to be approved in writing and implemented.

There are currently no restrictions or conditions in relation to the number of people that can be employed on the site or in relation to the amount and time of day that vehicles can access the site. This is due to the fact a Certificate of Lawful Development was issued in 2007 that found that the use had been carried out for at least 10 years. The Council cannot place any conditions or obligations on a Certificate of Lawful Development and as such the applicant can employ as many people and have as many deliveries to and from the site as they wish. The introduction of the portakabins due to the expansion of the business enables the Planning Authority to gain some control over hours of use and as such a condition restricting the hours of use of the site is proposed.

**Conclusion:**

In conclusion, the placement of two portakabins is considered to be inappropriate but given this location and proposed use, it is considered that there are very special circumstances sufficient to outweigh the harm caused and to overcome the previous reasons for refusal. As such the proposal is considered to be in accordance with the policies contained within the Adopted Local Plan and Alterations and therefore it is recommended that the application be approved subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

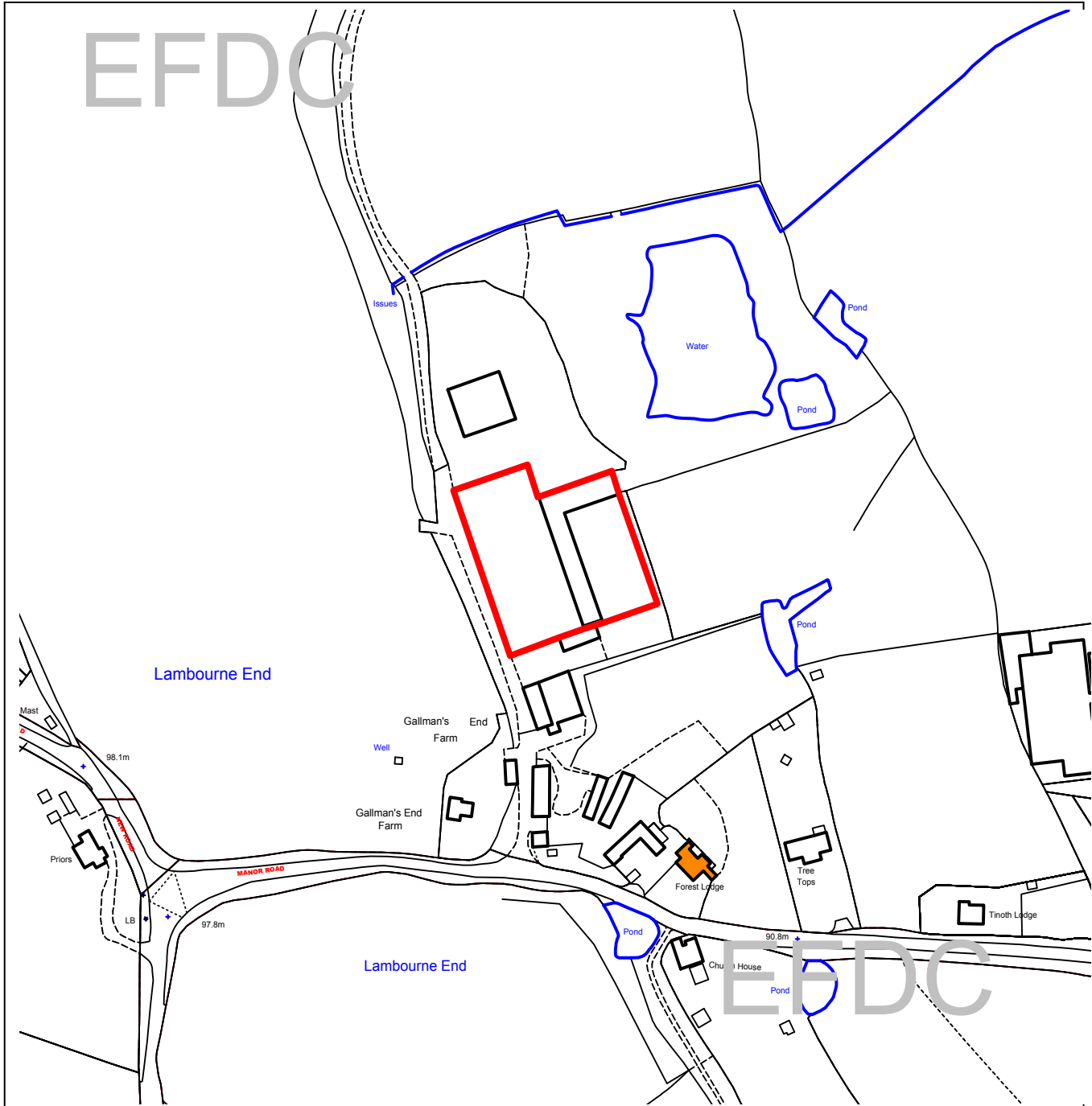
***Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564337***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	7
<b>Application Number:</b>	EPF/1786/10
<b>Site Name:</b>	Gallmans End Farm, Manor Road Lambourne, RM4 1NA
<b>Scale of Plot:</b>	1/2500



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1988/10
<b>SITE ADDRESS:</b>	3 Middle Boy Lambourne Romford Essex RM4 1DT
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr Ronald Gunning
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of trellis on top of 1 metre high boundary fence.
<b>RECOMMENDED DECISION:</b>	Refuse Permission (Householder)

**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=521682](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521682)

**REASON FOR REFUSAL**

- 1 The proposed fence by reason of its height and prominent position on a corner site would be harmful to the character and appearance of the area and provide a means of enclosure which would be visually intrusive to the local streetscene, contrary to Policy DBE1 of the Adopted Local Plan and Alterations.

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

*The application was deferred from the previous meeting held on 17/11/10 so that the applicant was able to attend the meeting. The report has been updated to include comments from Lambourne Parish Council and a neighbour at 12 Middle Boy.*

**Description of Proposal:**

The proposal is a revised application following recent refusals (EPF/1551/09, EPF/0141/10) and the dismissal of subsequent appeals relating to these applications (APP/J1535/D/09/2117266 and APP/J1535/D/10/2126430). The applicant on this occasion seeks permission to top 1.0m sections of concrete panels with 0.70m trellis along the length of the boundary, which is approximately 19.0m.

**Description of Site:**

The dwelling is a semi detached house on a link road which joins Middle Boy and Knights Walk. The immediate area is made up of similar dwellings. The road rises from Knights Walk and sweeps round into Middle Boy. As such No3 is situated on a bend on the road and has a much more generous garden plot than most properties in the vicinity. Boundary treatments in the immediate area are predominantly low set walls or open plan.

### **Relevant History:**

EPF/0435/95 - First floor rear extension, ground floor front extension, and alterations. Refuse Permission - 26/06/1995.

Enforcement notice service 17/12/09 requiring reduction of fence to 1m, or its removal

EPF/1551/09 - Retention of fencing. Refuse Permission (Householder) - 30/10/2009. Dismissed on appeal – 08/01/10.

EPF/0141/10 - Retention of fencing. (Revised application). Refuse Permission (Householder) – 23/03/10. Dismissed on appeal – 14/05/10.

