

Report Item No: 1

APPLICATION No:	EPF/0502/06
SITE ADDRESS:	242 High Street Epping Essex CM16 4AP
PARISH:	Epping
APPLICANT:	Woush Ltd
DESCRIPTION OF PROPOSAL:	Illuminated shop sign.
RECOMMENDED DECISION:	GRANT

NO CONDITIONS

Description of Proposal:

Approval is sought for a back-lit illuminated shop sign. The fascia panel is 650mm by 4.3m with the name and logo fixed on studs to stand 25mm off the panel. Letters and logo have low voltage LED lighting inside them to cast a halo of light back onto the fascia, which is not internally illuminated.

Description of Site:

The site is one of a parade of shops fronting the eastern side of High Street near the corner of Grove Lane in Epping town centre. It is located in a Secondary Shopping Frontage and Conservation Area.

Relevant History:

EPF/0289/06 - Retrospective application for change of use from launderette (sui generis) to A1, retail bakery, patisserie and deli – Approved.

Policies Applied:

DBE13 – Advertisements.
HC7 – Development within Conservation Areas.

Issues and Considerations:

The main concern in the determination of the application is the impact of the proposal on the character of the High Street and Conservation Area.

The design, construction and use of materials of the back-lit illuminated sign is compatible with the design of the existing shop front and will not appear incongruous in the High Street setting and Conservation Area.

As such the proposal is in accordance with the provisions of Policies HC7 and DBE13 of the adopted Local Plan.

The comments made by the Epping Town Council have been carefully considered but this is not internally illuminated sign but is similar to many others the Council has approved in Epping.

SUMMARY OF REPRESENTATIONS:

EPPING TOWN COUNCIL – Object to the proposal as it will lead to an internally illuminated sign within the Conservation Area of Epping.

No letters of representation have been received from the general public.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	01
Application Number:	EPF/502/06
Site Name:	242, High Street, Epping
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0771/06
SITE ADDRESS:	76 Hemnall Street and B G Automotives Half Moon Lane Epping
PARISH:	Epping
APPLICANT:	Forest Veterinary Centre
DESCRIPTION OF PROPOSAL:	Demolition of No. 76 Hemnall Street and adjacent works, extension to Vets centre and erection of 10 no. flats. (Revised application)
RECOMMENDED DECISION:	GRANT

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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 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.
- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 6 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.
- 7 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 9 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse for this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 10 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 Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to commencement of the development a scheme for the satisfactory noise installation of all party floors and walls between the properties shall be submitted to the Local Planning Authority and such scheme shall be approved in writing and implemented accordingly.
- 12 Prior to first occupation of any part of the development the car park as approved shall be constructed and marked out in permanent materials and shall be maintained at all times for the parking of staff and residents cars.
- 13 A pedestrian visibility splay of 1.5m x 1.5m as measured from the back of the footway shall be provided either side of the access with no obstruction above 600mm within the splay.
- 14 The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing and a full scheme of works for the provision of a public footpath to the front of the site. No occupation of any part of the site shall take place until those works have been completed in accordance with the Local Planning Authorities approval and have been certified in writing as complete by or on behalf of the Local Planning Authority.

Description of Proposal:

Revised application for demolition of No. 76 Hemnall Street, a detached bungalow and general industrial buildings and erection of extension to veterinary centre and 10 residential units, including a resident duty vets flat.

Description of Site:

Single storey detached bungalow and various disused general industrial buildings and yard area at the junction of Hemnall Street and Half Moon Lane, Epping.

Access to the site is gained off Half Moon Lane via a shared access that serves both the Half Moon Public House to the west and The Yard, previously used for car repairs.

To the immediate north of the site across Half Moon Lane lies the rear service area and beer garden to The Duke of Wellington Public House with residential properties beyond. To the rear of the site to the southwest is the Shell Service Station and immediately to the south the existing veterinary surgery.

There are residential dwellings to the east fronting Hemnall Street including the Pelly Court flat complex and community centre.

The site is at present empty and derelict and is currently sealed off by 2 metre high security boarding.

Relevant History:

Various applications in relation to its previous car repair use.

EPF/242/03 - Erection of 11 residential flats and two service units - Withdrawn

EPF/1350/04 - Demolition of industrial buildings and erection of three-storey office block - Refused

EPF/1840/05 - Demolition of 76 Hemnall Street and adjacent industrial buildings and erection of extension to veterinary centre and erection of 11 flats – Refused

Policies Applied:

Structure Plan Policies

CS1 & CS4 (Sustainable Development)

BE1, BE2 & BE5 (Built Development)

H1, H2, H3 & H4 (Housing)

T3, T6 & T12 (Transport)

Local Plan

H3, H4, H5, H6, H8, H9 – housing.

DBE1-9 – design policies.

RP4 – contaminated land.

E1 – employment.

T4, T14, T17 – transport.

Issues and Considerations:

The key considerations regarding this revised proposal is how the revised design relates to the surroundings and local highway and whether or not the revisions overcome the previous reasons for refusal.

Background

The applicant approached the Council some years ago regarding the possible expansion of the veterinary practice in Hemnall Street and his desire to provide much needed operating facilities and essential key worker accommodation. At that time although he owned the adjacent bungalow, No. 76, it was not felt that this site could provide sufficient room for expansion.

Subsequently the adjacent car repair site ceased trading and the site came forward for redevelopment. Initially an application for its redevelopment for a mixed use of B1/B2 service units and flats was proposed, however, that application was withdrawn before being considered.

A second application was then submitted for office redevelopment, although in principle this use was in accordance with the policies of the area its overall design, bulk and height was considered unacceptable and formed the reason for a refusal. The site thereafter was acquired by the current applicant and with No. 76 Hemnall Street created a composite redevelopment site.

The application subsequently deposited for extension to the veterinary surgery and residential flats was processed in the normal way but despite a recommendation of approval from officers was refused at committee because of the height and bulk of the building and because members were not satisfied that the residential element was appropriate to this town centre site.

In order to deal with these issues the applicant has reduced the number of residential units in the scheme thus reducing the size of the building, particularly its height and has put forward a reasoned argument regarding the appropriateness of the proposals.

Design Revisions

The number of residential units in this current submission has been reduced by one, retaining the duty vets flat as part of the centre's extension, with the remaining nine units accessed via a separate central entrance.

This reduction has enabled the overall height of the building to be reduced to two storey to both street frontages removing the original dormer and glazed gable onto Hemnall Street and similarly those on the Half Moon Lane frontage. The three storey central stairway and entrance feature of the original scheme has also now been reduced in height to two storey with a single apartment set within the roof space and lit from the inner courtyard only.

These alterations have enabled the overall bulk of the building to be reduced whilst retaining the original design concept to appear as an integral part of the veterinary centre extension.

