

AREA PLANS SUB-COMMITTEE 'WEST'

20 May 2015

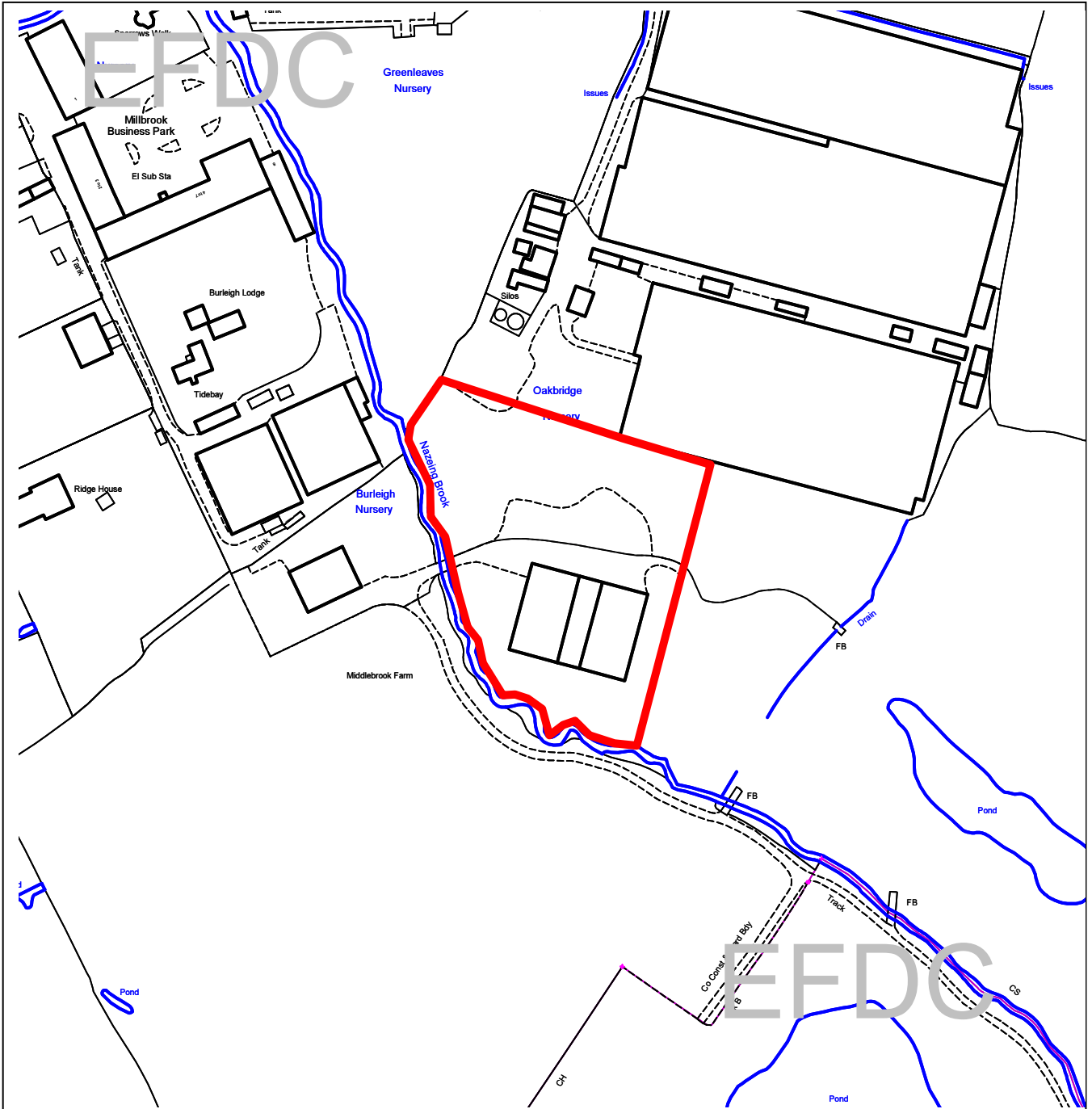
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/2990/14
Site Name:	Middlebrook Industrial Estate, Hoe Lane, Nazeing, , EN9 2RJ
Scale of Plot:	1/2500

Report Item No: 1

APPLICATION No:	EPF/2990/14
SITE ADDRESS:	Middlebrook Industrial Estate Hoe Lane Nazeing Waltham Abbey EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr J Speller
DESCRIPTION OF PROPOSAL:	Proposed extension to create three additional B1/B8 industrial units
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572476

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 11830-P001-A, P002-D, S001-A.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 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.
- 6 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.

- 7 A flood risk assessment and management and maintenance plan 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 best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 8 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 8 shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 There shall be no external storage at the site at any time.
- 10 The rating level of noise emitted from the site shall not exceed the background noise level by more than 5dB(A).
- 11 The development hereby approved shall not operate outside the hours of 7.30 am to 6.00 pm Monday to Friday and 7.30 am to 1.00 pm Saturdays and at no time on Sundays or Bank Holidays.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g)) and since;

Description of Site:

The application site is occupied by a large industrial building divided into separate units. The business units are served by a large parking area. The site is within the Green Belt and is at an isolated location accessed down a long laneway. The lane is home to other business uses and there are also a number of residential properties. The site is adjacent to the Nazeing Brook and there is a band of trees along the rear boundary.

Description of Proposal:

The applicant seeks to extend the existing building to provide three additional units. The extension would be 12.0m deep x 48.0m wide and would follow the form of the existing building.

Relevant History:

EPF/0759/02 - Change of use of mushroom growing building to B1(C) (light industrial) and B8 (storage and distribution uses) including associated parking and alteration to building. Grant permission with conditions - 31/03/2004.

Summary of Representations:

PARISH COUNCIL: Objection. Extension in the Green Belt with no special circumstances.

1 neighbour consulted and Site Notice displayed: 0 replies received.

Date of site visit: 01.04.15

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the quality of the Rural and Built Environment
GB2A – Development in the Green Belt
GB7A – Conspicuous Development
DBE1 – Design of New Buildings
DBE2 – Effect on neighbouring properties
DBE4 – Design in the Green Belt
HC6 – Development within or adjacent to Conservation Areas
LL1 – Rural Landscape
LL2 Inappropriate rural development
LL8 – Protected Trees
LL10 – Adequacy of provision of landscape retention
ST4 – Road Safety
ST6 - Vehicle Parking
RP4 – Contaminated Land
RP5A – Potentially Adverse Environmental Impacts

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Issues and Considerations:

The main issues to consider relate to the site's location in the Green Belt, design and amenity.

Green Belt

The application site is within the Metropolitan Green Belt and the Parish Council has raised concern that the scheme is in principle inappropriate and that no very special circumstances appear to exist. The NPPF at Paragraph 89 recognises that limited extensions to existing buildings in the Green Belt need not be inappropriate. The building has not been extended in the past and this development would add approximately 30%. In Green Belt terms this can be considered limited. The existing building is large and any increase would not have a serious impact on open character.

Design

The proposed design raises no serious concerns and would be a replication of the existing building.

Amenity

The existing building has no immediate neighbours. However there are some residential properties on the lane. Any increase in the size of the building has the potential to increase traffic movements along the lane. Conditions of hours of operation would reduce this to some degree and it is not considered that any disturbance would be serious detrimental to amenity.

Trees and Landscaping

Whilst the applicant has provided a Tree Report the standard condition does need to be included in full, and updated reports will need to be submitted for approval prior to commencement. This is because at this stage, all the applicant is required to do is to show that the development is feasible without a detrimental impact on trees. Following permission being granted the information that will be required to be submitted will include;

- **Tree protection plan** to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up i.e. locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc. This information is not yet known.
- A detailed **Arboricultural Method statement** including a list of contact details for all relevant parties. This information is not yet known.
- **Schedule of works** to retained trees e.g. works required to facilitate demolition / construction activities. This information is not yet known.
- **Arboricultural site monitoring schedule**, A detailed schedule of visits is required.