### **Policies Applied:**

Policy DBE1 – Design of New Buildings

Policy DBE2 – Effect on Neighbouring Properties

Policy ST4 – Road Safety

### **SUMMARY OF REPRESENTATIONS:**

(11 properties consulted – 1 reply received at the time of the original report).

10 MIDDLE BOY: Objection. The fence is probably the worst example of a fence in Abridge. Poorly constructed considering it surrounds a private garden. The posts have been left at 2.15m high and the fence at 1.0m. There are numerous deposits of concrete on the pavement. All this is in a prominent position, and the owner now wants to add a trellis which will increase the height and obtrusive nature of the structure. As it stands it already sticks out like a sore thumb.

12 MIDDLE BOY: Objection. These people are trying to make the road look like an eyesore and have ruined the pavement with concrete. It is very ugly and apparently they are going to put trees their side so they don't have to look at it. They should be made to take the whole thing down and put up something more pleasing to the eye like everyone else along the road.

PARISH COUNCIL: No Objection.

### **Issues and Considerations:**

The main issues to consider are the appearance of the structure in relation to the existing streetscene, impact on neighbour amenity and road safety issues.

#### **Road Safety**

The only other property potentially affected is No5 Middle Boy. However residents of this dwelling could still exit from their entryway/garage safely. The applicant has a parking space located adjacent to the rear of the fence on Middle Boy. Nonetheless the fence would not result in road safety issues with regards to the use of this space.

#### **Neighbour Amenity**

The fence is not close enough to any neighbouring properties to result in loss of amenity.

#### **Impact on the Appearance of the Area**

The boundary treatment for this application has previously been refused planning permission and subsequently dismissed on appeal on two occasions. The issue of concern has been the height of the structure and the prominent position it would adopt within the streetscene.

The fence had initially replaced a dwarf wall and some Leylandii trees which have varied in size over the years, having at one time measured 3-4m in height. The trees did not provide a particularly attractive boundary treatment and were subsequently reduced by the owner to about half their size before being replaced by the fence.

The first fence (EPF/1551/09) applied for retrospectively was close boarded to a height of 2.1m. This provided a relatively stark boundary treatment which was exacerbated by the general style of the area which, as stated, is relatively low set walls and open plan.

An enforcement notice was served on the 17/12/09 requiring the reduction of the structure to 1.0m or its total removal.

The second application (EPF/0141/10) proposed replacing the top 0.60m of the fence with a trellis. This was also deemed excessively high and prominent and this conclusion was upheld on appeal. The main concern therefore is whether the proposed 400mm reduction in height of the trellis is sufficient to overcome the previous reason for refusal that was upheld on appeal.

At present the concrete posts from the original fence are still in place and an approximately 1.0m section of concrete panels are in place along its length. The proposal is to top this with trellis to a height of 1.7m. The concrete posts would be reduced in height to match this. The applicant has initiated a planting scheme of laurel bushes behind, which is still in its infancy. The issue is whether the fence has a detrimental impact on the appearance of the area.

The immediate area of both Middle Boy and Knights Walk is characterised by front boundaries which are either open plan or enclosed by dwarf walls or low fencing. The property opposite is enclosed by a high hedge behind a fence topped wall. Both the application property and the hedge opposite face a link road between Knights Walk and Middle Boy, and therefore do not play as prominent a role in shaping the existing streetscene of these roads as may be the case. However, conversely the site is also on a prominent corner in the vicinity, and the fence continues for quite a distance along the boundary.

This proposal reduces the overall height of the structure from 2.1m to 1.7m. However this is still deemed excessive, having regard to the prominent position it would adopt within the streetscene at this location, and the overall character and appearance of the area. The previous Appeal Inspector stated that the then 2.1m fence would be harsh and unattractive development that would harm the openness of the streetscene. It is not considered that the fence now proposed would have significantly less impact. The planting to the rear would, in time, soften the impact but this would take a reasonable period to become established. However it would not reduce the starkness of the structure enough, in order to render it acceptable.

The opposite corner property has a fairly sizable boundary treatment, of a hedge topped wall. This is much softer in appearance and the physical elements of the treatment are not as stark. Although there are examples of high fences adjacent to the road in the vicinity, they generally follow the flank wall of the dwelling to enclose rear gardens. Therefore they are not as prominent. They are also evidently long established elements of the existing streetscene and in no way justify this addition.

Given the issue of the history of this site "a way forward" seems pertinent in this case. A similar sized structure set further into the site, perhaps following the line of the front elevation of the dwelling, and allowing for planting to the front would be reasonable. This would soften the appearance of the site and still provide the applicant with a reasonable amount of privately screened amenity space.

There is some sympathy that the applicant removed a boundary treatment which would serve the purpose of this application. However that was a tree screen, the height of which was not under the control of the Local Planning Authority and any built replacement over 1.0m in height and fronting a highway requires planning permission and must be judged against the relevant Local Plan policies of the Council.

**Conclusion:**

The revised fence still provides an unsympathetic addition to the streetscene which is considered to be excessive in its overall height with specific regard to its location; it is therefore recommended that the application be refused. The appeal decision on the last application is appended for information.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Dominic Duffin  
Direct Line Telephone Number: 01992 564336***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>8</b>
Application Number:	EPF/1988/10
Site Name:	3 Middle Boy, Lambourne RM4 1DT
Scale of Plot:	1/1250

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2053/10
<b>SITE ADDRESS:</b>	Colemans Farm Theydon Mount Epping Essex CM16 7PP
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Crown Estates
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, conversion and change of use of 2 no. agricultural listed buildings to single dwellings, conversion of existing stables to garages and storage for the ancillary use of one of the listed barns identified as south barn, construction of ancillary structure to the listed building identified as north barn (1 no garage), replacement of semi detached houses with 1 no single dwelling of same volume and similar appearance, erection of single storey cottage to residential use.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=521936](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521936)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 5 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 and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development.

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 8 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present

and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 10 Prior to the commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 11 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 12 The development hereby approved shall be carried out in accordance with the Ecological Assessment prepared by 'Potamos Consulting' of July 2010.

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

### **Description of Proposal:**

The applicant seeks planning permission for the following proposed works and development at the site known as Colemans Farm in Theydon Mount:

- To demolish a pair of semi-detached houses and replace them with a single double-storey detached dwelling house.
- Construct a single-storey three bedroom dwelling house.
- Convert the two Grade II Listed barns into two single dwelling houses.
- To demolish all non-listed agricultural buildings with the exception of the 'L' shape masonry stables.

The proposed replacement dwelling is of the same building footprint and is similar in terms of its volume compared to the pair of semi-detached cottages that it would be replacing. The dwelling house would be finished from facing brickwork and render with clay tiles.

The new single storey dwelling is to be located between the replacement dwelling and the south barn. It would be finished from weatherboard cladding with a clay tiled roof. It would comprise of an approximate building footprint of 121 square metres.

The conversion of the two listed barns, for the purposes of this application and as indicated on the submitted plans, are known as the 'south barn' and the 'north barn'. The general principal for both barns is to re-instate the original appearance as much as possible where practical as currently they are in a poor condition.



In terms of the south barn, the modern metal steel frame adjoining the southern elevation is to be removed leaving only the listed component of the barn. It is proposed to reinstate the roof that has collapsed with clay tiles and the external cladding to be cleaned and reused or where necessary replaced with similar timber cladding where elements are too decayed. A new detached garage is proposed to the south of the barn.