Impact of Development

Although the current site has commercial use rights and lies within the designated town centre on the Local Plan, the overriding character of this part of Hemnall Street is residential.

The previous use of the site for vehicle repairs, which has now ceased, does not provide a visually attractive appearance and is not a good neighbour to residential properties. The proposal,

however, still ensures that approximately one half of the original site area is still retained in commercial use clearly contributing to employment opportunities rather than creating a loss as previously suggested.

As in the previous scheme the residential element of the proposals amounts to enabling development to ensure the veterinary addition can be built and equipped and is the minimum requirement that can viably support this mixed development.

The current veterinary practice building, which was granted consent in 1995, was considered to integrate well within the street scene and indeed won an Epping Forest Design Award in 1998. It has operated since that time and provides a well respected and successful service to the local area. Expansion of the building utilizing similar materials and design elements fulfils both the requirements of policies DBE1 on design and E1 regarding the expansion of existing businesses.

Of a similar height to the existing vets building, i.e. two storey, the new building maintains the existing ridge line and massing of the existing building and forms a logical extension thereof. In its position it is not felt it would have a detrimental impact on its neighbours but would complete the street scene forming a logical frontage to this open corner. With its reduced height it is not felt that the scheme would be overdominant. Currently No76 stands forward of the veterinary building and the new development adopts this same building line.

Although designed as one block, the building continues to provide interesting elements and the Hemnall Street façade is articulated in such a way as to break up its appearance and complies with the Local Plan design requirements of Policies DBE1 and DBE3.

Sustainability and Justification for Development

In a letter in support of the previous application the applicants put forward the following information, which is still relevant to the current submission. Inter-alia:

“When built the existing building was an award winning ‘state of the art’ modern small practice. However, recent rapid advances in the diagnosis and treatment of pets mean more space is required to provide the best service and care possible. At a time when many practices are being taken over by large national companies it is essential that we maintain a high quality service that reinvests in the equipment needed to provide a high and personal level of care.

“The extension will provide improved facilities for the care of in-patients. Recent advances in the field of imaging means space is needed to provide dedicated rooms for scanners, endoscopes and digital x-ray facilities.

“Improved accommodation for on-call staff at night and out of hours. Operating a 24 hour service we need to provide better sleeping facilities for nurses and vets overnight. Increased parking facilities, although it should be pointed out there is an increase in consulting rooms and it is not envisaged that these additions will increase traffic to or from the surgery”.

The applicant has further pointed out that in order to fund the acquisition of the site and the building works, residential development is essential as enabling development.

Government guidance and indeed Structure Plan and new Local Plan emerging policy promotes sustainable development. Advice within Planning Policy Guidance Note No. 3 to Local Planning Authorities stresses the need to make more efficient use of land, particularly previously used land with good public transport accessibility.

The application site is ideally placed being within short walking distance of bus and tube rail transport.

The Town Council continue to raise concerns in relation to density of the development, however, given the location of the site and the above advice it is essential that the Local Authority can identify valid reasons relating to density for any application to be rejected.

As set out above the scheme is considered to be well designed taking its lead in terms of height and bulk from surrounding existing buildings and is not felt to be necessarily out of place within the town centre. The scheme is considered to be appropriate in urban design terms creating an acceptable urban built frontage. Little in the way of overlooking will occur from any of the new proposed units and given the current appearance of the site considerable visual improvement will be gained from the sites redevelopment.

Parking and Local Highway Issues

As previously indicated the site lies at the corner of Hemnall Street and Half Moon Lane. The site has an irregular frontage since part of the land appears to fall into highway ownership. There is no public footpath on the southern side of Half Moon Lane in front of the site and any consent for development would be subject to a condition that a footpath is provided across the frontage. The applicant has also indicated he would be prepared to carry out some form of landscaping in this area, which would both benefit the development and visual amenities of the area.

The scheme provides for one parking space per unit and given the location of the site within the town centre and close to public transport facilities is considered acceptable. No objections have been raised by the Highway Authority to this level of car parking provision. It should also be pointed out that similar and even less parking provision has been made on other recent town centre developments. This is in line with Government Guidance and current adopted car parking standards. Provision for cycle and motorcycle parking to current standards has also been provided.

No highway objections have been raised regarding the layout of the site or its connection to the local highway network and the scheme therefore complies with Policy T17 of the adopted Local Plan.

Conclusion

Since the application site falls within the defined Town Centre boundaries but adjacent a residential area the mixed proposal for extension to an existing commercial veterinary surgery and residential flats seems an appropriate use of the site.

Although of modern design the proposal integrates with the existing veterinary surgery and incorporates sufficient traditional components to ensure it will not be out of character within the street scene.

The buildings scale has been derived by the need to maximise the best use of the land, devise a suitable urban frontage to the site in keeping with its surroundings and create a viable development capable of supporting the applicants' aims.

Parking provision complies with current standards for Town Centre sites and there are no Highway objections, which would create difficulties in defending any reason for refusal on these grounds.

No other valid reasons for refusal have been identified in relation to the development and no objections have been raised by interested statutory bodies.

The concerns raised by the Town Council and two local residents have been considered within the body of the report and are not felt to be sufficiently valid to warrant refusing the application.

In view of all the above factors this application is recommended, subject to the schedule of conditions, for approval.

SUMMARY OF REPRESENTATIONS

EPPING TOWN COUNCIL – Object on grounds gross overdevelopment of site. Due to height, not appropriate in street scene which is visible from Conservation Area. Could also be possible highway issues regards parking and proposals not complying with Policy T17 of Local Plan. Concern at loss of land resources formerly valuable in providing employment in the town to housing. Loss of employment land does not provide sustainable development for Epping.