Land Drainage

The applicant is proposing to dispose of surface water by soakaway. The geology of the area is predominantly clay and infiltration drainage may not be suitable for the site. Further details are required. A condition requiring details of surface water drainage is therefore necessary. The development is of a size to avoid excessive surface water run off. Therefore a Flood Risk assessment is also necessary.

EA Comments

Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Nazeing Brook, designated a main river.

Parking

The plans outline a rearrangement of previously submitted parking at the site under application EPF/0759/02). The site is already arranged roughly as outlined in the plans and this raises no issues of concern. There is sufficient parking space to serve the increased commercial space.

Conclusion:

The proposed extension to this commercial building is considered acceptable and is therefore recommended for approval with 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: Mr Dominic Duffin
Direct Line Telephone Number: (01992) 564336***

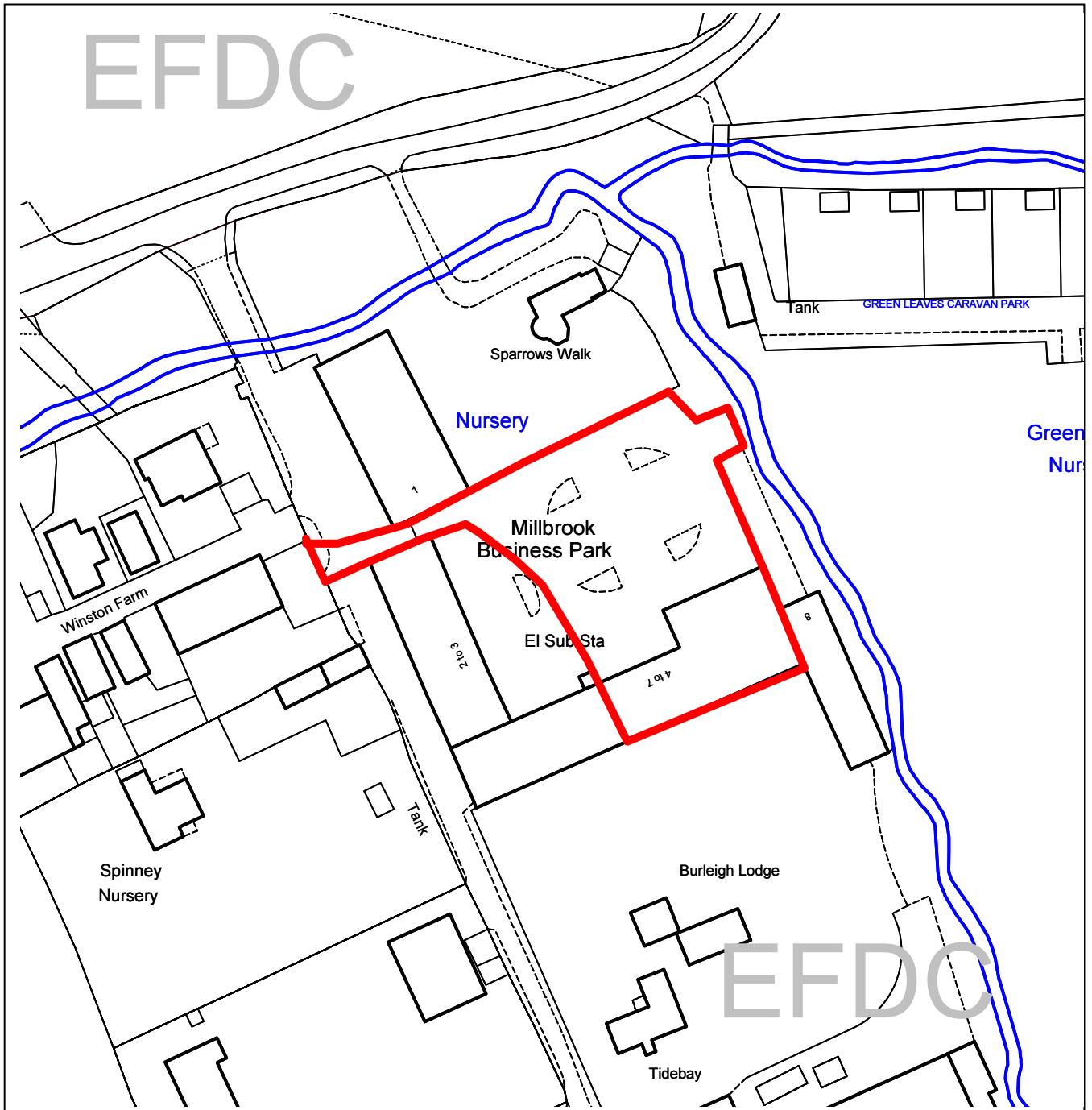
***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***

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Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/0366/15
Site Name:	Units 6 & 7, Millbrook Business Park Hoe Lane, Nazeing, EN9 2RJ
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0366/15
SITE ADDRESS:	Units 6 & 7 Millbrook Business Park Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Trevor Leake
DESCRIPTION OF PROPOSAL:	Continued use of units 6 and 7 for B1 (Business) and B8 (Storage and Distribution) purposes (variation of EPF/1249/00 to allow the units to operate for increased hours as detailed in the application forms).
RECOMMENDED DECISION:	Grant Permission - Time Limited Use (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573854

CONDITIONS

- 1 The use hereby permitted shall cease on or before the date one calendar year from the date on this decision notice.
- 2 Operations within the units shall not be carried out between 10:00pm and 7.00am unless otherwise agreed by the Local Planning Authority.
- 3 All work shall be carried out within the unit with doors and windows closed.
- 4 There shall be no external storage in connection with the approved uses.
- 5 The car parking layout shown on the approved plans shall be provided and thereafter maintained free of obstruction for the parking of vehicles for staff and visitors.
- 6 The rating level of noise emitted from the unit shall not exceed the existing background noise level determined to be 43dB(A) LA90,T, by more than 5dB(A).. The noise level shall be determined at the boundary with the nearest noise sensitive premises. Measurement and assessment shall be made according to BS4142:1997 (Time period T = 1 hour).
- 7 There shall be no deliveries or movements of HGV's between 18:00pm and 07:00am on weekdays, or outside the hours of 08:00am - 13:00pm on Saturdays and not at all on Sundays/Bank Holidays.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g)) and since;

it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

The application site is part of a larger site which was redeveloped some years ago to form a small business park of units. Access is gained from a private road off Hoe Lane and this leads into a large parking area. The units are broadly arranged in an “L” shape on the southern and western sides of the site. The subject site, units 6 & 7, are located on the southern side of the park and are bordered to the rear by Burleigh Lodge, a large detached dwelling set in fairly extensive grounds. The private road contains a mix of commercial and residential properties and the entire site is within the Metropolitan Green Belt.

The units are used for a mix of B1/B8 purposes with a number of businesses trading from the address.

Description of Proposal:

The applicant seeks consent to vary the terms of the original permission which will permit units 6 and 7 to operate for increased hours. The application forms indicate that the applicant seeks to operate the B1 element from 07:00am – 22:00pm from Monday – Sunday, including Bank Holidays, and for the B8 element to operate from 07:00am – 18:00pm, Monday to Friday and 07:00am – 13:00pm on a Saturday. At present condition 2 of the original permission, EPF/1249/00 prevents this from happening, the condition stating;

“Operations, within the units shall not be carried out between 6pm and 7.30am on weekdays, or outside the hours of 8am and 1pm on Saturdays and not at all on Sundays and Bank Holidays.

Reason: In the interests of residential amenity”.

Relevant History:

EPF/0945/99 - Demolition of old mushroom sheds and conversion of remaining buildings to light industrial (B1) and for storage (B8) use. Grant Permission (with conditions) - 01/11/2000.

EPF/1249/00 - Retention of existing building (previously proposed for demolition) and change of use to B1 and B8 purposes, provision of additional parking spaces. Grant Permission (with conditions) - 01/11/2000.