Turning to the north barn, the existing stable block that adjoins the eastern façade of the barn is to remain and form part of the conversion whereas the modern agricultural building that adjoins the southern elevation is to be removed. Treatment of the exteriors of the north barn would be dealt with in the same way as the south barn. The barn would also have clay tiles and timber boarded cladding. The 'L' shaped agricultural building would remain within the curtilage of the north barn and would provide general domestic storage and undercover parking in connection with the barn conversion.

The combined building footprint of the agricultural buildings that are to be removed totals approximately 2100 square metres.

### **Description of Site:**

The subject site is located on the eastern side of Mount Road on the outskirts of the rural settlement known as Theydon Mount. The last use of the site is agriculture, however the use has come to an end due to financial difficulties, hence the reason for the above application.

The site consists of a small agricultural yard accessed from Mount Road by a narrow lane. Located on the site there are a number of agricultural buildings, two of which are listed, and a pair of semi-detached cottages. A farmhouse is in close proximity to the north of the site but does not form part of the application site.

The two listed barns are currently in a poor state and in need of repair. They are currently redundant. The remaining buildings on the site are low lying stables and a range of general purpose buildings that were once used for storage. The two cottages were originally constructed as accommodation for farm workers.

Landscaping, including a large pond to the north eastern corner of the site and hard paving areas surrounds the existing buildings.

The subject site and the surrounding area are located within the Metropolitan Green Belt. The predominant use within the vicinity of the site is agriculture. Apart from the farmhouse to the north, the nearest buildings to the site are located approximately 250 metres away to the west and are residential.

### **Relevant History:**

EPF/08555/10 - Demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, demolition of existing 2 semi detached houses, conversion of 2 no. agricultural listed buildings to single dwellings, construction of ancillary structures to the listed buildings (2 no. garages), replacement of semi detached houses with 2 no. single dwellings. (withdrawn)

EPF/0874/10 - Grade II listed building application for the demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, demolition of existing 2 semi detached houses, conversion of 2 no. agricultural listed buildings to single dwellings, construction of ancillary structures to the listed buildings (2 no. garages), replacement of semi detached houses with 2 no. single dwellings. (withdrawn)

EPF/1297/03 - Replacement storage barn next to existing farm buildings. (approved)

EPF/1484/01 - Conversion of barn to B1 use. (approved)

EPF/0470/00 - Dutch barn. (approved)

**Policies Applied:**

Local Plan policies relevant to this application are:

CP1 Achieving sustainable development objectives  
CP2 Protecting the quality of the rural and built environment  
CP3 New development  
DBE1 Design of new buildings  
DBE2 Detrimental effect on existing surrounding properties  
DBE4 Development within the Green Belt  
DBE6 Car parking in new development  
DBE8 Private amenity space  
DBE9 Loss of Amenity  
GB2A Development within the Green Belt  
GB7A Conspicuous Development  
GB8A Change of use or adaptation of buildings  
GB9A Residential Conversions  
GB15A Replacement Dwelling within the Green Belt  
LL1 Rural Landscapes  
LL2 Inappropriate rural development  
LL10 Protecting existing landscaping features  
LL11 Landscaping scheme  
ST4 Highway safety  
ST6 Vehicle parking  
HC10 Works to a Listed Building  
HC12 Development affecting the setting of a Listed Building  
HC13 Change of use to Listed Buildings  
NC4 Protection of established habitat

**Summary of Representations**

THEYDON MOUNT PARISH COUNCIL:

The parish Council objects to this proposal. The principal objection of the proposed conversion of existing cottages, numbers 48 and 49, into a single dwelling (house 1 on the application) and the creation of a new dwelling.

To lose two agricultural workers dwellings when the local need for affordable key worker accommodation would be wrong.

With regard to the proposed new house (house 2 on the application) this would represent a new dwelling in the Green Belt, (irrespective of the fact that it would be on the site of a former barn) and should be objected to in principle.

NEIGHBOURS:

No representations were received from adjoining occupiers at the time of writing this report.

**Issues and Considerations:**

### Design and Appearance

Policies DBE4 and LL2 state that a new development must respect the wider landscape setting and the character of the surrounding area.

The replacement dwelling is to be the same style, form shape and materials as the existing pair of cottages that it would be replacing. As a result it is considered that there would not be a greater material difference in terms of the overall design and appearance of the replacement dwelling from those of existing conditions. The replacement dwelling would still feel part of the overall farm complex and the setting of the rural landscape without appearing as a dominant and visually intrusive feature.

The new single storey dwelling and the conversion of the listed buildings into dwellings are also considered to be appropriately designed to reflect the character of the surrounding area. They have been designed to ensure that they follow traditional building forms that are found within a rural area. Features including unbroken roofs, long-narrow footprints, window to wall proportions, incorporating gable end roof forms and the use of appropriate materials all contribute to a design that would result in the dwellings reflecting its setting within the rural landscape.

The removal of the redundant modern agricultural buildings would provide more space and additional landscaping around the remaining and proposed buildings. In doing so, the new development would ensure that the landscape is the dominant feature and not the buildings themselves.

The overall size and scale of the buildings are considered to be modest in nature in that they would not be overbearing or be out of character with the surrounding area. Their siting, detailing and proportions are all considered to be appropriate.

A garden area for each dwelling is marked on the submitted plans although there is no clarification of any boundary treatments. Details of boundary walls or fencing would be required via a condition on any granted permission. In saying this, there seems to be an adequate amount of private open spaces areas provided for each dwelling to meet the recreational needs for future occupiers.

### Green Belt:

Policy GB2A sets out what is an appropriate use or development when the application site falls within the Green Belt. For all other uses and development, such as the proposed, it must preserve the openness of the Green Belt and must not conflict with the purposes of including land in the Green Belt. Given the circumstances behind this application, the development must also be in compliance with policies GB8A, GB9A and GB15A.

Policy GB8A states that planning permission would be granted for the change of use or the conversion of a building so long as the building is of a permanent and substantial construction capable of conversion without major reconstruction and that the use would not have a greater material impact than the present use upon the Green Belt. In connection with Policy GB9A it also states that the applicant will be required to submit a statement with the application that must demonstrate that a reasonable attempt has been made to achieve employment generating activities on the site.

Policy GB15A states that replacement dwellings should not be materially greater in volume than that which it would replace, and should not have a greater impact on the openness of the Green Belt than the original dwelling.

Firstly the applicant has submitted a planning statement prepared by 'Smithsgore' to demonstrate that Colemans Farm is no longer viable to be used for agriculture or be used as an alternative use apart from residential.

The report states:

*The profitability due to rising costs and competition from imports means that arable production is now only profitable on larger units to ensure reduced fixed costs and justify investment in machinery and infrastructure. The small size and poor quality of Colmans Farm land means that with little profit being made, the current tenant has not been able to replace machinery, operate efficient grain store or carry out routine repairs to buildings. The traditional buildings have therefore fallen into severe disrepair and the remaining agricultural buildings are no longer adequate for efficient use.*

It then goes on to state that consideration had been given to a commercial use of the buildings such as office or retail use. However conclusions were drawn that the cost of converting the buildings to office or retail could not be justified by the relatively low rental returns, given its rural location with no nearby local facilities and low demand. It also goes on to state that a commercial use would require modifications to the buildings in a way that they would be detrimental to the character of the listed buildings and the surrounding landscape.

