

Report Item No: 1

APPLICATION No:	EPF/1376/11
SITE ADDRESS:	Thatched House Harlow Road Roydon Harlow Essex CM19 5HH
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	The Owner/Occupier
DESCRIPTION OF PROPOSAL:	TPO/EPF/82/10 T3 (T6 on plan) - Norway Maple - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529449

CONDITIONS

- 1 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.
- 2 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.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).

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

Description of Proposal:

T3.Maple. Fell.

Description of Site:

T3, a purple leaved Maple, shown as T6 on the submitted site plan, stands approximately 14 metres tall and 9 metres from the side of this two storey detached period cottage. It forms part of a screen of six trees along the bank side boundary and rear entrance on Grange Lane. A False Acacia at the front boundary and a well formed Horse Chestnut to the western side of the dwelling frame and enhance this attractive thatched cottage.

The property is located at a prominent point in the main Harlow Road leading into the village. The house sits on the brow of a hill, which increases its prominence in the street scene. Grange Lane is a residential lane featuring numerous mature Pine and Cedar .

Relevant History:

TPO/EPF/82/10 was served on four trees at this property following a notice, submitted under Conservation Area regulations, to fell six trees implicated in a minor episode of subsidence at the rear left hand, south eastern corner, of the cottage. This threat justified preserving the most important trees; T1 Horse Chestnut (T10 on plan), T2 Robinia (T2), T3 Purple Maple, (T6) and T4 Ash, (T9).

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS:

Three immediate neighbours were notified but no representations were received.

ROYDON PARISH COUNCIL had not made a comment at the time of writing this report. Any representations may be reported verbally at the meeting.

Issues and Considerations:

Cracks in structural walls of the applicant's house were noticed in January 2009 and reported to the insurer in September 2009. A Technical Report dates from October 2009, with data showing building movement from October 2010 until November 2011. The allegation is that the purple leaved Maple's roots are taking moisture from soil beneath the rear, south eastern, corner of the house's foundations. This action is causing the part of the house closest to the tree to subside.

The applicant's expert has submitted a statutory requirement level of technical information designed to establish a causal link between the damage occurring to the house and the roots of T3. However, the initial submitted evidence was found to be inadequate and required further monitoring data, which was received in July and provided validity to the application.

Issues

An examination of the applicant's evidence to support the subsidence allegation is summarised below.

- a) A trial pit dug near the area of damage revealed live Maple roots beneath the building's footings. There are other maples present in the vicinity but the expert's considers the roots are most likely to originate from T3, being the closest and largest of the maples.

- b) Samples from this trial pit showed a clay subsoil with occasional sand and gravel of intermediate plasticity with a moisture deficient at foundation level. The soil has some potential to shrink and swell with changes in soil moisture.
- c) The soil moisture content was tested and showed significant drying in the area of damage.
- d) The applicant's experts monitored building movement for over a year. This period shows the effects of tree roots at times of growth and during dormancy. The rear south eastern corner of the main house appears to have risen by 4.2 mm, from October 2009 to February 2010, when the tree is dormant and clay swells with rehydration. The building then resumed a downward movement of 2.5 millimetres during the next summer growing period. It is generally accepted that such cyclical movement is attributed to a vegetative influence; in this case maple roots and differs from a progressive downward movement, caused by leaking drains or settlement.

Considerations

i) Visual amenity

T3, Maple has moderate public amenity. It is partially visible from the busy Harlow Road but is largely obscured by a large Sycamore in front of it. It is the dominant tree in the line of five mostly broadleaf individuals and contributes in landscape terms with its broad richly coloured crown. Its loss will open up a moderate gap between the two remaining groups of Ash, Spruce and Sycamore lining Grange Lane. Its loss will be noticeable but not greatly detrimental to the local landscape

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

T3 contributes to the mixed roadside group with its dark red foliage. However, it has growth potential, reducing its long term suitability in this location. Pruning management is an option but will harm the tree's natural appearance and invigorate unsightly shoots.

iv) Heave potential

No heave assessment has been submitted with the application but it is assumed that since the tree is younger than the house any recovery will only return the foundations to their original levels. Therefore, providing no crack filling repairs have been undertaken, no additional damage should occur.

v) Replacement planting

There is ample space within the garden for a suitable replacement tree to be planted. Suggested species include Whitebeam and Holly. Such choices have less demanding root systems and would thrive amongst the remaining group of shading trees.