EPF/0366/15 - Removal of conditions 2 (hours of operation) and 3 (work within the building) of planning permission EPF/1249/00. Refuse Permission - 17/10/2014.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE2 – Effect on Neighbouring Properties

DBE9 – Loss of Amenity

RP5A – Adverse Environmental Impacts

ST6 – Vehicle Parking

Summary of Representations:

PARISH COUNCIL: Objection. There has been no change in circumstances since the original permission was granted. Furthermore the site is located in a mixed residential/commercial area and if these units open for longer hours there would be increased traffic movements late in the evening which will be dangerous and would add to the residents already unpleasant sleep disruption.

33 neighbours consulted: 3 replies received.

SPARROWS WALK (2 Letters): Objection. I believe they already take enough "lee-way" with parking in unallocated spaces and at the weekends. I value my privacy and peace at the weekend, bank holidays and in the evening.

Letter from HPS on behalf of Sparrows Walk: Concern that any restrictions which could be put in place with regards to HGV movements could not prevent the movement of staff and visitors to and from the site which would in itself cause disturbance. The condition with regards to windows and doors remaining closed would be difficult to enforce, particularly in the summer months when nearby gardens would be in use. The proposed hours would create noise and disturbance when local residents would expect to enjoy a reasonable level of peace and quiet i.e. weekends, evenings, and bank holidays. Overall the proposal would likely have a detrimental impact on amenity and could set an unwelcome precedent.

STONEFIELD NURSERY: Objection. We object to any further industrialisation of this road and extended opening hours. The original conditions were put in place to protect the amenity of local residents and if consent is granted this will once again be challenged. Many of the units already operate outside the designated hours with windows and doors open. If consent is granted this will set a precedent for other units along Hoe Lane to operate similarly which will be intolerable for local residents.

WINSTON FARM: Objection. My family lives directly opposite Millbrook Business Park at Winston Farm, we tolerate the commercial traffic and the regular blocking of our entrance by articulated Lorries being unloaded as it is always conducted in normal business hours. However I must object to any increased hours as I believe it would be unfair and intolerable to have these activities occur out of business hours. Hoe Lane is primarily a residential road; I believe this application would be an encroachment on the local residences.

Issues and Considerations:

The main issue for consideration is whether there are grounds to justify an alteration to the original consent and its restrictions with reference to local and national policy and the comments of consultees.

Discussion

The site at Millbrook Business Park was originally occupied by some mushroom sheds and consent was granted in the late 1990's to redevelop the site as a commercial venture. It appears from previous representations received that the then applicant and occupier of Sparrows Walk retained ownership of the car park. The original consent was restricted by; inter alia, the following two conditions;

Condition 2 required the following;

“Operations, within the units shall not be carried out between 6pm and 7.30am on weekdays, or outside the hours of 8am and 1pm on Saturdays and not at all on Sundays and Bank Holidays.

Reason: In the interests of residential amenity”.

Condition 3 required the following;

“All work shall be carried out within the unit with doors and windows closed.

Reason: In the interests of residential amenity”.

These restrictions applied to the whole business park. In 2014 an application was received to vary or remove these conditions from the entire development (EPF/1872/14). This was refused consent for the following reasons;

1. The removal of or variation to conditions 2 & 3 of application EPF/1249/00 would result in a material increase in noise and disturbance to the occupants of adjoining residential properties through the increased activity at the business park along with increased vehicle movements outside normal working hours. Furthermore outside working would result in a material increase in noise and disturbance which would be inappropriate within an area with residential properties. The proposal is therefore contrary to policies DBE2, DBE9 and RP5A of the adopted Local Plan and Alterations and national guidance contained in the NPPF.
2. The proposal to permit work to be carried on outside the units would result in the associated storage of materials which would be detrimental to the efficient operation of the business park and harmful to the visual amenity of the area contrary to policy CP2 of the adopted Local Plan and Alterations and national policy contained in the NPPF.
3. The proposal to work outside of the business units would result in the loss of dedicated parking spaces contrary to the adopted parking standards of the Local Planning Authority as laid out in Policy ST6 of the adopted Local Plan and Alterations and national policy contained in the NPPF.

The occupant of units 6 & 7 now applies independently to allow increased hours of operation within the units. It is suggested that the condition that work is carried out within the units with windows and doors closed would remain in place. Further conditions are suggested including one which would limit the movement of HGV vehicles to and from the site to within the hours of 07:00am – 18:00pm and 08:00am – 13:00pm on Saturday and not at all on Sunday's and bank holidays. Essentially the applicant requests lawful recognition to operate within the units for increased hours. The principle issue is whether such an arrangement would impact excessively on the amenity of adjoining residents and whether previous concerns as highlighted in the recent refusal have been overcome.

The submission indicates that the applicant wants greater flexibility to work outside normal business hours, including the opportunity for the Director of the company to carry out administrative duties. National planning policy encourages the promotion of business through the planning system. Paragraph 17 of the NPPF promotes support for sustainable economic development and paragraph 20 states that *“to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century”.*

Paragraph 7 highlights three dimensions to sustainable development: economic, social and environmental, sustainable development being the core aim of the planning system. The social element includes the desire to create a high quality built environment. Therefore whilst the

promotion of business is a key objective this should not necessarily be at the expense of the quality of life experienced by local communities. It is therefore of great importance that the planning system responds to the growing needs of local business whilst being mindful of the reasonable requirements of local residents, and if possible can successfully marry the two.

Vehicle Movements

It is clear from representations received that there is concern from some neighbours and the Parish Council that an approval of this scheme would result in increased vehicle movements outside normal business hours and that this would impact on the amenity of adjoining residents. The applicant has suggested a condition which would restrict movements outside the standard hours and as such there would be no additional movements to and from the site from delivery vehicles. This seems a reasonable compromise and would result in a condition which meets the standard tests, as highlighted in Planning Practice Guidance, including a condition that would be enforceable. It is therefore considered that impact on amenity from vehicle movements in relation to this proposal can be controlled by condition. There would therefore be no movements to and from the site and no unloading of HGV vehicles outside normal business hours.

Further Restrictions

The applicant has indicated a willingness to have the condition ensuring that work is carried out with the units with windows and doors shut to stay in place. If this was the case the level of disturbance would reduce and any activity would take place within a closed unit. Furthermore conditions governing noise levels and no outside working would also remain in place. Again this would further reduce any impact on amenity levels. It is evident on site that any machinery within the unit does not emit high levels of noise. Therefore control of excessive noise emissions can be achieved with suitable conditions.

Concern is also expressed that the movement of staff to and from the site would cause further noise nuisance. As stated the planning system does promote support for local business and any decision maker should question whether such movement would seriously impinge on the amenity level currently enjoyed by neighbouring residents. Indeed if any work is carried out within a closed unit and would involve only the movement of employees to and from the site, would there be a material impact on amenity? It is stated in submissions received that some units on the site already breach the conditions in place. This application can only be judged on its merits, with the understanding that enforcement action could be taken for breaches of planning control, and from such a standpoint it is difficult to envisage serious impact on current amenity levels. The planning system promotes support for local business and in the absence of identifiable harm, or harm that cannot be controlled by conditions, the promotion of modern business practices should be the default position. The units retain a reasonable gap to neighbouring properties, the nearest dwelling being circa 45.0m from the site, and as stated no serious impact on amenity can be identified whilst the Council can proactively aid the more efficient operations of a local business.

Previous Refusal

The previous application was for the entire business park and was refused for the three reasons listed above. It is considered that this revised application, and the proposed conditions, would nullify previous concerns. Noise and disturbance would not be excessive and movements to and from the site outside of normal business hours could be controlled by condition. The prevention of working outside the unit and the retention of parking spaces for that purpose would also be controlled by condition.

Other B1/B8 Uses

Planning permission runs with the land so potentially other B1/B8 uses could occupy units 6 & 7. B1 uses by definition should be able to work within a residential area without causing excessive levels of nuisance and the same restrictions would remain in place. The proposed conditions would therefore restrict noise and disturbance from other B1/B8 to acceptable levels.