It is considered that the applicant has explored all aspects and possibilities for the future use of the site and the only way forward would be that of residential.

Turning to whether the south and north barns are capable of conversion without major reconstruction, the applicant has submitted a structural survey prepared by 'The Morton Partnership Ltd' dated September 2010.

The report concludes that the south barn in its current state is derelict and will continue to deteriorate further if left untouched. The barn is not in a good state, however it is possible to retain much of the existing fabric which remains in situ that could be used for the proposed conversion. New rafters along with many timber studs would need to be totally new.

The north barn compared to the south barn is in a much better state. Apart from some lateral displacement and some decaying timbers, the barn appears to be in good condition for conversion without major renovation or reconstruction works.

In summary although the north barn is of a permanent and substantial structure without the need for major works, it appears that the south barn would require a significant amount of work to it to achieve the desirable outcome. The original roof is missing and is currently covered by metal sheeting to protect it from the weather and it is held up internally by scaffolding. Normally a building in such a poor state would not be considered to be suitable for conversion as it could be argued that it is not of a permanent and substantial construction.

However given that the building is Grade II Listed, every effort should be made to protect and preserve as much of the original internal and external fabric as possible even if this means major works to the barn. County Council's Heritage advisor has also stated that if nothing is done about the barn soon, then the building could be lost altogether.

Turning to the replacement dwelling, it is noted that that it would result in no additional building footprint from that of the original pair of semi detached cottages and it would be very similar in terms of the overall volume. As a result the replacement dwelling is considered to be a one for one replacement and would not result in a greater material detriment in terms of harm upon the Green Belt. The replacement dwelling is in accordance with Policy GB15A. The existing two units could essentially be converted to one without the need for planning permission. They are not subject to

any agricultural occupancy condition whilst the loss of small dwellings is regrettable we have no strong policy that would protect them.

In terms of the new single storey dwelling, Council's policies would not normally allow such a development within this part of the Green Belt. However the applicant has provided very special circumstances to demonstrate why such a development should be permitted. The applicant states that the combined volume of all the buildings that are to be removed from the site is approximately 16000 cubic metres. The new dwelling would have a proposed volume of approximately 475 cubic metres. Secondly, to restore the listed buildings on site, the cost of the repair works would need to be offset by the construction of the new dwelling.

It is considered that although the new dwelling would be inappropriate development, on this occasion it is considered that very special circumstances apply. In particular, the reduction of the overall building footprint and volume on site is a justification in allowing a small dwelling such as the proposed.

Plus, in order for the refurbishment works to take place to the listed buildings additional funding would be required, hence the reason for the additional dwelling. The restoration of the listed buildings is on balance enough to be considered as a special circumstance to allow an additional new dwelling house on site.

In terms of Green Belt, although the development would be contrary to a number of Green Belt policies, on this occasion the need to restore the listed buildings far outweighs the harm the development would cause on the Green Belt. It is considered that there would not be a material increase in the intensity of use of the site, including vehicle movements over those generated by the previous farm use. It is considered that four new dwellings would not result in a greater material impact upon the openness and appearance of this part of the Green Belt or be contrary to including land within the Green Belt.

#### Listed buildings

As mentioned throughout this report, two listed buildings occupy the site, the south barn and the north barn. Although in a poor state, it is important to protect the setting of these listed buildings from inappropriate development.

All the modern agricultural buildings are to be removed from the site apart from the 'L' shaped building. Although removing the surrounding buildings would take away the appearance of a farmyard, given that these buildings are in a poor state and are redundant anyway, it is considered that the removal of them would restore the relationship between the listed buildings and the landscape which could only be an enhancement to the character and setting of the surrounding area.

The new single storey dwelling is to be located in close proximity to the south barn (approximately 15-20 metres to the west). It is considered that the proposed dwelling has been carefully designed around the setting of the listed building. It is relatively modest in terms of its size ensuring that it would not result in a dominant or imposing feature on the site and it would incorporate appropriate materials so that it would reflect and blend into the surrounding environment. The proposed dwelling and replacement dwelling are low-key in that they would preserve the existing hierarchical arrangement of the site and they relate well to the farm group and the site as a whole.

A separate planning application for Listed Building consent was submitted at the same time as this application ref: EPF/2072/10. Issues regarding works to the listed buildings are dealt with under separate legislation and would be assessed under the above application.

#### Sustainability

The proposal to accommodate a residential development in this location is not particularly sustainable due to its remoteness in a rural locality. The site is not in close proximity to public transport links or local facilities and as a result future residents would have to rely heavily on private vehicles.

However the adaption or conversion of these buildings in order to restore them as much as possible to their original state is considered to outweigh the concerns of sustainability and the reuse of buildings is generally more sustainable than the erection of new build.

### Landscaping

A tree survey was submitted as part of the application which showed that three trees would be removed as a result of the development. Council's landscape officer had no objection to these trees being removed as they are poor quality and their loss would be minimal in terms of the overall landscape appearance. A condition would be placed on any granted permission that a landscaping scheme be submitted in order to ensure that the proposal sits harmoniously within the open countryside which was once farmland.

### Conservation

New developments such as the proposed are to make adequate provisions for the protection of established habitats of local significance for wildlife. An Ecological Assessment was carried out by Potamos Consulting in July 2010 and was submitted as part of the application. The Council's Countryside officer considers that the methodology and conclusion of the assessment are sound in that if the development is carried out in accordance with the assessment, there would be no reason to suggest that any ecological habitats or protected species would be adversely affected.

### Highways and parking

Vehicle access to all four dwellings would be via the existing private lane that runs off Mount Road. There are adequate sight splay lines as not to cause a harmful impact upon highway safety and vehicles would be able to pass one another along the lane. An adequate amount of vehicle parking has also been provided for each dwelling to meet the needs of future occupiers.

County Council's highways officer has no objections to the application subject to a condition that prior to the commencement of the development further details are submitted showing the means to prevent the discharge of surface water from the development onto the highway.

### Neighbouring amenities:

The nearest dwelling in relation to the proposed development is the old farm house to the north. Apart from the farm house the nearest dwellings are located approximately 250 metres to the west. It is considered that the proposed development would not result in a harmful impact upon the amenities of the existing farm house or the dwellings to the west in terms of a loss of light, loss of privacy or be visually intrusive. The same goes with future occupiers within the development itself.