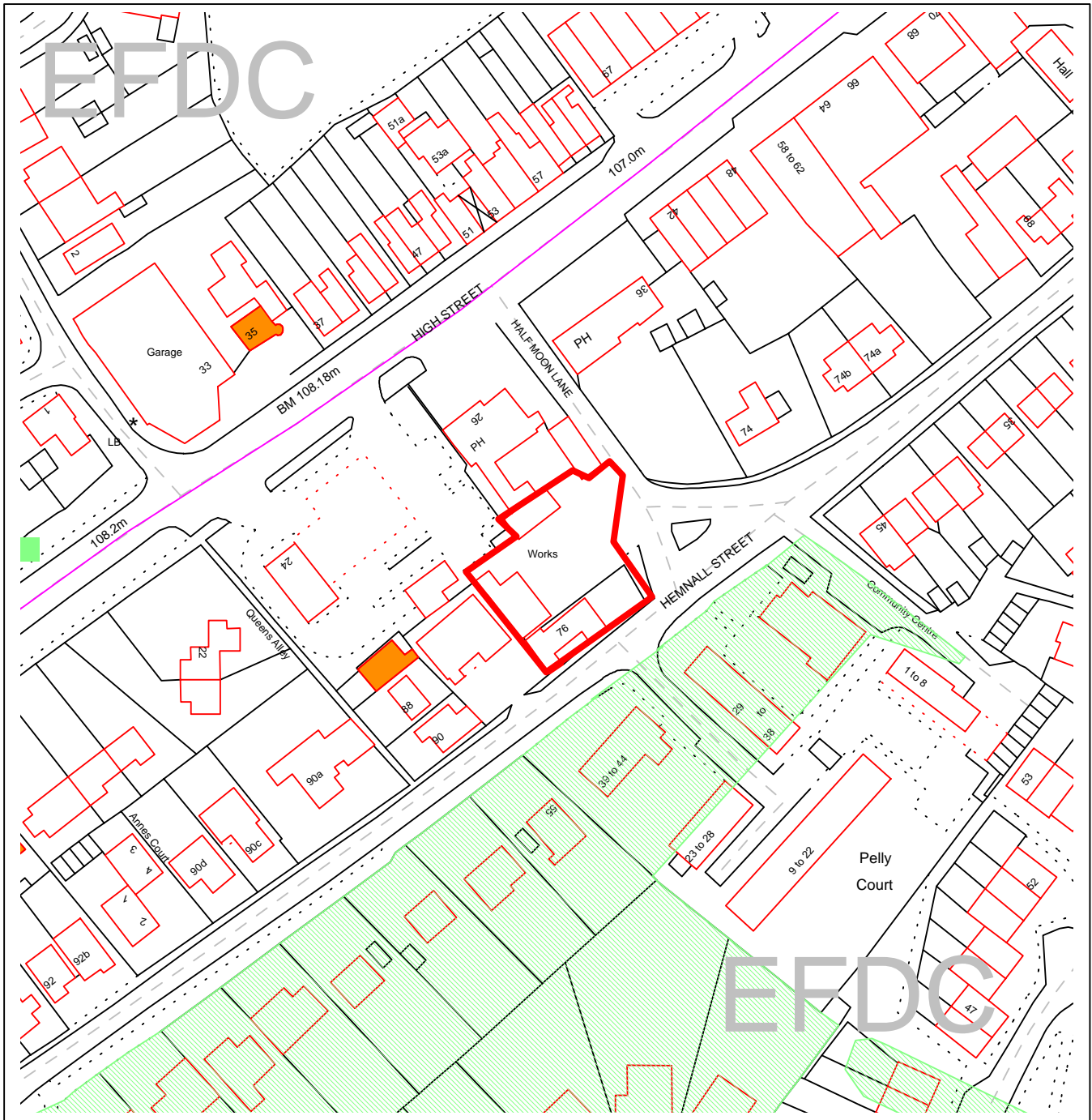
5 PELLY COURT – Opposed building would stand directly on pavement stick out like sore thumb not like rest of street. Also question of cars in busy road often difficult to negotiate newcomers bound to aggravate situation. Inappropriate for this area.

55 HEMNALL STREET. – Object, cannot express strongly enough amount of parking our road is used for, also dangerous parking particularly for emergency vehicles. 10 flats would add to parking difficulties.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	02
Application Number:	EPF/771/06
Site Name:	76, Hemnall Street, Epping
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0888/06
SITE ADDRESS:	41 Tower Road Epping Essex CM16 5EN
PARISH:	Epping
APPLICANT:	Mr & Mrs J Dumont
DESCRIPTION OF PROPOSAL:	First floor rear extension, single storey side extension, rear garden room extension and replacement garage roof. (Revised application)
RECOMMENDED DECISION:	GRANT

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 development shall be carried out in accordance with the amended plans received on 12 June 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

Single storey rear and side extension and first floor rear extension.

Description of Site:

One of a pair of semi-detached dwellings in a residential road of similar properties within Epping Town.

The garage at 41 currently lies on the boundary with No. 39, which has a 900mm gap between it and the boundary. No. 41 currently has a single storey pitched roof extension on the rear southeastern corner, which stands some 1.1 metres from the boundary with No. 39. No. 43 the adjoining dwelling also has a single storey rear extension 5.5 metres deep along the common boundary.

Relevant History:

EPF/496/06 - Single storey side and rear extension, first floor rear addition - Refused.

Policies Applied:

DBE9 and DBE10 (Design).

Issues and Considerations:

The key issues in relation to this proposal are design, appearance within the street scene and impact upon neighbours' amenities.

The proposals fall into three specific areas, the single storey rear garden room extension, single storey utility room addition to the rear of the garage and a first floor bedroom addition over the ground floor kitchen.

The lean-to roofed garden room addition sits between the boundary and kitchen projection on the rear elevation of No. 41. Being of shorter depth than the addition on the rear of No. 43 and with the roof sloping away from the boundary, this element will have little detrimental effect upon No. 43 and will not reduce their current amenities.

The utility room addition to the rear of the garage will also have a lean-to roof and merely extends the garage roof and side wall rearwards. This element will not be seen within the streetscape and will have minimal impact on the amenities of No. 39 to the southeast.

The first floor bedroom extension is the only part of the development visible within the street scene and in its revised form will be seen as a pitched roof projection approximately 1.3 metres lower than the main roof ridge line not unlike a small dormer projection. From the front of the house this element appears well designed and is in keeping with the style of the house and would have negligible impact upon the adjacent properties amenities.

In order to improve the front appearance of this addition the scheme has been amended and whilst this has been successful it has created an unusual elevation to the rear. Now with a hipped roof and lower but parallel ridge to the main property, it gives a slightly disjointed appearance when viewed from the rear. Whilst this is not ideal it is not a public view and could only ever be seen from the rear gardens of the neighbouring properties and would not be prejudicial to those properties amenities because of this.

The Town Council in their objection claim that these proposals would represent an overdevelopment of the site and that as such it would be detrimental to the street scene. This cannot be sustained since very little of the development is visible within the street scene. In view of the position of the first floor element on the rear neither is it accepted that the proposal would so unbalance the pair of dwellings that a refusal on this ground could be justified.

Whilst the first floor rear extension in this case is unusual due to the current layout and position of the ground floor kitchen, on balance it is not felt that this aspect is so detrimental that the scheme as a whole could be refused.

For the above reasons, therefore, this application is recommended for approval.