Conclusion:

The submitted technical evidence does appear to indicate that there is justification to remove this Maple, T3, on grounds of root induced subsidence to the rear south eastern corner of the house. Therefore, it is recommended to grant permission to fell T3 Maple. 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

Report Item No: 2

APPLICATION No:	EPF/0532/11
SITE ADDRESS:	Roydon Pumping Station Harlow Road Roydon Essex CM19 5HF
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Veolia Water Central Ltd
DESCRIPTION OF PROPOSAL:	Proposed process building.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526426

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 The process building hereby approved shall be clad in a dark green colour and retained as such thereafter. The colour shall be submitted for approval by the Local Planning Authority prior to commencement of development.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 5 The rating level of noise (as defined by BS4142:1997) emitted from the commercial units shall not exceed 5dBA above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

- 6 Low frequency noise (63Hz and 125Hz octave level) from the site shall not exceed 5dBA above the prevailing background noise level at these frequency bands, measured using C weighting. The measurement position and assessment shall be made according to BS4142:1997 with reference to measurement periods and positions.
- 7 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Site Plan 1:2500, Site Plan 1:1250, Site Plan 1:250, Elevations Overview Plan, 7660113/01/201/1211 Rev A, P017347-005 Rev P1 Site Elevations (A and B) including Planting received 2nd August 2011, P017347-005 Rev P1 Site Elevations (C and D) including Planting received 2nd August 2011, 100223/LSP/1b Landscaping Plan received 2nd August 2011, P017347-002 Rev P3 Proposed Site Compound inc Parking received 2nd August 2011

This application was deferred by Members at the Committee heard on the 8th June 2011 to seek further information regarding noise, hardsurfacing around the area of the wheel wash and further information regarding water run-off and its effect on the Roydon Lodge Chalet Estate.

Additional information was submitted by the Agent on the 2nd August 2011. This information included a noise survey, details of the temporary site compound and wheel wash area and a Flood Risk Assessment with particular focus on the Roydon Lodge Chalet Estate. The revised submitted information also includes the addition of a 2.5m high soil bund around the south and east sides of the proposed works, which appear to be within the scope of permitted development. The revised and additional information has been passed to internal consultees for comment and neighbours and the Parish Council were re-consulted on the application so that surrounding residents were made aware of this information.

Addressing each issue raised in turn:

Noise

The submitted noise report appears to show that the proposed noise levels from the development should not cause a loss of amenity to nearby residential properties. As with the previous information submitted, the Council's Environment and Neighbourhood Officer has suggested two conditions to limit both general noise and high frequency noise and this is considered sufficient to ensure the proposal does not cause any future disturbance. The provision of the soil bunds also serves a dual purpose as a visual and acoustic barrier.

Site Compound and Wheel Washing

The temporary site compound is to be located to the rear of the site and this is considered an acceptable location. The wheel wash facility is shown to the south of the site close to the existing vehicle access which is also considered an appropriate location in terms of avoiding material entering the highway. The access road for the wheel wash is shown as a temporary access road. As suggested within the submitted information it is the Applicant's intention to return these areas to 'as found' after the works have been completed.

Water run-off

The flood risk assessment has shown that there will be a negligible impact on flood risk, both on and off the site. The Council's Land Drainage Team has found the findings of the report acceptable and raise no objection in terms of flooding or water run-off.

Landscape Issues

As the revised/additional information includes the addition of the soil bunds the Council's Tree and Landscape Officer was also re-consulted on this application. To ensure an effective landscape scheme, to blend into the surroundings both the soil bunds and proposed buildings, the Landscape Officer has requested the addition of a full landscaping condition to ensure that the planting is carried out to an approved detailed scheme.