### Conclusion:

In conclusion, although the site is not in a sustainable location and is contrary to some Green Belt policies, it is felt that the importance of preserving the Grade II Listed barns on the site outweighs the harm. Overall it is considered that the design and appearance of the development is acceptable, it would not be harmful to the openness of the Green Belt, would secure the retention and use of two listed buildings and it would not result in a detrimental impact upon adjoining

property occupiers. Therefore it is recommended that the application be approved subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

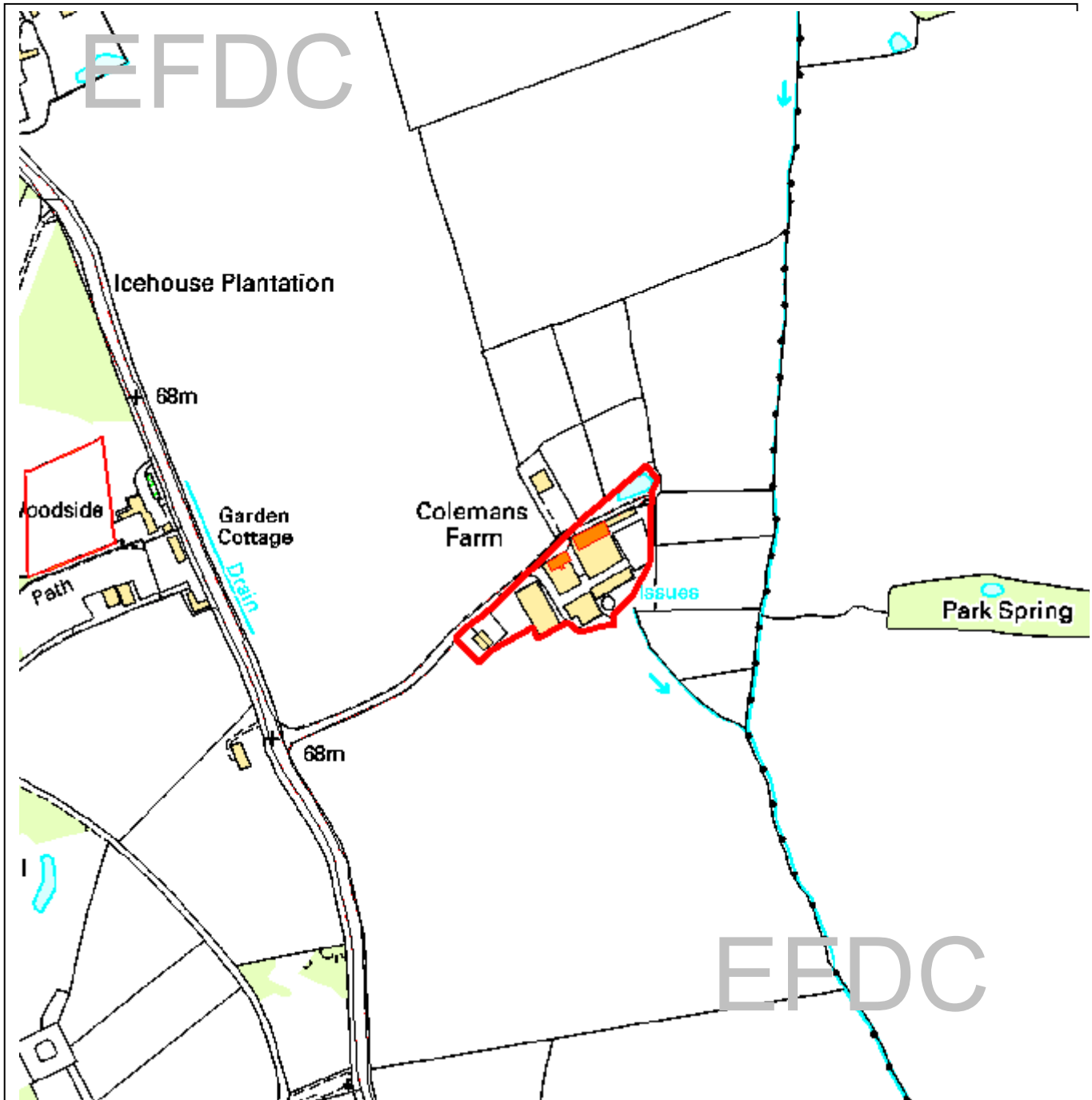
***Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564337***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>9 &amp; 10</b>
Application Number:	EPF/2053/10 and EPF/2072/10
Site Name:	Colemans Farm, Theydon Mount CM16 7PP
Scale of Plot:	1/5000



**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2072/10
<b>SITE ADDRESS:</b>	Colemans Farm Theydon Mount Epping Essex CM16 7PP
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Crown Estates
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, conversion and change of use of 2 no. agricultural listed buildings to single dwellings, conversion of existing stables to garages and storage for the ancillary use of one of the listed barns identified as south barn, construction of ancillary structure to the listed building identified as north barn (1 no garage).
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=522015](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522015)

**CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Additional drawings that show details of the proposed new windows, doors, glazing, rooflights, eaves, verges, fascias, cills and structural openings, by section and elevation at scales between 1:20 and 1:1 as appropriate of the listed barns, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 4 The extent of glazing at the west end of the north barn shall be subject to investigation of fabric once the timber frame is exposed.
- 5 All timber boarded doors and internal boarded finishes of the Listed Buildings shall be retained, unless agreed in writing by the Local Planning Authority.

- 6 No cleaning of timber frames shall take place without prior written approval of the Local Planning authority.
- 7 Additional details of proposed insulation and internal finishes of the Listed buildings shall be submitted to and approved in writing by the Local Planning Authority, to ensure that the timber frame remains exposed.
- 8 Any work to the floors and brick plinths of the Listed Buildings shall be agreed in writing by the Local Planning Authority.

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

### **Description of Proposal:**

The applicant seeks Grade II Listed Building consent for the following proposed works and development at the site known as Colemans Farm in Theydon Mount:

- To convert and change the use of two agricultural Grade II Listed buildings to single dwelling houses.

The conversion of the two listed barns which for the purposes of this application and as indicated on the submitted plans are known as the 'south barn' and the 'north barn'. The general principle for both barns is to re-instate the original appearance as much as possible where practical as currently they are in a poor condition.

In terms of the south barn, the modern metal steel frame adjoining the southern elevation is to be removed leaving only the listed component of the barn. It is proposed to reinstate the roof that has collapsed, with clay tiles and the external cladding to be cleaned and reused or where necessary replaced with similar timber cladding where elements are too decayed. A new detached garage is proposed to the south of the barn.

Turning to the north barn, the existing stable block that adjoins the eastern façade of the barn is to remain and form part of the conversion whereas the modern agricultural building that adjoins the southern elevation is to be removed. Treatment of the exteriors of the north barn would be dealt with in the same way as the south barn. The barn would also have clay tiles and timber boarded cladding. The 'L' shaped agricultural building would remain within the curtilage of the north barn and would provide general domestic storage and undercover parking in connection with the barn conversion.

### **Description of Site:**

The subject site is located on the eastern side of Mount Road on the outskirts of the rural settlement known as Theydon Mount. The last use of the site is agriculture however the use has come to an end due to financial difficulties, hence the reason for the above application.

The site consists of a small agricultural yard accessed from Mount Road by a narrow lane. Located on the site there are a number of agricultural buildings, two of which are listed, and a pair of semi-detached cottages. A farmhouse is in close proximity to the north of the site but does not form part of the application site.

The two listed barns are currently in a poor state and in need of repair. They are currently redundant. The remaining buildings on the site are low lying stables and a range of general purposes buildings that were once used for storage. The two cottages were originally constructed as accommodation for farm workers.

Landscaping, including a large pond to the north eastern corner of the site and hard paving areas surrounds the existing buildings.

The subject site and the surrounding area are located within the Metropolitan Green Belt. The predominant use within the vicinity of the site is agriculture. Apart from the farmhouse to the north, the nearest buildings to the site are located approximately 250 metres away to the west and are residential.