Precedent

Every planning decision must be reached on its own merits. The fact that previous cases have been decided in a particular way does not create a precedent for others. However a Local Planning Authority is entitled to consider the cumulative effect of similar decisions which may cause harm. In this case there are other units on the development who may wish to operate for increased hours. The cumulative impact could undoubtedly cause harm. The individual circumstances of other units may however not be suited to the restrictions put in place in this case. Whilst Members should be mindful of the potential cumulative impact if other units were to be granted similar relaxations, it is not considered that this in itself should warrant refusal and this scheme should be judged on its own merits. In this case the view has been formed that the units could open for increased hours, better suiting the needs of the owners, without unduly impacting on the amenity of neighbouring residents.

Temporary Permission

Officers are relatively content that this use could operate without seriously detracting from the amenity of neighbouring residents. However the concerns are noted and well documented within the submissions. In such case where an application is made for a permanent permission which may be "potentially detrimental" to existing uses nearby but there is insufficient evidence for an authority to definitively quantify its character or effect it can be appropriate to give the development a trial run. In this case the development would continue to operate from the same unit and as such there would be no serious capital expenditure needed to carry out the approved use. In this case until the development is up and running its real impact is really a matter of supposition. Although this use would be restricted by conditions and in line with Government objectives there is at least the potential for nuisance to immediate neighbours. A condition granting permission for one year as a trial run is considered reasonable and necessary and a reassessment can be carried out at the end of this period where a permanent permission can be considered.

Conclusion:

The proposed development is considered a potentially acceptable form of land use at this location. The concerns of residents are duly noted and have been given material weight in the decision making process. It is considered that amenity concerns can be reduced to an acceptable level by the use of appropriate conditions. However on the available evidence it is difficult to be certain of the developments nature or effect and in that regard a temporary permission for two years as a trail run is considered justifiable. It is therefore recommended that consent is granted subject to conditions and agreeing the temporary trail period.

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: Mr Dominic Duffin
Direct Line Telephone Number: (01992) 564336***

or if no direct contact can be made please email:

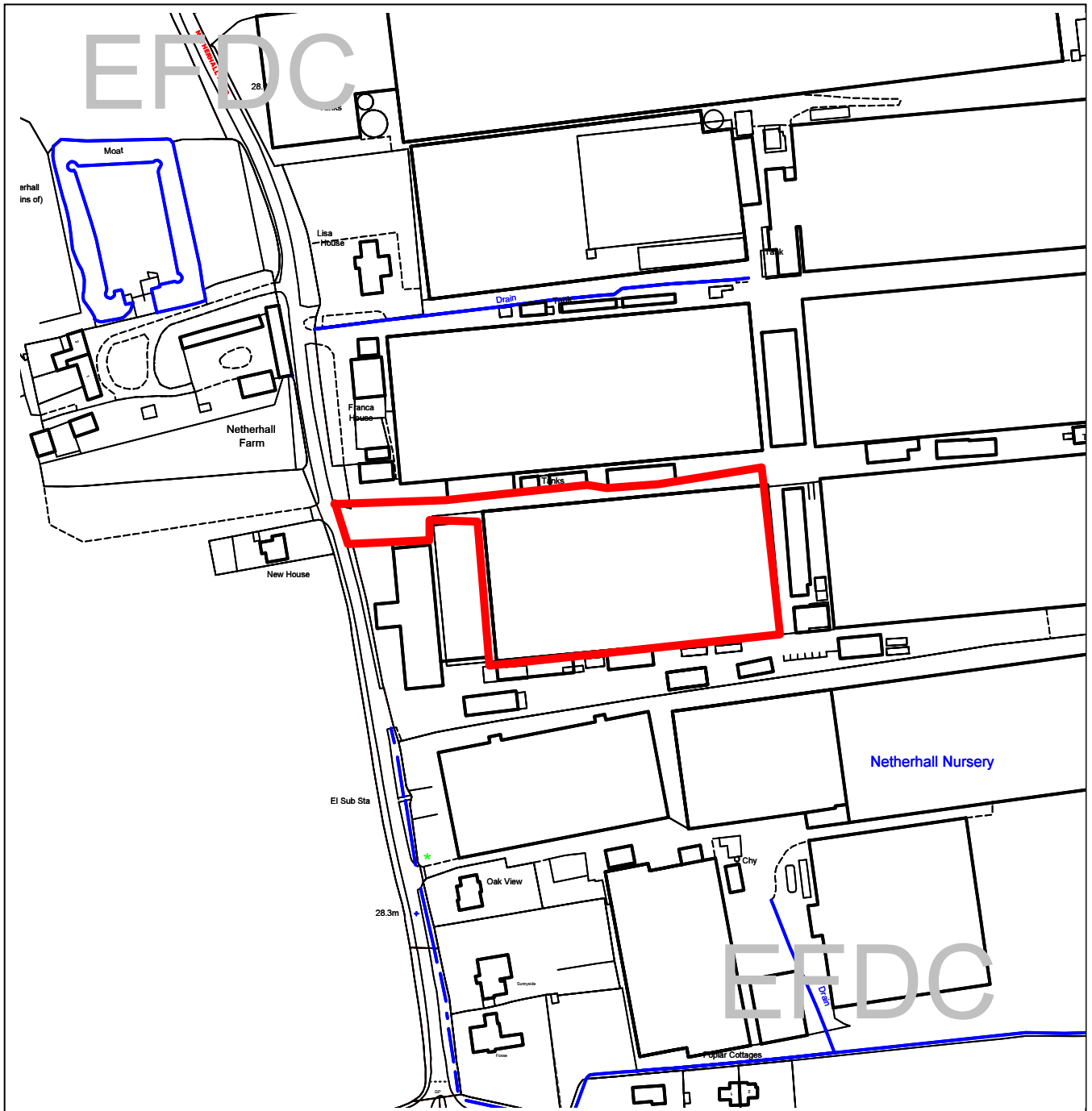
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Epping Forest District Council

AGENDA ITEM NUMBER 3



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Application Number:	EPF/0381/15
Site Name:	Tower Nursery, Netherhall Road Roydon, Harlow, CM19 5JP
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/0381/15
SITE ADDRESS:	Tower Nursery Netherhall Road Roydon Harlow Essex CM19 5JP
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr P Milazzo
DESCRIPTION OF PROPOSAL:	Demolition of existing glasshouses, erection of rear extension to existing packing shed and provision of additional off road lorry parking.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573873

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 hereby permitted will be completed strictly in accordance with the approved drawings nos: 3451/1, 3451/2, 3451/3, 3451/4, 3451/5, 3451/7, 3451/8
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.
- 5 A flood risk assessment and management and maintenance plan 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 best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 6 The parking areas shown on plan ref: 3451/2 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 and lorries.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The wider site consists of an existing and well established horticultural site occupied by UK Salads which currently contains a number of glasshouses and ancillary buildings. The red lined application site consists of the existing access way and storage area adjacent to Netherhall Road and a larger area of existing glasshouse to the east of the existing packhouse located at the front of the site.

The site is located on the eastern side of Netherhall Road and is within the Metropolitan Green Belt and a designated E13 area. The site lies within an EFDC flood risk assessment zone but is not within an Environment Agency floodzone 2 (with the exception of the front boundary of the site). The site is outside of, but adjacent to, the designated Lee Valley Regional Park.

Description of Proposal:

Consent is being sought for the demolition of the existing glasshouse and the erection of an extension to the existing packing shed and the provision of a lorry parking area. The proposed packing shed extension would measure 34.5m in depth and 59.8m in width and would have a shallow pitched roof to a ridge height of 8.4m. This would be constructed with profiled steel sheeting walls and a fibre cement panelled roof to match the existing packing shed.

The proposed packing shed would occupy approximately 44% of the floor area currently occupied by the glasshouse. The remainder of the application site would consist of a graded down loading area to allow for lorries to access the loading bays in the eastern elevation of the proposed packing shed extension and a dedicated lorry parking area. This proposal would replace and expand some of the operations currently taking place at the existing packing shed, which is primarily accessed from the western flank adjacent to Netherhall Road, and is intended to remove lorries from the front of the site and Netherhall Road itself.