Other Issues

Prior to the previous Committee meeting, but after the report was completed further information was submitted by the Applicant with regards to fencing and lighting. The fencing is to be dark green mesh fencing and will not exceed 3m in height. Out of hours working is not intended at this site and therefore lighting will only be required in case of an emergency. It is intended lights will be installed at the access gate and at various locations around the site. These will not be left on, but rather will be switch or motion sensor activated and for emergency use only. It is considered that this information overcomes the need for the conditions requiring further details of fencing and lighting and therefore these have been removed from the draft decision.

Additional Representations Received Following Re-Consultation:

ROYDON PARISH COUNCIL - No comments on these additional documents. As stated on the plans, the Parish Council is pleased that lorries will be able to safely pull off the road to access the site but the Parish Council still needs to be reassured that plans are in place to route lorries away from the Village. (The Applicants have stated that construction traffic will avoid the B181 through the Village and an appropriate traffic plan will be produced in agreement with the local Highway Authority)

NEIGHBOURS

LOVEWOOD LODGE, HARLOW ROAD – Objection development on Green Belt land, blight to view

BRIGGENS VIEW, HARLOW ROAD – Maintain the previous objections and concerns – Further comments are likely to follow which will be reported verbally

Original Report

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

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:

Proposed process building constructed out of profiled metal sheeting 9m wide, 16.5m in length with a height of 5m. The proposed process building is part of a larger scheme of work. The other work (as shown outside of the red line) can be completed within the scope of permitted development and a Certificate of Lawful Development has been granted for these works under a

separate application. The process building requires planning permission as it is a building rather than classed as 'plant', therefore this application is only for the process building as outlined in red on the location plan and not for any of the surrounding works.

Description of Site:

The site is currently an open area of grass/scrub land adjacent to the existing pumping station works. The pumping station is accessed by a vehicle access adjacent to the residential property – Domun. The existing works are in the main located behind a group of 5 properties which front onto Harlow Road (Brookside, Hawkhurst, Brill Cottage, Red Roofs and Briggens View). The proposed works will extend the pumping station to the east. The application site is set at a slightly lower level than the road. There is existing hedgerows/planting to the west of the application site (adjacent to a public footpath), along the internal perimeter fence and around the perimeter of the land within the applicant's ownership to the north (adjacent to a public footpath) and east boundaries. The site is not within a Conservation Area but is within the Metropolitan Green Belt.

Relevant History:

Various applications the most relevant of which:

EPF/ 0534/11 - Certificate of lawful development for a proposed filter plant, process units, pumping station, access road and associated works - Lawful

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development in the Green Belt

GB7A Conspicuous development within the Green Belt

DBE1 – Design of New Buildings

DBE2 – Effect on neighbouring properties

DBE4 – Design in the Green Belt

DBE9 – Loss of amenity

LL1 – Rural Landscape

LL11 – Landscape Schemes

Summary of Representations:

ROYDON PARISH COUNCIL – No objections as we understand the need for this facility but we have the following comments.

The Parish Council had a number of concerns which have been discussed with Veolia Water. The company seems responsive to these but we would like to see these made a condition of approval.

- Site lorries should be routed towards Harlow (A414, M11, M25) and NOT through the Village (traffic plan).
- Cladding should be in keeping and sympathetic with the surroundings. The suggested colour of Goose Grey does not seem suitable in this location which is viewed from a higher elevation rather than across the skyline. A green colour would be more appropriate.
- Site access – Lorries should not block the road when entering the site. The gate should be recessed during working hours so that lorries are off the road.
- Working hours should be stated for completeness of information.
- Access road through the site should be marked on all plans although we understand that the route may be diverted away from the back of houses on Harlow Road as works proceed.

Although the Parish Council has not objected outright, due to the number of concerns it was considered that the application should be presented to Committee.

NEIGHBOURS

23 neighbour were consulted and a Site Notice displayed

BRIGGENS VIEW – Objection –Inappropriate in Green Belt, concern with regards to noise, loss of habitat, materials out of keeping, concern with regards to fencing, lighting, wheel washing facilities, landscaping and damage to existing concrete road. Consider that the planning application should include the filter block and query whether all of land is operational.

THE STONES – Objection – fully concur with letter received from occupants of Briggens View

Any additional neighbour comments received will be reported verbally to committee.