### **Relevant History:**

EPF/08555/10 - Demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, demolition of existing 2 semi detached houses, conversion of 2 no. agricultural listed buildings to single dwellings, construction of ancillary structures to the listed buildings (2 no. garages), replacement of semi detached houses with 2 no. single dwellings. (withdrawn)

EPF/0874/10 - Grade II listed building application for the demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, demolition of existing 2 semi detached houses, conversion of 2 no. agricultural listed buildings to single dwellings, construction of ancillary structures to the listed buildings (2 no. garages), replacement of semi detached houses with 2 no. single dwellings. (withdrawn)

EPF/1297/03 - Replacement storage barn next to existing farm buildings. (approved)

EPF/1484/01 - Conversion of barn to B1 use. (approved)

EPF/0470/00 - Dutch barn. (approved)

### **Policies Applied:**

Local Plan policies relevant to this application are:

- HC10 Works to a Listed Building
- HC12 Development affecting the setting of a Listed Building
- HC13 Change of use to Listed Buildings

### **Summary of Representations**

THEYDON MOUNT PARISH COUNCIL:

The Parish Council objects to this proposal. The principal objection of the proposed conversion of existing cottages, numbers 48 and 49, into a single dwelling (house 1 on the application) and the creation of a new dwelling.

To lose two agricultural workers dwellings when the local need for affordable key worker accommodation would be wrong.

With regard to the proposed new house (house 2 on the application) this would represent a new dwelling in the Green Belt, (irrespective of the fact that it would be on the site of a former barn) and should be objected to in principle.

#### NEIGHBOURS:

No representations were received from adjoining occupiers at the time of writing this report.

#### **Issues and Considerations:**

The Council will not give consent for works to a listed building which could detract from its historical interest or architectural character and appearance.

The applicant has submitted a structural survey prepared by 'The Morton Partnership Ltd' dated September 2010 that gives a detailed assessment of the listed buildings.

In summary although the north barn is of a permanent and substantial structure without the need for major works, it appears that the south barn would require a significant amount of work to it to achieve the desirable outcome. The original roof is missing and is currently covered by metal sheeting to protect it from the weather and it is held up internally by scaffolding. Normally a building in such a poor state would not be considered to be suitable for conversion as it could be argued that it is not of a permanent and substantial construction.

However given that the building is Grade II Listed, every effort should be made to protect and preserve as much of the original internal and external fabric as possible even if this means major works to the barn. County Council's Heritage advisor has also stated that if nothing is done about the barn soon, then the building could be lost altogether.

Given the poor state the two buildings are in, particularly the south barn, it is considered that the only way to retain the special architectural and historical interest of the barns is to convert them into residential, as in their existing state, they can no longer be used efficiently for agricultural purposes.

The applicant has worked closely with Essex County Council's heritage advisors and as a result it is felt that the proposed internal and external works to the listed barns are acceptable in that as much of the original fabric as possible is to be retained and where new materials are required, they would match the original cladding of the barns as far as possible. Overall it is considered that the proposed works to convert the barns into residential dwellings are appropriate in that the conversion would restore the barns as much as possible to their original state and ensure that their architectural and historical importance is maintained.

#### **Conclusion:**

In conclusion, the proposed conversion and works of the Grade II Listed barns would not cause a detrimental impact upon the architectural or historical importance of the buildings. The works would significantly improve the barns' current derelict state and if left untouched the barns would continue to decay and could possibly one day be lost altogether if nothing is done about them soon. The proposed conversion and works are in accordance with the policies contained within the Adopted Local Plan and Alterations and therefore the application is recommended for approval subject to conditions.

**Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:**

**Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564337**

**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2222/10
<b>SITE ADDRESS:</b>	McDonalds London Road Hastingwood North Weald Essex CM17 9LH
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	McDonalds Restaurant Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	New signage, 1 no. height restricter, 8 no. free standing signs and 2 no. barrier units.
<b>RECOMMENDED DECISION:</b>	Split Decision

**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=522513](http://planpub.eppingforestdc.gov.uk/Anite!M.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522513)

**Grant Permission for 1 no. height restricter, 7 no. free standing signs and 2 no. barrier units**

**CONDITIONS**

- 1 The maximum luminance of the illuminated signs granted consent by this Notice shall not exceed 600 candelas per square metre.

**Refuse Permission for 1 no. free standing sign (banner sign)**

**REASON FOR REFUSAL**

- 1 The proposed banner sign adjacent to the site entrance detailed on drawing McD/109/2010 D is unacceptable due to its size and location in the context of the signage maintained on site resulting in a proliferation of signage to the detriment of visual amenities and contrary to the aims and objectives of policy DBE13 of the Adopted Local Plan and Alterations.

*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:**

The applicant seeks advert consent for:

- Refurbishing the existing totem sign at the entrance to the site and rebranding with green backing.
- A Welcome sign adjacent the entrance

- A banner sign adjacent the entrance
- Replacement Gateway sign 4.3m wide and 3.2m high with static illumination at 600cd/m. This forms part of the height restrictor adjacent the drive thru.
- Goodbye sign
- 3 Presale Totems to the rear of the building displaying menu options at 0.8m wide and 2.4m high with static 600cd/m illumination
- 3 bay triple rotating totem static illuminated at 600cd/m
- Hero menu board to rear of unit with static 600cd/m illumination
- Customer order display unit with only the monitor illuminated

### **Description of Site:**

The site is the former Bull and Horseshoes public house redeveloped following permission in 1999 to a McDonalds restaurant.

The site is immediately adjacent the Hastingwood roundabout at Junction 7 of the M11 carriageway which is located to the east of the site. There is a small cluster of residential properties immediately to the south of the site and access is achieved from the B1393 on the western side. The site is well located to the A414 also. The site is otherwise surrounded by open farmland, countryside and Green Belt.

### **Relevant History:**

A/EPF/1260/99 – Erection of illuminated signs – Approved

EPF/2318/04 – Variation to condition 8 on EPF/0250/99 regarding opening hours – Approved

EPF/2223/10 – Refurbishment of restaurant and patio area. Changes to elevations including removal of booth two and repainting of external walls. New fully automated entrance, installation of customer order display and canopy and creation of parking – Under simultaneous consideration

EPF/2224/10 – Replacement and New Signage – Under simultaneous consideration

### **Policies Applied:**

Epping Forest District Local Plan and Alterations

DBE9 – Loss of amenity

DBE13 – Advertisements

### **Summary of Representations:**

Site notices were erected.

NORTH WEALD PARISH COUNCIL: Have returned a single response to all 3 applications as follows:

The Parish Council Objects to all three applications due to the following:

The proposals would be detrimental to adjacent residents.

There would be Light pollution from the adverts and from changes to the layout to the car parking and to the site in general.

We object to the removal of the Trees and shrubs and the increase in the hard standing

The proposal would lead to an Increase in Traffic

The proposal would lead to Increased noise

The proposal would lead to increased litter in and around the site

The detail on the Plans Height Barrier clearly show that the site will be open for 24 hours however there are no details of 24 hour opening on the supporting statement or a change of hours application.

### **Issues and Considerations:**

The only issues which may be considered for advertisement consent are visual amenity and public safety. These must be considered in direct relation to the signage sought.