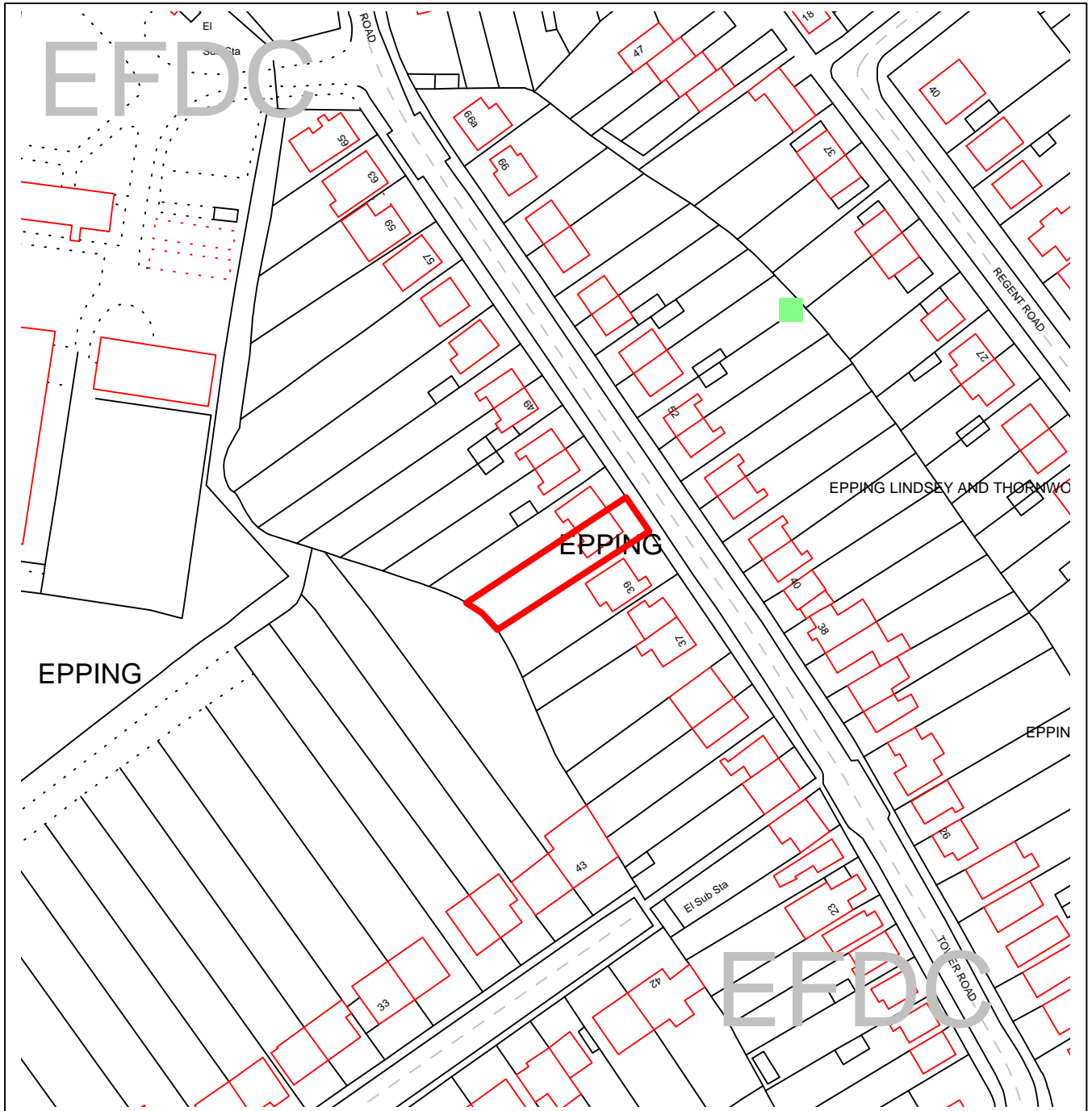
SUMMARY OF REPRESENTATIONS

EPPING TOWN COUNCIL – Object to this application. In spite of the revisions still represents an overdevelopment of the site, which would be detrimental to the street scene. In particular the visual impact of the large first floor extension at the rear of the building would be likely to unbalance the totality of this pair of semi-detached dwellings. This feature should be reduced to retain a reasonably balanced development within the existing street scene.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	03
Application Number:	EPF/888/06
Site Name:	41 Tower Road, Epping
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0932/06
SITE ADDRESS:	Lanes Boutique 263 High Street Epping Essex CM16 4BP
PARISH:	Epping
APPLICANT:	Miss T Lane
DESCRIPTION OF PROPOSAL:	Change of use (A1-A4) boutique to wine bar.
RECOMMENDED DECISION:	REFUSE

REASONS:

1	The proposed development will result in an unacceptable amount of non-retail units within the identified primary shopping frontage and will result in more than two non-retail units together. The development will therefore undermine the retail function of the Town Centre contrary to policy STC7 of the adopted Local Plan. The proposal would also be contrary to, and undermine the basis of policy TC4 of the Redeposit Local Plan Alterations.
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This application is brought to Committee at the request of Councillor Colling.

Description of Proposal:

Change of use of ground floor from retail shop to A4 (wine Bar)

Description of Site:

Part of Grade II listed building located in the primary shopping frontage on the western side of Epping High Street, within the conservation area, next to Café Unico. The shop currently sells women's clothing. The first floor is a flat occupied by the proprietor of the premises.

Relevant History:

None relevant

Policies Applied:

Structure Plan Policies:

TCR3 Town centres
HC4 Conversion of listed buildings

Local Plan policies
STC7 Controls in primary and secondary shopping frontages
HC13 Change of use of listed buildings
HC7 Development within Conservation Areas.

Local Plan Alterations Redeposit policies:
TC3 Town Centre Function
TC4 Non retail frontage.

Issues and Considerations:

The main concerns in the determination of this application are the impact of the change of use on the viability and vitality of the town centre, and the impact on the listed building and the conservation area. Additionally the impact of the proposed use on any neighbouring premises must be assessed.

Vitality and viability: To maintain and enhance the viability and vitality of the town centres within the District the policies of the Local Plan seek to restrict the amount of non retail units within the primary shopping frontage and to prevent long stretches of non retail units together. The current Local Plan Policy STC7 seeks to restrict the percentage of non-retail uses to no more than 20% and no more than 2 non-retail units together within the primary shopping frontage. The 20% limit has already been considerably exceeded in Epping High Street. Additionally the change would result in a stretch of 4 non-retail units together of some 29 metres in length.

The redeposit Local Plan Alterations propose a change to this policy and has identified, instead of primary and secondary retail frontages, a smaller "Key Retail Frontage" which is defined as the minimum amount of frontage that the Local Planning Authority considers needs to be maintained to ensure that the town centre retains its position in the Town Centre Hierarchy. The identified Key Retail Frontages delineated on the Alterations Proposals Map, have at least 70% retail uses and have no more than 2 adjoining non-retail uses anywhere within their length. Draft Policy TC4 seeks to maintain this. The application site is firmly within the Key Retail Frontage. Change of use of this shop to a wine bar would not only be contrary to the existing adopted Local Plan policy STC7 but would also immediately undermine the redeposit Local Plan Policy which is on the point of being adopted.