ROYDON COUNTRYCARE – Concern with regards to impact on the Metropolitan Green Belt with regards to landscaping, cladding and surface colours.

Issues and Considerations:

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

- Impact on the Green Belt
- Design Issues
- Impact on Neighbouring Amenity
- Landscaping

Impact on the Green Belt

The proposed process building is a metal clad building similar in appearance to modern agricultural buildings, a commonly viewed building within green belt locations. Although such a building does not fall within the scope of appropriate uses within the Green Belt, given that it is an extension to an existing pumping station it is considered an appropriate location, rather than an alternative Green Belt area.

It is not considered that a building of this type is out of keeping with the surrounding area given it's location on the edge of an existing pumping station. It is considered to be well sited close to the existing structures and buildings and will be viewed from the surrounding area in the context of the existing pumping station. Furthermore, the proposed process building will be partially screened by the existing structures and those proposed within the scope of permitted development. From a wider area the existing site and proposed building are well screened by existing vegetation to the west and north and further planting is proposed, as detailed in the Landscaping section below.

Design Issues

As stated above, the proposed building is a relatively standard, metal clad building similar in appearance to modern agricultural buildings. It is considered to be of a practical, utilitarian design, one that fits within the immediate surroundings of the various pumping station plant and other buildings.

There is inconsistency between the information provided within the design and access statement and as shown on the plans with regards to the colour of the proposed building. The design and access statement states 'Goose Grey', whereas the plans show 'Ice Blue'. Notwithstanding what has been shown within the submitted documents, a green colour is considered to be more aesthetically pleasing, and one that is generally used to blend buildings more successfully into

their rural surroundings. A condition could be added to any approval to ensure that this is complied with.

Impact on Neighbouring Amenity

The process building is considered to be relatively well screened from the west (where there are no immediate neighbours) and the north (screening Roydon Lodge Chalet Estate) by existing vegetation and therefore it is not considered to result in a significant impact on these areas.

With regards to the properties to the south (those fronting onto Harlow Road), although the proposal may impact on the visual amenity of these properties it is not considered so significant as to justify a refusal. In essence the 'view' from these properties will be altered and although there is no right to a view over someone else's land, visual impact and outlook are material considerations. However, given the building will be partly screened by other plant/buildings, and further landscaping is proposed it is not considered that the proposed process building will have a significant detrimental impact on these neighbours.

The Parish Council has queried the hours of working at the site and this could be conditioned to ensure that construction work is controlled, given the relatively close proximity to residential properties. As the application site is outlined in red, with other land within the Applicant's ownership outlined in blue a condition could cover all the proposed works at the site and not just those that are part of this application.

The Parish Council have also requested that site lorries should be routed towards Harlow (A414, M11, M25) and not through the village. Enforcing the routing of traffic can be very difficult and this would have to be achieved through a legal agreement. As this application is solely for the process building it is not considered necessary to enforce lorry routes for this application. Furthermore, the Applicant, Veolia Water has been in direct communication with the Parish Council regarding the concerns raised and has suggested that 'An alternative route using the A414 is certainly not an issue and signs can be erected'.

Landscaping

There is existing planting to the south and east of the existing structures, following the existing fence line. However, by the Agent's own admission, as stated within the submitted design and access statement, the hedge is recently planted and species poor. This fence will have to be repositioned to facilitate the proposed works and it is the intention to incorporate a traditional hedgerow mix around the perimeter. This will help to screen the proposed and existing works from the surrounding rural area and from the surrounding properties. Further planting is proposed to the southern and eastern boundary of the new works to provide more of a screen to the residents to the south and of the proposal.

Additional information has been provided by the Agent, following on from the Council's Tree and Landscape Officer's comments requiring further information with regards to landscaping. A landscaping plan has been submitted which clearly shows a new hedgerow to the south, east and north of the proposed works, with additional trees planted. This is considered to be acceptable provided works are carried out in accordance with the plan as it will help screen the proposal from the properties to the south and generally soften the proposal into a rural setting.