The signs are set back from the public highway, do not obscure sight lines and still enable safe movement around the site, therefore with no adverse comment from Highways, Officers consider there to be no concerns relating to public safety.

The proposed signage generally replaces existing signs with a rebranded green background or renews that which presently exists, with similar levels of illumination, therefore additional impacts are negligible to visual amenity. The majority of the customer order panels or menu based signs are to the rear of the unit and this reduces impact. Notwithstanding this the proposed banner unit is located towards the front of the building adjacent the access, this is 2m in height and 4.5m long. This is longer than the fascia sign on the building frontage and not viewed with the building behind, therefore Officers consider this sign to be harmful to visual amenity. The remaining signs however raise no significant concerns.

Matters raised by the Parish Council are noted however the signage as proposed would not result in a significantly greater extent of light pollution than may presently exist. Other comments relating to landscaping, traffic, noise and litter do not relate to this advertisement application.

The issue relating to the 24 hour opening logo incorporated within the height restrictor has been raised with the applicant as the site operates from 6am to midnight daily. Officers have been informed that some of the submitted drawings are standard signage for a number of sites and as a result the 24 hour logo was included in error and has subsequently been removed. There is no intention to lengthen the opening hours. Longer opening hours would in any case be contrary to an existing condition and would need to be the subject of a separate application and cannot be changed simply by changing the signage.

### **Conclusion:**

No significant harm has been identified towards visual amenity or public safety from the majority of the advertisements under consideration therefore a split decision is recommended with all signage recommended for approval with the exception of the banner sign.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

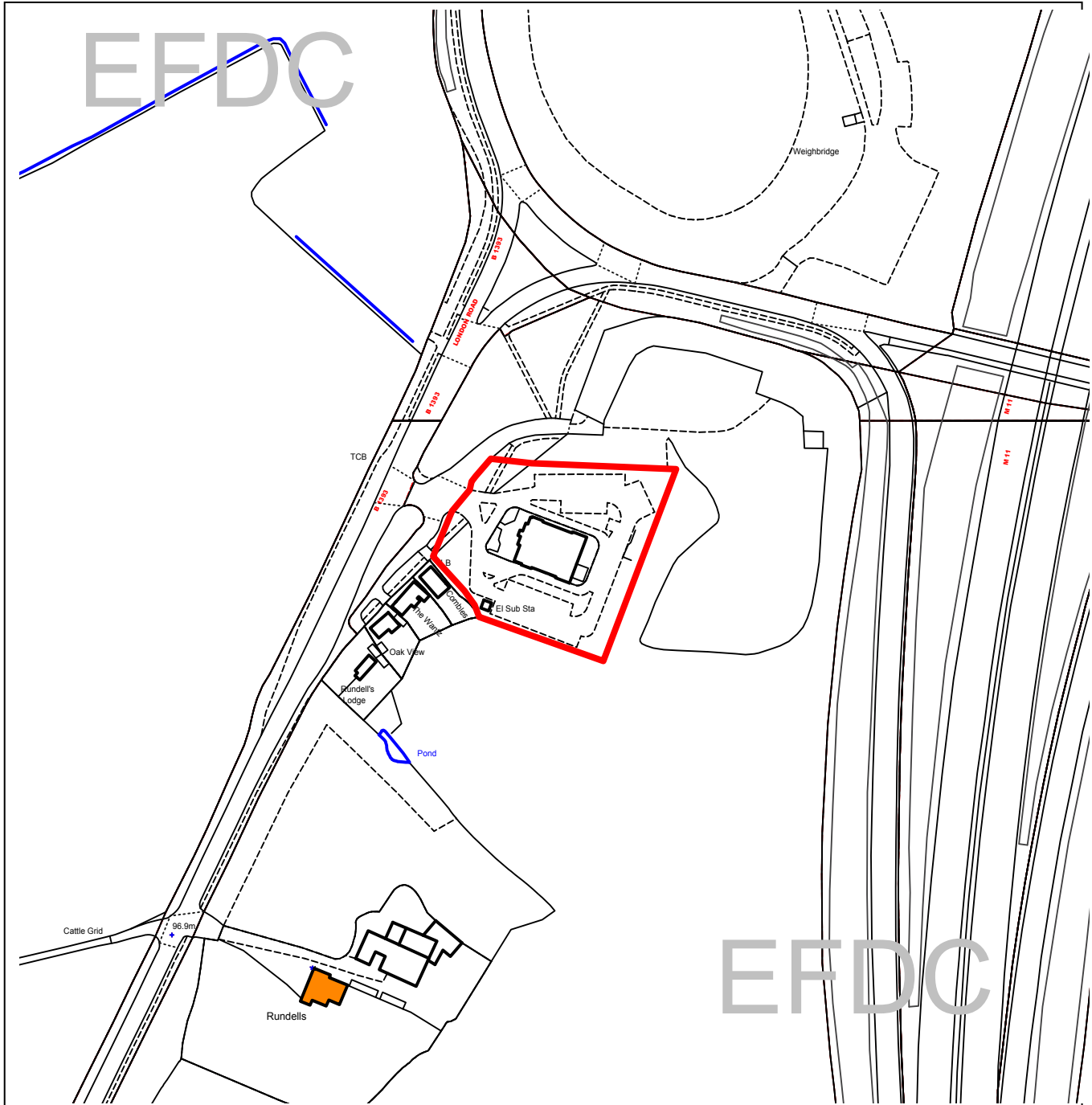
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Area Planning Sub-Committee East



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<b>Agenda Item Number:</b>	<b>11, 12 &amp; 13</b>
Application Number:	EPF/2222/10, EPF/2223/10 & EPF/2224/10
Site Name:	McDonalds, London Road Hastingwood, CM17 9LH
Scale of Plot:	1/2500

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2223/10
<b>SITE ADDRESS:</b>	McDonalds London Road Hastingwood North Weald Essex CM17 9LH
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	McDonalds Restaurant Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Refurbishment of restaurant and patio area. Changes to elevations including removal of booth two and the painting of the external walls. New fully automated entrance. Installation of a customer order display with canopy. Creation of additional parking.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=522514](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522514)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall have taken place until details of the materials and external finishes have been submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be implemented and maintained thereafter in accordance with such approved details.

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

**Description of Proposal:**

The applicant seeks consent to refurbish the restaurant and patio area, including changes to the elevations, removal of the central drive-thru booth and painting the exterior of the building. The proposals include a new fully automated entrance, installation of customer order display including canopy and creation of additional car parking (12 spaces) this is achieved with the removal of landscaping areas.

### **Description of Site:**

The site is the former Bull and Horseshoes, redeveloped following permission in 1999 to a McDonalds restaurant.

The site is immediately adjacent the Hastingwood roundabout at Junction 7 of the M11 carriageway which is located to the east of the site. There is a small cluster of residential properties immediately to the south of the site and access is achieved from the B1393 on the western side. The site is well located to the A414 also. The site is otherwise surrounded by open farmland, countryside and is within the Green Belt.

### **Relevant History:**

A/EPF/1260/99 – Erection of illuminated signs – Approved  
EPF/2318/04 – Variation to condition 8 on EPF/0250/99 regarding opening hours – Approved  
EPF/2222/10 – New Signage – Under simultaneous consideration  
EPF/2224/10 – Replacement and new signage – Under simultaneous consideration

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
GB2A – Development in the Green Belt  
LL11 Landscaping schemes  
DBE4 – Design in the Green Belt  
DBE9 – Loss of amenity

### **Summary of Representations:**

A site notice has been erected but no letters of representation have been received relating to this application.