The proposed change would be likely, then, to have an adverse impact on the vitality and viability of the Town Centre as a shopping area and should therefore be resisted.

The applicant's agent has argued that there are material considerations that should be taken into account. The applicant states that footfall to and past her shop has fallen by at least 50% in the 10 years she has been trading; retail outlets are closing and not being replaced. She states that her property has been marketed for over 6 months with 2 local agents and two in London but no offers as a retail outlet have been expressed, - a multiple coffee shop has shown an interest. The applicant's argument is therefore that it is better to have a non-retail use than more empty premises. It is also argued that the proposal will result in a viable use for a listed building to ensure that it can remain in sound structural and decorative condition. The applicant is convinced that there is a niche and demand in the High Street for the provision of a wine bar. It is also the intention to provide a retail sales (off licence) facility in the scheme (although there is no delineated area for this use on the floor plans and it is clearly intended to be ancillary to the main wine bar use).

Whilst it is accepted that no one wants to see empty premises within the Town Centre and that a wine bar can be an attractive place, which can enhance a Town Centre, it is not considered that in this prime location within the identified Key Retail Frontage that there should be any further flexibility. The adopted policy STC7 was applied relatively flexibly and this resulted in the 30% non-retail that we have today. The new Policy, not yet adopted, will allow for this flexibility to take place outside the Key Retail Frontages but seeks to protect this remaining small area of frontage that is truly retail in character. No details have been submitted with regard to the marketing of the premises, and there is no indication that the listed building is in any imminent danger. It is not therefore considered that these considerations are sufficient to justify approval of the proposal contrary to the policies of the adopted Local Plan and the intentions of the policies of the Redeposit Local Plan.

Listed Building and Conservation Area: As has been touched on above, the application relates to a grade II listed building. Policy HC13 of the adopted local plan allows for the adaptation or conversion of listed buildings, where the architectural and historic interest is retained. The proposal put forward would retain the existing shop frontage, which was part of the old Pynes department store, and only minor internal alterations are proposed. It is not considered that the proposed change of use need be harmful to the character or historic interest of the building, nor need it be harmful to the character of the conservation area.

Amenities of neighbouring occupants: The site is located within in busy shopping area adjacent to an existing restaurant and offices. There are residential flats above premises within this part of the High Street, and residential properties in Buttercross Lane to the rear, but given the nature of the area and the fact that other adjacent uses operate late at night it is not considered that the proposal will cause undue harm to residential amenity. Conditions restricting music and hours of deliveries could be imposed if deemed necessary. Parking has been mentioned by neighbours as a potential problem. The four parking spaces indicated on the plan are outside the application site and do not form part of the application. As the site is within the town centre with relatively good access to public transport and public parking there is no requirement to provide parking in connection with the proposed use.

Conclusion:

The proposed change of use is contrary to policy STC7 of the adopted Local Plan and Policy TC4 of the Redeposit Local Plan and will result in a significant stretch of non-retail frontage within an important part of the Town Centre, to the detriment of the retail function and vitality and viability of the Town Centre. The application is therefore recommended for refusal.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Committee strongly object to this application since it will lead to the loss of yet another retail outlet in the High Street and alterations to a listed building.

3 BUTTERCROSS LANE –Object. Loss of a further retail outlet. Alternative retail uses may be more successful than the present boutique. The wine bar would cause noise, disturbance, and antisocial behaviour close to residential properties. Inadequate car parking provision. Increase vehicles using Buttercross lane for deliveries etc.

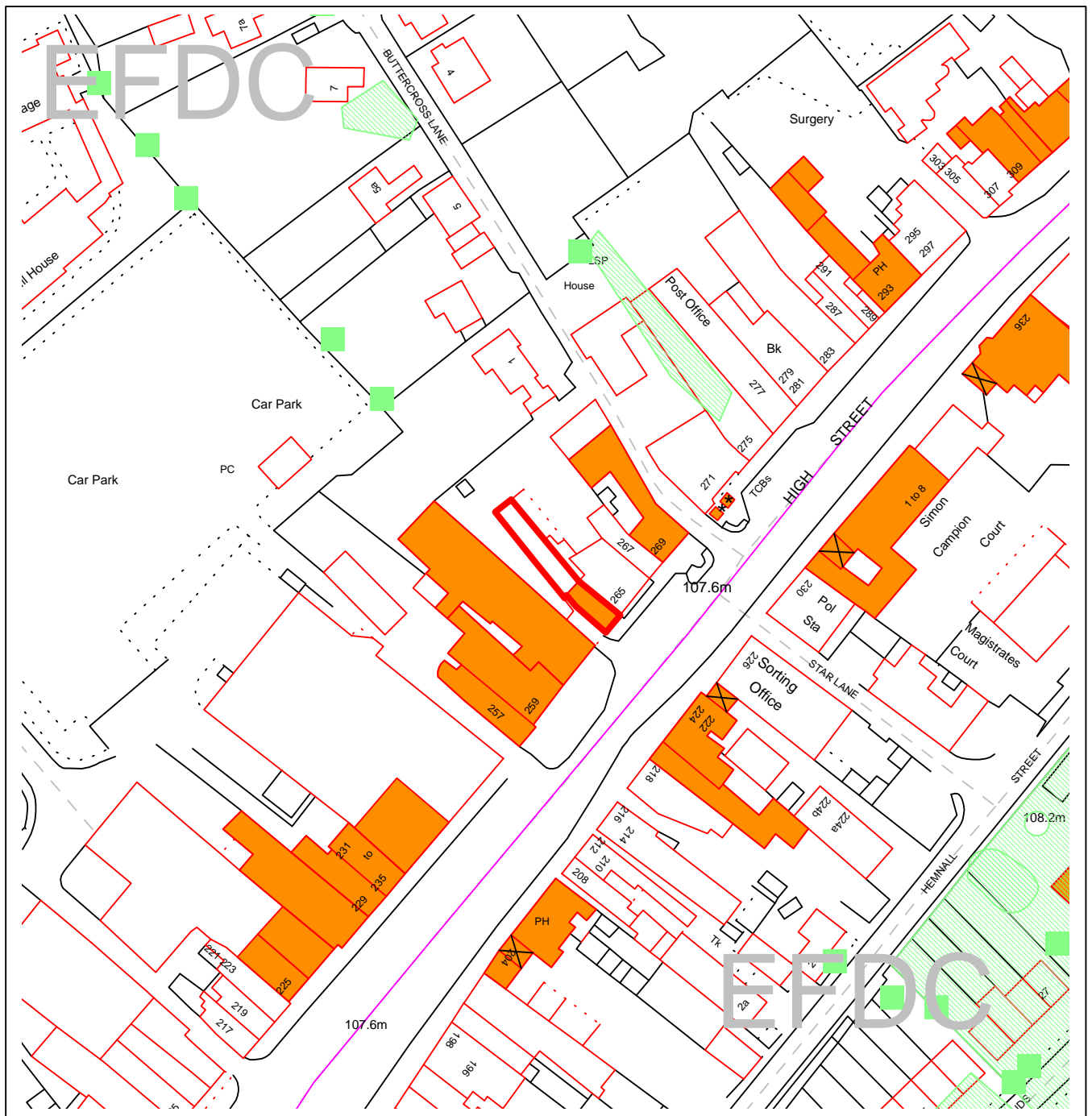
1 BUTTERCROSS LANE – Strongly Object. Loss of another shop, will decrease the usefulness of the High Street for local people. Concerned about noise, particularly from the proposed parking area. More vehicles are likely to use Buttercross Lane, which is already congested.