Conclusion:

The proposed process building is not considered to detract from the character and openness of the Metropolitan Green Belt, is considered an acceptable design with limited impact on neighbouring amenity and if covered by a condition provides an acceptable provision of landscaping. Approval is therefore 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:

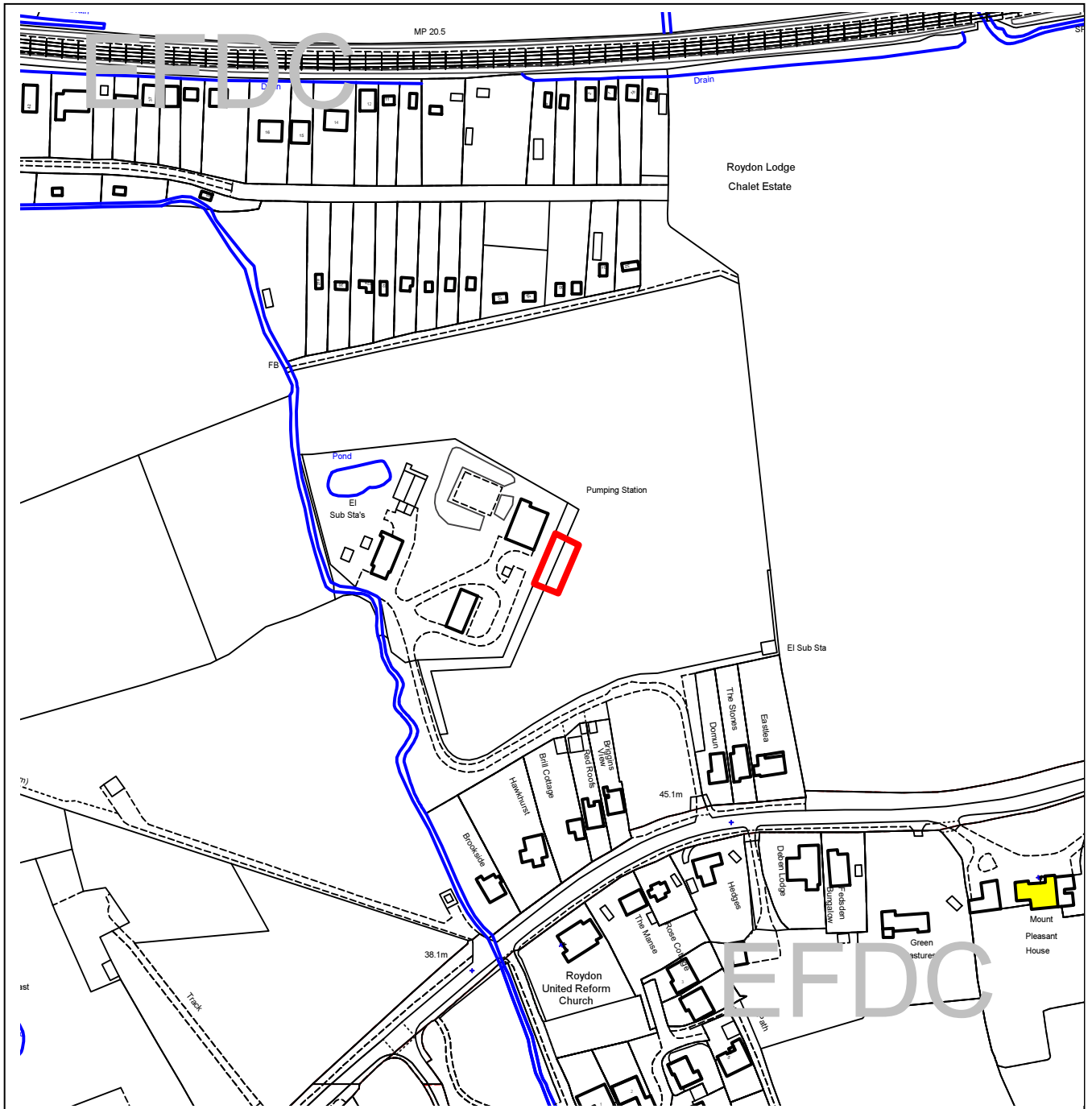
**Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371**

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/0532/11
Site Name:	Roydon Pumping Station, Harlow Road Roydon, CM19 5HF
Scale of Plot:	1/2500