NORTH WEALD PARISH COUNCIL: Have returned a single response to all 3 applications as follows:

The Parish Council Objects to all three applications due to the following

The proposals would be detrimental to adjacent residents.

There would be Light pollution from the adverts and from changes to the layout to the car parking and to the site in general.

We object to the removal of the Trees and shrubs and the increase in the hard standing

The proposal would lead to an Increase in Traffic

The proposal would lead to Increased noise

The proposal would lead to increased litter in and around the site

The detail on the Plans Height Barrier clearly show that the site will be open for 24 hours however there are no details of 24 hour opening on the supporting statement or a change of hours application.

### **Issues and Considerations:**

Issues relating to Green Belt, design, neighbouring amenity, landscaping, highways and parking should be considered in relation to the refurbishment works.

### Green Belt

The proposals are limited to external alterations, surfacing and general alterations to the façade of the building, therefore Officers consider the proposals as acceptable Green Belt development which preserves the openness of the Green Belt and which does not conflict with the purposes of including the land in the Green Belt to any greater extent than the existing facility.

### Design

The proposals are similar in design and appearance to the existing facilities which is already established as being acceptable in this location and in accordance with policy DBE4.

### Neighbouring Amenity

The proposals provide no additional floor space and the most significant alteration proposed is an increase in parking. The proposals do not bring parking or internal roads any closer to neighbouring properties and it is reasonable to interpret that parking improvements whilst not increasing the number of visitors, would enable those present to park and manoeuvre more easily thus minimising disruption, which will have a negligible improvement on neighbouring amenities.

In terms of light pollution, this objection will be addressed in relation to the accompanying applications EPF/2222/10 and EPF/2224/10 as Officers do not consider it reasonable that light pollution would result from the alterations subject to this application.

### Landscaping

The proposals result in the loss of an area of landscaping to the rear of the site in lieu of the provision of 9 additional spaces. A further 3 disabled bays are located adjacent to the car park entrance resulting in a further small loss of landscaping.

The applicant also proposes to remove a number of trees adjacent to the building. The Council's Landscaping Officer has raised no objection to the proposed alterations and Officers note that the landscaping areas lost do not represent significant areas or indeed areas which provide significant benefit. Whilst landscaping generally is encouraged on sites, particularly within the Green Belt, the areas are either surrounded by existing surfacing or to the rear of the site and result in minimal visual improvement to the overall site, therefore Officers consider the use of these areas for parking to be more beneficial.

### Highway and Parking

The proposals result in no alterations to access, no intensification of use of the site and in turn, no significant change to number of visitors using the restaurant. County Highways have therefore returned no objections.

The parking provision would increase which would improve access and manoeuvrability within the site, this is considered an improvement, particularly as difficulties in parking can easily result in access issues into the site while customers wait for others to park.

### Other Issues

Concerns raised regarding increased traffic and increased noise are noted, however traffic to the site should not increase with the restaurant capacity remaining unchanged. No additional noise is anticipated to arise from additional parking or external alterations. Litter generated would remain unchanged from that already considered historically and following concerns raised regarding the 24 hour detail on the advert, Officers have sought to have the plan amended and this detail omitted. This was a standard sign feature for the company and not related to this site. Hours of operation remain as previously approved 6am to midnight daily.

## **Conclusion**

Officers consider the proposals minimal in nature albeit sufficient to require consent and accordingly approval is recommended subject to conditions regarding time limit and submission of details of materials.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/2224/10
<b>SITE ADDRESS:</b>	McDonalds London Road Hastingwood North Weald Essex CM17 9LH
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>APPLICANT:</b>	McDonalds Restaurant Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement and new signage.
<b>RECOMMENDED DECISION:</b>	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=522515](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522515)

**CONDITIONS**

- 1 The maximum luminance of the signs granted consent by this Notice shall not exceed 600 candelas per square metre.

*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:**

The applicant seeks consent for a number of fascia signs and a Customer Order Display (COD). All fascia signs are proposed to be internally static illuminated at 600cd/m. The COD is not illuminated.

The fascia signs would replace those presently on the building. The Fascia sign would be white letters below a golden yellow 'M' against a Khaki green background over the entrance to the building. The Green is to match the repainted building detail.

3 x golden yellow 'M' adverts would be provided on the remaining elevations within gable features against a green background.

The COD unit is to the rear of the building beneath a canopy for which separate permission is sought under EPF/2223/10.

### **Description of Site:**

The site is the former Bull and Horseshoes, redeveloped following permission in 1999 to a McDonalds restaurant.

The site is immediately adjacent the Hastingwood roundabout at Junction 7 of the M11 carriageway which is located to the east of the site. There is a small cluster of residential properties immediately to the south of the site and access is achieved from the B1393 on the western side. The site is well located to the A414 also. The site is otherwise surrounded by open farmland, countryside and Green Belt.

### **Relevant History:**

A/EPF/1260/99 – Erection of illuminated signs – Approved

EPF/2318/04 – Variation to condition 8 on EPF/0250/99 regarding opening hours – Approved

EPF/2222/10 – New Signage – Under simultaneous consideration

EPF/2223/10 – Refurbishment of restaurant and patio area. Changes to elevations including removal of booth two and repainting of external walls. New fully automated entrance installation of customer order display and canopy and creation of parking – Under simultaneous consideration

### **Policies Applied:**

Epping Forest District Local Plan and Alterations

DBE9 – Loss of amenity

DBE13 – Advertisements

### **Summary of Representations:**

A site notice was erected but no letters of representation have been received relating to this application.

NORTH WEALD PARISH COUNCIL: Have returned a single response to all 3 applications as follows:

The Parish Council Objects to all three applications due to the following

The proposals would be detrimental to adjacent residents.

There would be Light pollution from the adverts and from changes to the layout to the car parking and to the site in general.

We object to the removal of the Trees and shrubs and the increase in the hard standing

The proposal would lead to an Increase in Traffic

The proposal would lead to Increased noise

The proposal would lead to increased litter in and around the site

The detail on the Plans Height Barrier clearly show that the site will be open for 24 hours however there are no details of 24 hour opening on the supporting statement or a change of hours application.

### **Issues and Considerations:**

The only issues which may be considered for advertisement consent are visual amenity and public safety. These must be considered in direct relation to the signage sought.

The proposed signage would be viewed in the context of various other signs on the property and does not appear unacceptably prominent to any degree greater than the existing fascia signs.

The colouring, scale or level of illumination which is proposed is acceptable and poses no risk to public safety either by way of design or highway matters.

Matters raised by the Parish Council are noted however the signage as constructed would not result in a greater extent of light pollution than presently exists, furthermore aside from the 'M' signage on the gables of remaining elevations the main illumination fronts the highway where harm is minimal. Other comments relating to landscaping, traffic, noise, litter and the height restrictor do not relate to this advertisement application.

### **Conclusion**

No significant harm has been identified towards visual amenity or public safety from the advertisements under consideration therefore approval is recommended.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Jenny Cordell  
Direct Line Telephone Number: 01992 564294***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***