22 WOODBERRY DOWN – Strongly oppose. There are plenty of places to eat and drink in Epping without adding another venue.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	04 & 05
Application Number:	EPF/932/06 & 939/06 LB
Site Name:	263, High Road, Epping
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0939/06
SITE ADDRESS:	Lanes Boutique 263 High Street Epping Essex CM16 4BP
PARISH:	Epping
APPLICANT:	Miss T Lane
DESCRIPTION OF PROPOSAL:	Grade II listed building for internal alterations and a change of use (A1-A4) boutique to wine bar.
RECOMMENDED DECISION:	REFUSE

REASONS:

1	The proposed works are required in connection with a use that has not been authorised, as such they amount to unnecessary alterations works to a listed building which would lead to ambiguity with regard to the use of the building which would be harmful to the character of the building contrary to Policy HC10 of the adopted Local Plan.
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Description of Proposal:

Grade II listed building application for internal alterations and change of use to wine bar (A4)

The physical works proposed relate to the removal of some internal partitions and the erection of new partitions to create toilet area. A bar is also proposed.

Policies Applied:

HC10 – protection of listed buildings.

Issues and Considerations:

The issue here relates to the impact of the proposed alterations on the character and historic interest of the listed building.

The historic buildings adviser from Essex County Council considers that the works consist of only the removal of some fixtures and fittings and a couple of partition walls, as well as the installation of a new bar, and that no historic fabric will be affected. It is not proposed to alter the shopfront, which is important to the character of the building.

However the proposed works all relate to a use that is not acceptable in planning terms and it is therefore considered that if the planning application EPF/932/06 for the change of use is refused

as recommended, then the listed building application should also be refused as it would result in unnecessary alteration to the building and would lead to ambiguity over the use that would be harmful to the character of the building contrary to policy HC10. The application is therefore recommended for refusal on this basis alone.

Should the application for change of use be approved, contrary to officer recommendation, then the alterations to the listed building would be acceptable and this application can be approved.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Strongly object since it will lead to the loss of yet another retail outlet in the High Street and alterations to a listed building.

Report Item No: 6

APPLICATION No:	EPF/0507/06
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Epping Essex CM16 6AL
PARISH:	North Weald
APPLICANT:	Mr D Jones
DESCRIPTION OF PROPOSAL:	Installation of driveway and entrance.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 Within 3 months of the date of this permission the driveway shall be surfaced in accordance with details, which shall be first submitted to and approved in writing by the Local Planning Authority.

Description of Proposal:

Consent is being sought for the installation of a widened driveway and entrance. It is a retrospective application and relates specifically to the widening of the existing driveway and entrance by between 2.5m and 3m for a length of approximately 200m. This has included the removal of a grass verge that separated the adjoining field from the existing driveway.

Description of Site:

The site consists of a large redundant agricultural unit with entrance and approximately 200m driveway located on the south side of Vicarage Lane. There is a bungalow with an agricultural tie located further up the lane close to the redundant agricultural buildings.

Relevant History:

EPO/30/68 – Proposed dwelling in connection with small holding – allowed on appeal 31/03/69
EPO/30A/68 – Details of bungalow – Approved with conditions 09/09/69
EPF/317/95 – Agricultural building for storage of hay – Approved with conditions 16/05/95
EPF/478/06 – Change of Use of redundant agricultural outbuildings for B1 and B8 purposed – yet to be determined

Policies Applied:

GB2 – General Restraint
LL2 – Resist Inappropriate Development

Issues and Considerations:

The main issues here are whether the widening of the existing entrance and driveway is appropriate for its location and does not harm the openness of the Green Belt.

The widening of the driveway and entrance has removed a grass verge, which separated the adjoining field from the existing lane up the agricultural buildings. Most of additional hardsurfacing is not visible from the road apart from a small amount close to the roadside. The existing crossover into the site has not been altered.

It is not considered that the additional surfacing materially harms the openness of the Green Belt. The works are only the widening of an existing driveway and not providing a driveway where none existed previously.

Conclusion:

Some harm to the Green Belt but not considered justifiable to recommend refusal given the presence of existing driveway.