Relevant History:

There is a long history to this site, which includes several glasshouses and other horticultural related applications. The relevant applications from the last ten years are as follows:

EPF/1373/05 - Replacement general purpose horticultural building to replace fire damaged building – approved/conditions 10/10/05

EPF/1451/06 - Extension to existing glasshouses – approved/conditions 12/06/08

EPF/0189/09 - Demolition of existing loading area canopy and erection of 268 sqm extension to existing packing shed for use as a refrigerated despatch area and construction of loading ramp – refused 27/03/09

EPF/0166/11 - Demolition of existing loading area canopy, erection of extensions to existing packing shed for use as cucumber grading room and refrigerated despatch area and construction of loading ramp (revised application) – approved/conditions 14/04/11

Policies Applied:

CP1 – Achieving sustainable development objectives

CP2 – Protecting the quality of the rural and built environment

GB2A – Development in the Green Belt

GB7A – Conspicuous development
RP5A – Potential adverse environmental impacts
E13A – New and replacement glasshouses
E13B – Protection of glasshouse areas
ST4 – Road safety
ST6 – Vehicle parking
U2B – Flood risk assessment zones
U3A – Catchment effects

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Consultation Carried Out and Summary of Representations Received:

7 neighbours were consulted and a Site Notice was displayed on 31/03/15. A site visit was undertaken on 16/04/15.

PARISH COUNCIL – Object. Overdevelopment, and extension of the packing shed will result in more lorry movements and there is no guarantee that lorries will not park up on Netherhall Road, particularly when arriving early in the morning.

Issues and Considerations:

The main issues to consider are the impact of the proposal on the Metropolitan Green Belt and character of the area, the designated E13 area, neighbours amenities, and with regards to the impact on highway safety.

Green Belt Considerations:

The existing site is established horticultural land that is occupied by UK Salads and both contains and is surrounded by glasshouses and packing sheds. Amongst the exceptions to inappropriate development stated within the NPPF are "*buildings for agriculture and forestry*" and "*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*". As horticulture constitutes an agricultural use and since the proposed new packing shed would occupy approximately 44% of the floor area currently occupied by existing glasshouses the proposal would clearly not constitute inappropriate development harmful to the Green Belt.

Such large scale horticultural development is commonplace within the site, which is currently occupied by UK Salads, one of the largest suppliers of fresh salad produce in the Lee Valley. There are large expanses of existing glasshouses to the north, east and south of the proposed development and a similar height existing package shed to the west. As such the proposed replacement of a large area of glasshouse with a smaller packing shed that is surrounded on all four sides by other horticultural buildings would not have any additional physical impact on the openness of the Green Belt.

Impact on designated Greenhouse area:

The application site is located within an E13 area where Local Plan policies promote new and replacement glasshouse development in order to concentrate and cluster glasshouses to minimise damage to visual amenity and loss of the openness of the Green Belt.

The 2012 Glasshouse Study (part of the Evidence Base for the Local Plan) recognised Tower and Netherhall Nurseries as a significant area of glasshouse activity and proposed consolidation and expansion to the north. Growers advise that packhouses are vital to the sustainability of the industry because, particularly outside the British growing season, they deal with imported produce which means growers can enter into long-term contracts with supermarkets, the main purchasers of produce.

The National Planning Policy Framework advises that planning policies should promote growth of all types of rural businesses. The Council, through its work on the Food Task Force, recognises the importance of the glasshouse industry to the rural economy. The policy approach in the new Local Plan is therefore likely to be supportive of expansion (subject to satisfying a range of criteria) including packhouses.

The existing UK Salad business has grown over the years and is now a well-established employment use that is appropriately located within a designated E13 area. As such the proposed development is considered to comply with the E13 designation on the site and would assist in the long-term sustainability of the glasshouse industry.

It was clarified by the applicant on site that the production currently taking place in the glasshouse to be demolished is to be compensated for on other sites owned by the business. Furthermore the submitted Planning Statement also confirms that *"the applicants are proposing to rent two nurseries to the east of their existing ownership, within the Tower Nursery complex, and have recently bought Silverdale Nursery in Hoe Lane, Nazeing, which they intend to develop with new glasshouses"*. Therefore there is no objection to the loss of the existing glasshouses currently on site.

Neighbours amenities:

Whilst relatively isolated the application site does have a few surrounding residential neighbours, the closest being New House, located directly opposite the front of the site, and Netherhall Farm, located to the northwest of the site. However the Council is aware that residential neighbours further up Netherhall Road also suffer a loss of amenity as a result of lorry movements and other operations on this site.

The proposed development would provide both a larger packing shed on the site and a larger loading/unloading area and dedicated off-street lorry parking. This proposal would relocate the loading area to the rear of the existing packing shed in an area surrounded by existing horticultural buildings. As such this proposal would draw lorries away from the front of the site and allow for loading and parking to take place more centrally on the site, further away from surrounding residential properties. Furthermore a dedicated lorry parking area would allow for lorries to park within the site rather than on Netherhall Road or within the existing small loading area at the front of the site. This would be more beneficial to neighbouring residents than the existing layout of the site.

It is stated within the submitted Planning Statement that *"the number of lorries visiting the site has increased as the volume of produce handled has increased. With only a small yard area to the front and side of the packing shed, there is very little scope for the parking and manoeuvring of lorries within the site. Therefore unfortunately it has been increasingly necessary for lorries to park on Netherhall Road whilst they wait to come on to the site. This causes visual intrusion and inconveniences other road users and neighbours. The relocation of the loading bays to the rear of the building and provision of a hardstanding area to the rear of the packing shed will ensure that all vehicles associated with UK Salads can be parked clear of the highway, well away from public view. This will significantly improve highway safety on Netherhall Road and visual amenities"*.

It appears that the key reasoning for the proposed development is to incorporate and improve the existing business and level of lorries, however it is also likely that the provision of a large packing shed extension such as this would result in a further increase in the volume of produce handled and, subsequently, additional lorry movements to and from the site. Whilst further lorries accessing this site would have some additional impact on the surrounding residents it is considered that this would be outweighed by the provision of a dedicated loading area and lorry parking further from Netherhall Road and therefore the proposed development would reduce the overall level of harm currently caused to surrounding neighbours.

Highways:

The provision of a loading/unloading area and a dedicated off-street lorry parking area would improve the existing facilities with regards to HGV's using the site and would draw lorries away from the front of the site and allow for lorries to park within the site rather than on Netherhall Road or within the existing small loading area at the front of the site. This would be beneficial to all users of the highway and as such the Essex County Council Highways Officer has raised no objection to the proposal.

Flood risk:

Whilst the proposed development is not located within an EA Floodzone 2 the access and egress of the site (Netherhall Road) is within a floodzone. As such the Environment Agency was consulted on the proposal. However the EA have responded raising no comments.

Notwithstanding the above, the application site is located within an EFDC flood risk assessment zone and is of a size where it is necessary to avoid generating additional runoff and where the opportunity should be taken for new development to improve existing surface water runoff. Therefore a flood risk assessment and detailed drainage plans (foul and surface water) should be sought by way of conditions.