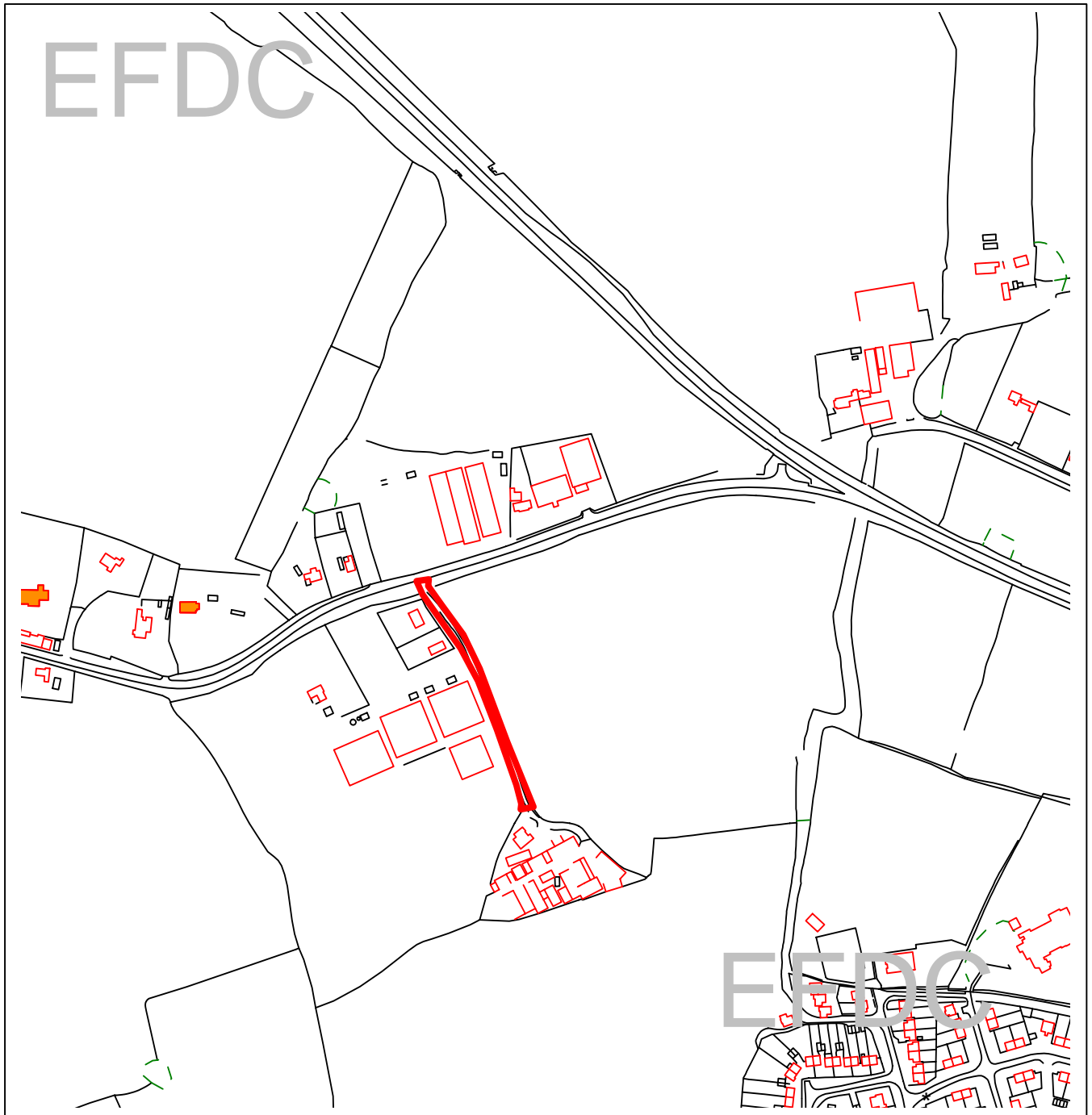
SUMMARY OF REPRESENTATIONS:

NORTH WEALD PARISH COUNCIL – Objection – negative impact on the Green Belt.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	06
Application Number:	EPF/507/06
Site Name:	Chase Farm, Vicarage Lane, Nth Weald
Scale of Plot:	1/5000

Report Item No: 7

APPLICATION No:	EPF/0772/06
SITE ADDRESS:	Goodymead Loughton Lane Theydon Bois Essex CM16 7JZ
PARISH:	Theydon Bois
APPLICANT:	Mr & Mrs Irvine
DESCRIPTION OF PROPOSAL:	Demolish existing bungalow and erection of new two storey property with new vehicular access. (Revised application)
RECOMMENDED DECISION:	GRANT

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 Prior to the commencement of the development, details of a screen that is to be erected either side of the balcony hereby approved shall be submitted to and approved in writing by the Local Planning Authority (LPA). The screens shall be erected in accordance with those agreed details prior to first occupation of the dwelling and shall be permanently retained unless the LPA gives its written consent to any variation.
- 4 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.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side windows shall be fitted with obscured glass and have top hinged opening night vents, and shall be permanently retained in that condition.
- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

- 7 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 The proposed vehicle access hereby approved shall be constricted to a width not less than 2.4 metres, by way of a dropped kerb crossing.
- 11 Measures shall be taken to ensure that no surface water shall drain onto the highway.

Description of Proposal:

This application is for the demolition of an existing bungalow, and the erection of a two storey detached property with integral garage, together with a new vehicle access.

Description of Site:

The application site comprises a detached single storey bungalow located within a fairly uniform building line on the southwestern side of Loughton Lane. The road consists primarily of ribbon development (that is not within the Metropolitan Green Belt) and is surrounded by open fields and wooded areas. Properties in the road are of mixed character, with a mixture of semi-detached and detached properties.

Relevant History:

EPF/2219/05 – Demolition of existing bungalow and erection of two storey property with new vehicular access. Withdrawn by applicant on 8/2/06.

Policies Applied:

Built Environment Policy from the Essex and Southend on Sea Replacement Structure Plan:-
BE1 – Urban intensification.

Green Belt, Design and Highway Policies from Epping Forest District Council's Adopted Local Plan:

GB7 – Development conspicuous from the Metropolitan Green Belt.

DBE1 – Design of new buildings.

DBE2 – Effect of new buildings on surroundings.

DBE8 – Provision of private amenity space.

DBE9 – Amenity considerations.

T14 – Provision of off-street car parking.

T17 – Highway safety.

Issues and Considerations:

The main issues with this application relate to the design and appearance of this replacement dwelling (including any impacts on the nearby green belt) as well as impacts on neighbouring properties and highway considerations.

1. Design, siting and appearance

The proposed dwelling is styled traditionally, and is located in a road of mixed character. Whilst the existing property is a very low level bungalow, those either side are taller chalet bungalows. It is acknowledged that the proposed property is taller than the ridge-lines of the directly neighbouring properties, however it is comparable to the main ridge height of “Fallow House” to the south, and is similar to that of “Woodlands” to the north. The height of the proposal has been reduced from the previous (withdrawn) application, and was an element of the proposals that the Parish Council did not specifically raise as an objection.

Gaps of 1 metre are retained around the property, the only exception of which is adjacent to the boundary with “Fallow House”. An attached garage is sited up to this boundary, which is in accordance with adopted design criteria. Sufficient separation is retained around the proposed dwelling, and this will ensure that the current open character of this rural area is retained.

The proposed dwelling is to be positioned more or less in line with the surrounding properties, and whilst the proposal has single storey elements that project rearward from “Glen Shiel”, the two storey part of the proposal is in line with that property (which has a two storey extension at the rear).

In terms of appearance, aesthetically the property is styled traditionally, featuring front gables and a “mock Tudor” design. The overall architecture in this area is traditional, and this proposal will not appear out of keeping or an alien feature in the street-scene.

Whilst this site is not situated within the Green Belt, it is visible from it. Although the bulk of the dwelling will be increased, this will not be of such a scale that will detract from or harm the objectives of the Metropolitan Green Belt. On the whole, whilst the dwelling will be of a greater size than that it replaces, this is not considered to be harmful to the surrounding area. Although concern has been raised about the loss of a bungalow, the committee will be aware that there is no policy objection to this change.