Conclusion:

The proposed erection of a packing shed extension in place of an existing glasshouse would not constitute inappropriate development harmful to the Green Belt. Furthermore, given the location of the proposed development within the centre of the site surrounded by existing horticultural buildings, there would be no visual harm resulting from the proposal. The provision of a new loading area and dedicated off-street lorry parking would allow for vehicles to be parked clear of the highway and would reduce any noise and visual nuisance to surrounding residential neighbours and would have a positive benefit to the character and appearance of the area. Therefore the proposal complies with the relevant Local Plan policies and the guidance set out within the NPPF 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:

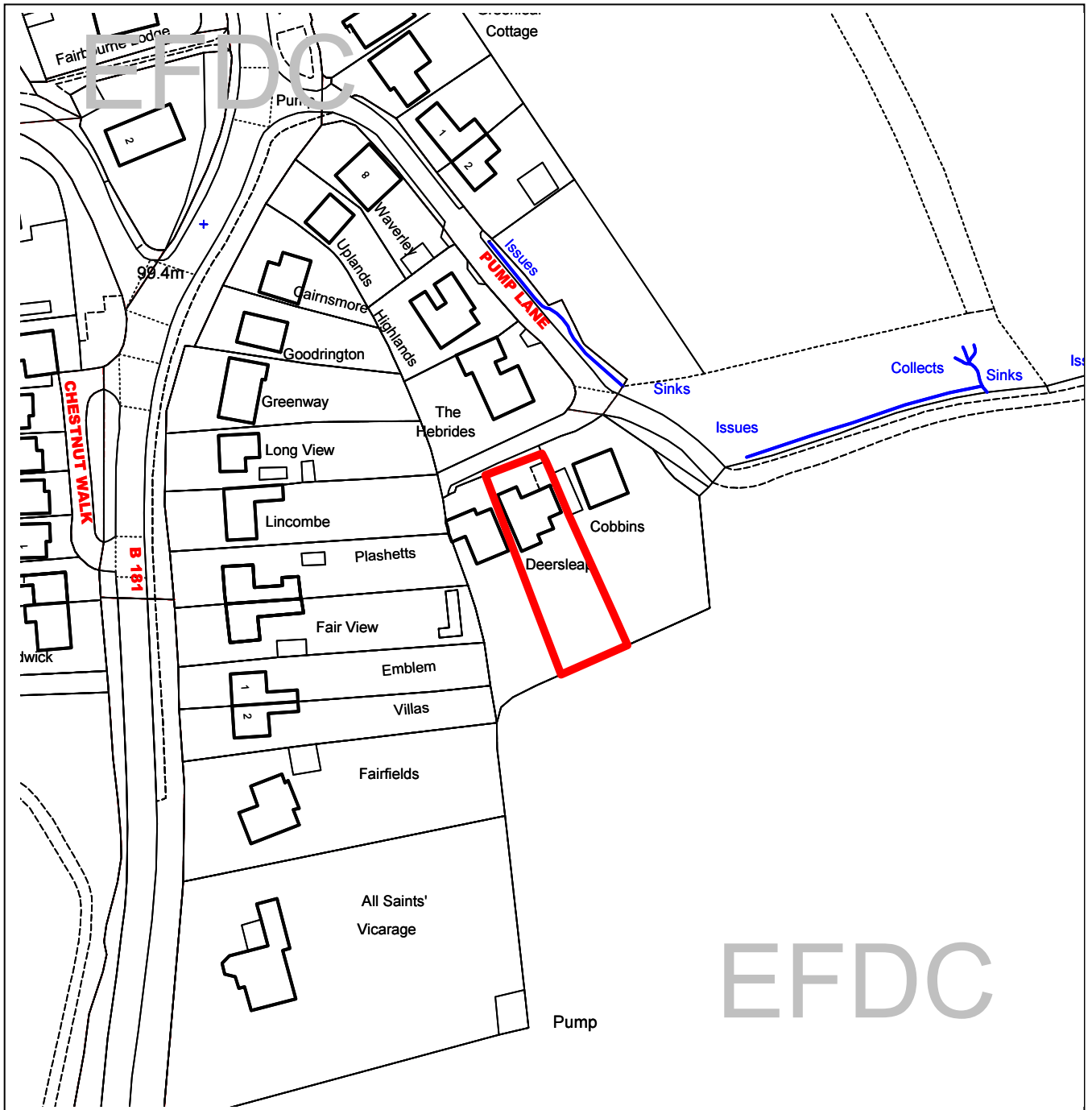
***Planning Application Case Officer: Graham Courtney
Direct Line Telephone Number: 01992 564228***

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



Epping Forest District Council

AGENDA ITEM NUMBER 4



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Application Number:	EPF/0438/15
Site Name:	Deers Leap, Pump Lane, Epping Upland, Epping, CM16 6PP
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0438/15
SITE ADDRESS:	Deers Leap Pump Lane Epping Upland Epping Essex CM16 6PP
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Steve Payne
DESCRIPTION OF PROPOSAL:	Timber framed building in garden.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573976

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those described as proposed in section 11 of the application form unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

The application site consists of a chalet bungalow located on the south side of Pump Lane. Site levels slope southwards away from the dwelling. The site is not located within the Green Belt but the land beyond the southern boundary is.

Description of Proposal:

Planning permission is sought for the erection of a timber framed building in garden. The building would be 10m deep by 4m wide and by 2.2m high to eaves and 3.9m high to ridge.

Relevant History:

None

Policies Applied:

Local policies:

- CP2 – Protecting the Quality of the Rural and Built Environment
- GB7A – Conspicuous Development
- DBE9 – Loss of Amenity
- DBE10 – Residential Extensions

National Planning Policy Framework

Summary of Representations

External:

EPPING UPLAND PARISH COUNCIL

Objection – Impact on neighbouring properties; excessive in size; concerned as to use and potential future use; Visual impact on Green Belt.

Neighbours:

Two neighbours notified by letter and site notice erected. No representations received.

Site visit undertaken 14.04.15

Issues and Considerations:

The main issues to be addressed are as follows:

- Impact on the Green Belt
- Character and Appearance
- Effect on Living Conditions

Impact on Green Belt

The building would be located to the rear of the garden close to the southern boundary. Whilst the application site itself is not located within the Green Belt, the field to the rear is. However, given the buildings size, materials proposed and siting within the rear garden of a dwelling with other properties adjacent it is not considered that the outbuilding would have an excessive adverse impact on the openness, rural character or visual amenities of the Green Belt.

Therefore the proposal would comply with policy GB7A of the adopted Local Plan (1998) and Alterations (2006)

Character and Appearance

Policies CP2 and DBE1 seek to ensure that a new development is satisfactory located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and not prejudice the environment of occupiers of adjoining properties.

There are no officer objections to the design and appearance of the proposed development. Whilst the outbuilding would have a relatively large footprint, its overall height is not considered excessive and there is a large outbuilding in the adjacent dwelling's rear garden which does not appear overly dominant.

The proposed materials for the walls are weatherboarding and felt tiling for the roof. This is considered acceptable.

Therefore, the proposal would comply with policies CP2 and DBE10 of the adopted Local Plan (1998) and Alterations (2006)

Effect on Living Conditions

Due consideration has been given in respect to the potential harm that the proposed development might have upon the amenities enjoyed by adjoining property occupiers.

The outbuilding is single storey and as mentioned previously would be sited at the rear of the garden. It is located approximately 16m and 23m respectively from Plashetts to the northwest and Ropley to the northeast. The ground levels fall away from the rear of the dwellings so this would reduce the visual impact of the building. In addition, there is sufficient screening on both neighbour boundaries that would screen much of the building from view.

Therefore in conclusion, the proposal is considered acceptable in neighbouring amenity terms and is considered to comply with policy DBE9 of the Local Plan (1998) and Alterations (2006)

Response to Parish Council comments

The comments relating to impact on green belt, size and impact on neighbours have been considered above. In relation to concern over the use and potential future use, there is no evidence to demonstrate that this would not be used as anything but an outbuilding incidental to the main use of the dwelling.

Planning permission would be required for any change to something not ancillary so a condition is not considered necessary to prevent any unauthorised change of use.

Conclusion:

In conclusion, the development is in accordance with the policies contained within the Adopted Local Plan and Alterations and the NPPF. It is therefore recommended that permission be granted 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:

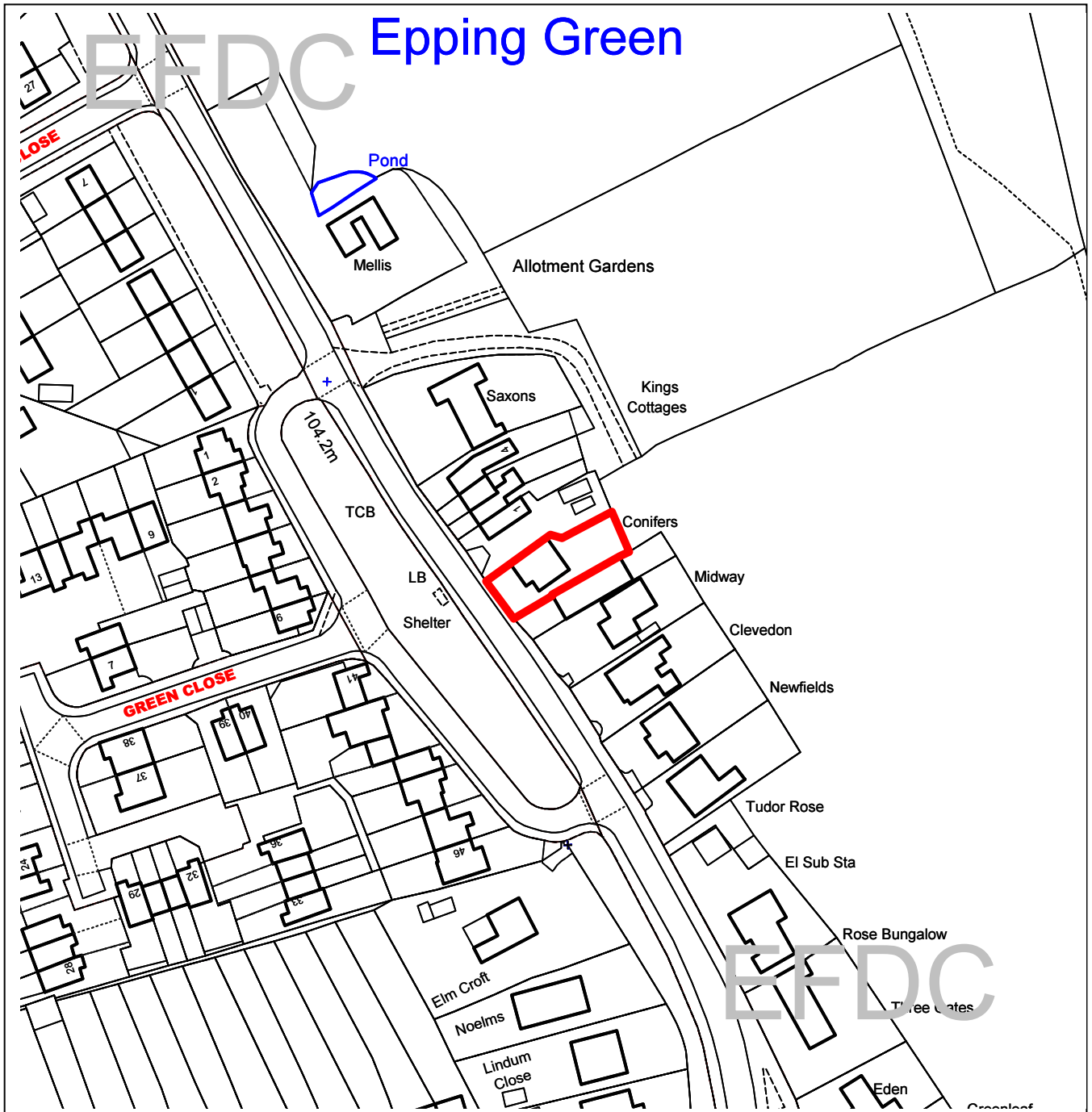
***Planning Application Case Officer: Steve Andrews
Direct Line Telephone Number: 01992 564337***

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



Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/0532/15
Site Name:	Conifers, Epping Road, Epping Upland Epping, CM16 6PR
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0532/15
SITE ADDRESS:	Conifers Epping Road Epping Upland Epping Essex CM16 6PR
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mrs Irene Galea
DESCRIPTION OF PROPOSAL:	Single storey front and side extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574216

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

The application site consists of a two-storey detached dwelling located on the western side of Epping Road. The dwelling benefits from a single storey side extension and single storey front extension. Both additions accommodate approximately half the width of each respective elevation.

The site is not within a conservation area nor is the building listed.

Description of Proposal:

Planning permission is sought for a single storey front and side extension. The extension would effectively join up the two existing extensions and finish it with a mono pitched roof.

Materials would match the existing dwelling.

Relevant History:

No relevant history

Policies Applied:

Local policies:

- CP2 – Protecting the Quality of the Rural and Built Environment
- DBE9 – Loss of Amenity
- DBE10 – Residential Extensions

National Planning Policy Framework

Summary of Representations

External:

EPPING UPLAND PARISH COUNCIL

Objection – Overdevelopment of the site; change to street scene – would be too dominant

Neighbours:

Three neighbours notified by letter and site notice erected. No representations received.

Site visit undertaken 14.04.15

Issues and Considerations:

The main issues to be addressed are as follows:

- Character and Appearance
- Effect on Living Conditions

Character and Appearance

Policies CP2 and DBE10 seek to ensure that a new development is satisfactory located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and not prejudice the environment of occupiers of adjoining properties.

There are no Officer objections to the design and appearance of the proposed development. given there is already a single storey front extension at the property. Whilst the Parish Council consider that the proposal would lead to an overdevelopment of the site, a single storey extension of this nature is considered acceptable and would appear subservient to the host dwelling.

It is not considered that the additional bulk here at ground floor level would materially detract from the character of the host dwelling and is compatible with the character of the surrounding area.

Therefore, the proposal would comply with policies CP2 and DBE10 of the adopted Local Plan (1998) and Alterations (2006)

Effect on Living Conditions

Due consideration has been given in respect to the potential harm that the proposed development might have upon the amenities enjoyed by adjoining property occupiers.

Notwithstanding the fact that the detached neighbour to the south (Old Post Office) is on a lower ground level, the extensions would not materially detract from the living conditions given its size and siting. Whilst the front extension would project beyond the front elevation of this neighbour the impact would not be excessive as the habitable room windows are not sited immediately adjacent and it would be partially screened by existing hedgerow.

The pitch of the roof proposed is such that it would not result in a material loss of outlook or overshadowing from and into the roof lights in the neighbouring roof.

There would be no material impact on the neighbour to the north (1 Kings Cottages) as the bulk of the extension already exists. Adding the roof would not result in an excessive impact on the living conditions of that neighbouring occupier given its size and siting.

Therefore in conclusion, the proposal is considered acceptable in neighbouring amenity terms and is considered to comply with policy DBE9 of the Local Plan (1998) and Alterations (2006)

Conclusion:

In conclusion, the development is in accordance with the policies contained within the Adopted Local Plan and Alterations and the NPPF. It is therefore recommended that permission be granted 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:

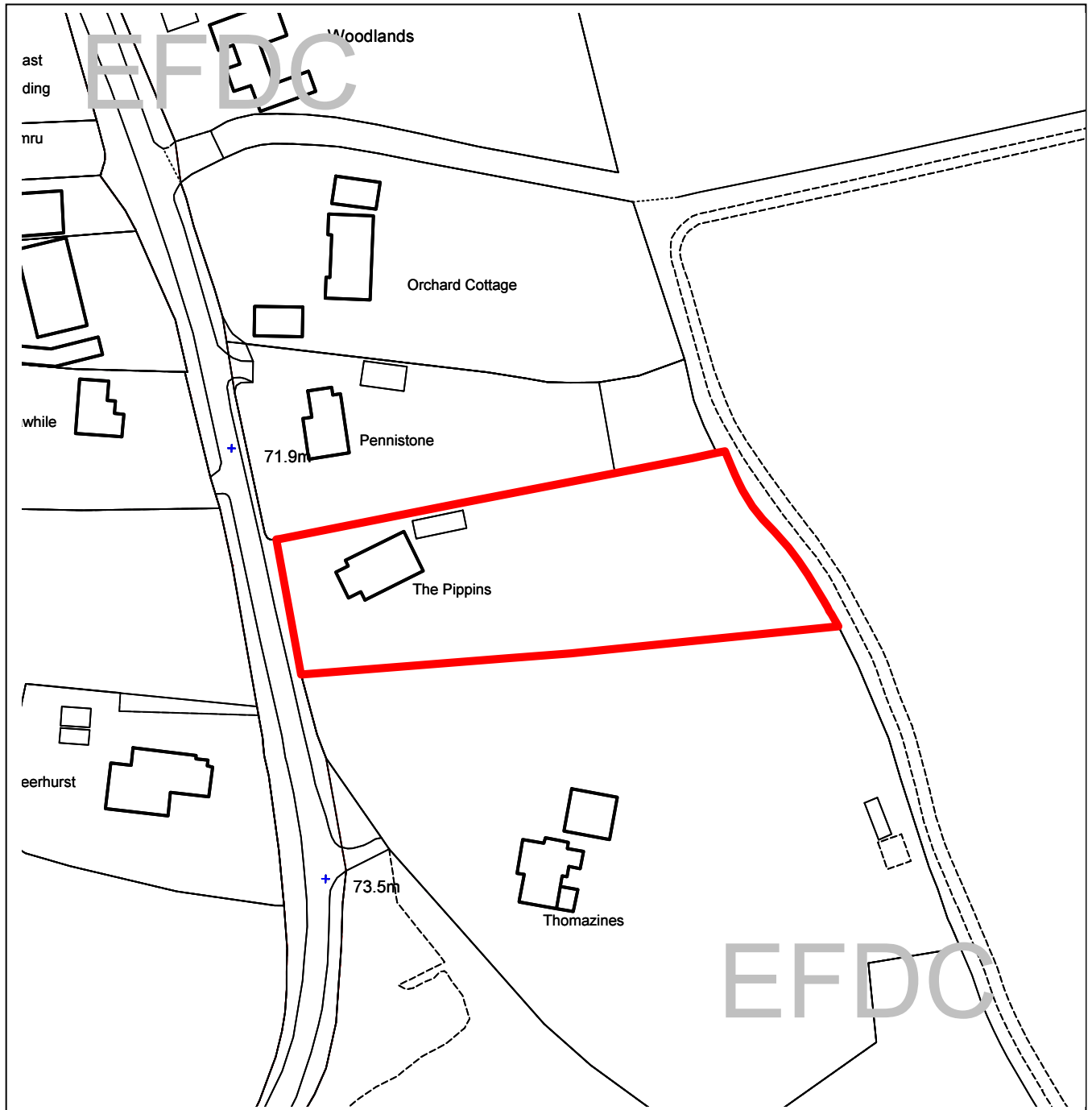
***Planning Application Case Officer: Steve Andrews
Direct Line Telephone Number: 01992 564337***

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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/0654/15
Site Name:	The Pippins, Epping Road Roydon, CM19 5DA
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0654/15
SITE ADDRESS:	The Pippins Epping Road Roydon Essex CM19 5DA
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr Marios Nicola
DESCRIPTION OF PROPOSAL:	(i) Proposed vehicular access with walls and gates (ii) Erection of pedestrian gate.
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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574514

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 construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 The redundant vehicle crossover shall be fully reinstated as highway verge within one month of the proposed access being brought into use.
- 4 Prior to 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.
- 5 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 6 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 7 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The property is a two storey detached dwelling located on the eastern side of Epping Road within a small ribbon development of detached properties within the boundaries of the Metropolitan Green Belt.

Description of Proposal:

Planning permission is sought for a vehicular access with walls and gates and the erection of a pedestrian gate.

The vehicular access would be sited to the southern side of the plot and would consist of walls and timber gate at a maximum height of 2.3m (brick piers) and 2m respectively. The wall would be 1.2m high. The gate would be set 6m from the back edge of the road. The pedestrian gate would be sited to the northern end and would be 2m in height.

Relevant History:

EPF/2118/14 - Creation of new vehicular access and pedestrian access and front hardstanding - Withdrawn

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Green Belt Restraint
GB7A – Conspicuous Development
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE4 – Design in the Green Belt
DBE9 – Loss of Amenity
ST4 – Road Safety
LL10 – Adequacy of provision for landscape retention

Summary of Representations:

ROYDON PARISH COUNCIL: OBJECTION – The committee is still concerned about how near this new entrance will be to the bend in the road

ROYDON SOCIETY – OBJECTION - the access is far too near the adjacent property, Thomazines, near to the slight bend in the main road, B181, and nearby we have new properties being developed at Deerhurst.

- This stretch of road encourages fast driving, despite the speed limit.
- To move the entrance could also open up the land to the rear for a separate development.

- We agree that no hedging etc should be removed.

4 neighbours consulted and site notice erected 31.03.15

Site visited 21.10.14 and 31.03.15.

Internal Consultees

LANDSCAPE AND TREES – No objection subject to the retention of the front trees/hedging

External Consultees

ESSEX COUNTY COUNCIL HIGHWAYS – No objection as the proposal would not be contrary to current policies subject to conditions.

Also in response to objector comments:

There has been involvement with this from pre-app stage to 2 planning applications and I can confirm that there are no highway safety issues associated with the relocation of the access approx. 20m (max) from its existing location. The forward visibility to the access is still well within the acceptable standard and can confirm that there are no recorded accidents along this stretch of road in the last 5 years. The proximity of other private accesses is not a safety issue in this location and is no different from the arrangements all along Epping Road.

Issues and Considerations:

The main issues to consider are potential impact on the Green Belt, appearance of the area/design, neighbour living conditions and any possible highway concerns.

Green Belt

The site is within the boundaries of the Metropolitan Green Belt.

In terms of the impact on the openness, the proposal would result in little reduction. The wall and gates are relatively discreet set back from the road and between an existing tree belt.

There are other examples of walls and gates within close proximity and the proposal is not considered to detract from the visual amenity of the Green Belt or its openness.

As a result the development is considered to comply with Local Plan policies GB2A and GB7A of the adopted Local Plan (1998) and Alterations (2006)

Character and Appearance

The proposed walls and gates would have no more impact than those already in situ at Restawhile, opposite the site to the northwest and at Orchard Cottage to the north.

Given the vehicular gates siting back from the road and that they would be constructed from timber, along with the timber pedestrian gate, the proposal would not materially detract from the character and appearance of the surrounding rural area.

The proposal complies with policies CP2 and DBE1 of the adopted Local Plan (1998) and Alterations (2006).

Living Conditions

There would be no material impact on the living conditions of neighbouring occupiers given the proposal size, siting and distance from neighbouring properties.

The proposal would comply with policy DBE9 of the adopted Local Plan (1998) and Alterations (2006).

Road safety

The plans indicate that the access would be positioned where there is an existing historic access which is now redundant and covered with trees. Notwithstanding this, the Parish Council and Roydon Society have objected to the proposal, concerned that the access is near to the neighbour, a bend in the road and new properties at Deerhurst.

The Highways Engineer has responded to this by saying that he has been involved with this from pre-application stage to 2 planning applications and he can confirm that there are no highway safety issues associated with the relocation of the access approx. 20m (maximum) from its existing location.

The forward visibility to the access is still well within the acceptable standard and he confirms that there are no recorded accidents along this stretch of road in the last 5 years.

The proximity of other private accesses is not a safety issue in this location and is no different from the arrangements all along Epping Road.

Therefore no objections are raised from Essex County Council Highways. Given the above and subject to conditions relating to the gates being set back the required distance, the existing access being closed, materials to be bound and details of surface water run off to be submitted, the proposal is considered acceptable and would comply with Policy ST4 of the adopted Local Plan (1998) and Alterations (2006).

Trees

There are no objections to the loss of a number of trees (none of which are Preserved) in order to accommodate the new access and gates subject to a condition seeking the retention of the trees shown on the submitted drawings.

The proposal would comply with policy LL10 of the adopted Local Plan (1998) and Alterations (2006)

Other Issues

Notwithstanding the comments raised by the Roydon Society, there is no evidence to demonstrate that the new access is being proposed to serve new development to the rear. Such development would require planning permission and is not relevant to the determination of this application.

Conclusions:

The proposed development would not be detrimental to the green belt, character and appearance of the area, living conditions of neighbouring residents, road safety or the trees to the front. Therefore this application complies with the 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: Steve Andrews
Direct Line Telephone Number: 01992 564337**

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