2. Impacts on neighbouring amenity.

The proposed property is sited far enough away from “Fallow House” (a detached garage at that property lies between the site and the main dwelling) for light loss to be unlikely. “Glen Shiel” has two side dormer windows that serve bedrooms that are likely to see a degree of light loss as a result of this development. These to a certain extent rely on light over land that is not owned by that property, however the dormers are sited in excess of four metres from the proposed building. Although some light loss will occur this will not be excessive, and given the close relationship of these dormers to the side boundary a refusal on this ground is considered to be unreasonable.

Although a large side window is proposed, this serves a landing area. A condition can request that this is fitted with obscure glazing that will prevent undue overlooking. Additionally, a rear balcony is proposed above the single storey rear “extension”. The separation between this and the adjacent properties (the proposed rear conservatory lies between the terrace and “Glen Shiel”) means that

this is not likely to give rise to excessive overlooking. Moreover, a condition can be imposed to request the details of a screen that can be placed either side of this balcony that would mitigate any risk of overlooking.

3. Highway issues and other matters.

The proposal also looks to add an additional vehicle access to form a carriage driveway. Highways Officers raise no objection subject to a condition that specifies the access width, as well as requesting details of surface materials.

The amount of amenity space provided is more than appropriate for a dwelling of this size, and the existing plot size is of sufficient size to accommodate a larger property.

Conclusion

Whilst the proposal will result in a larger building on the site, the design and massing are considered to respect the surrounding area and will not unduly harm the objectives of the surrounding green belt. The amenities of neighbours will not be adversely affected and an appropriate form of development will result. The application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

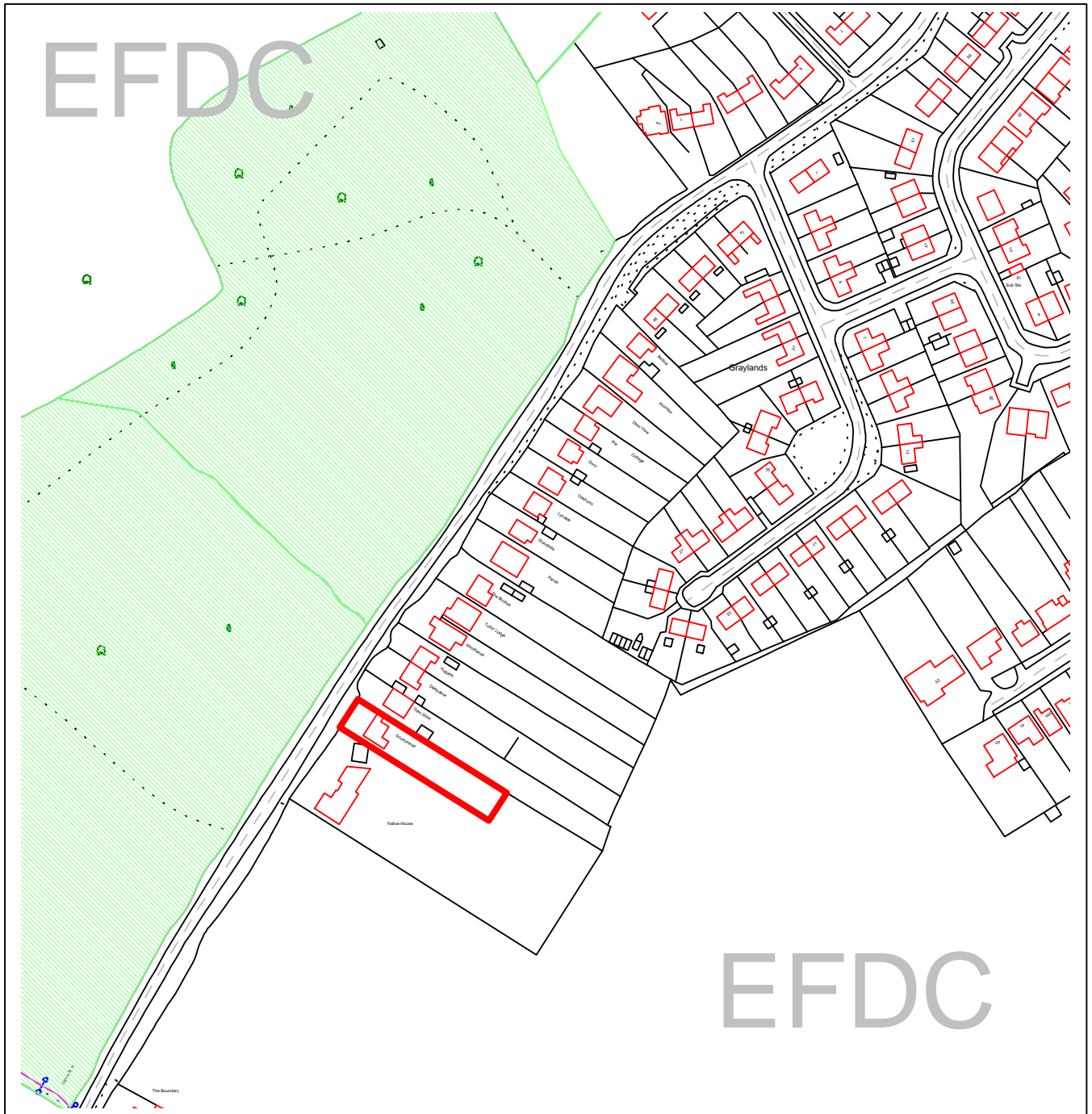
PARISH COUNCIL – Objection. Although we acknowledge that the building line has been brought back from the left hand boundary, we still feel that the proposed building is too large for this narrow plot. The increased roof height set between two chalet properties is out of keeping with, and detrimental to, the street-scene.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Loughton Lane still retains an eclectic mix of housing and bungalows. Goodymead, Hogarth and Deepdene form a pleasant break in the skyline at this point allowing views of the hillside to the rear of all the properties in this part of the lane, adding to the rural character of our village. This would destroy the open aspects and pleasant views at this point of the lane and the character would be ruined. The new vehicle crossover gives us cause for concern, it is important to retain as many of the tree sand hedges and verges as possible as they add to the character of the lane. H4A of the redeposit aims to ensure an adequate mix of dwellings is maintained. It is specific with respect to bungalow conversions. This is a dwelling suitable for elderly persons and Theydon Bois has a much larger than average percentage of people of retirement age. EFDC has allowed the loss of many bungalows, thus depleting our already small stock of suitable smaller dwellings, making it difficult for long-term elderly residents of our village to downsize and remain in the community they love. The Society is of the view that this application should be refused and that it would be more appropriate for the applicant to renovate the present property retaining it as a bungalow at its present size or at the most seek a modest extension.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	07
Application Number:	EPF/772/06
Site Name:	Goodymead, Loughton Lane, Theydon Bois
Scale of Plot:	1/2500