

AREA PLANS SUB-COMMITTEE 'EAST'

16 December 2015

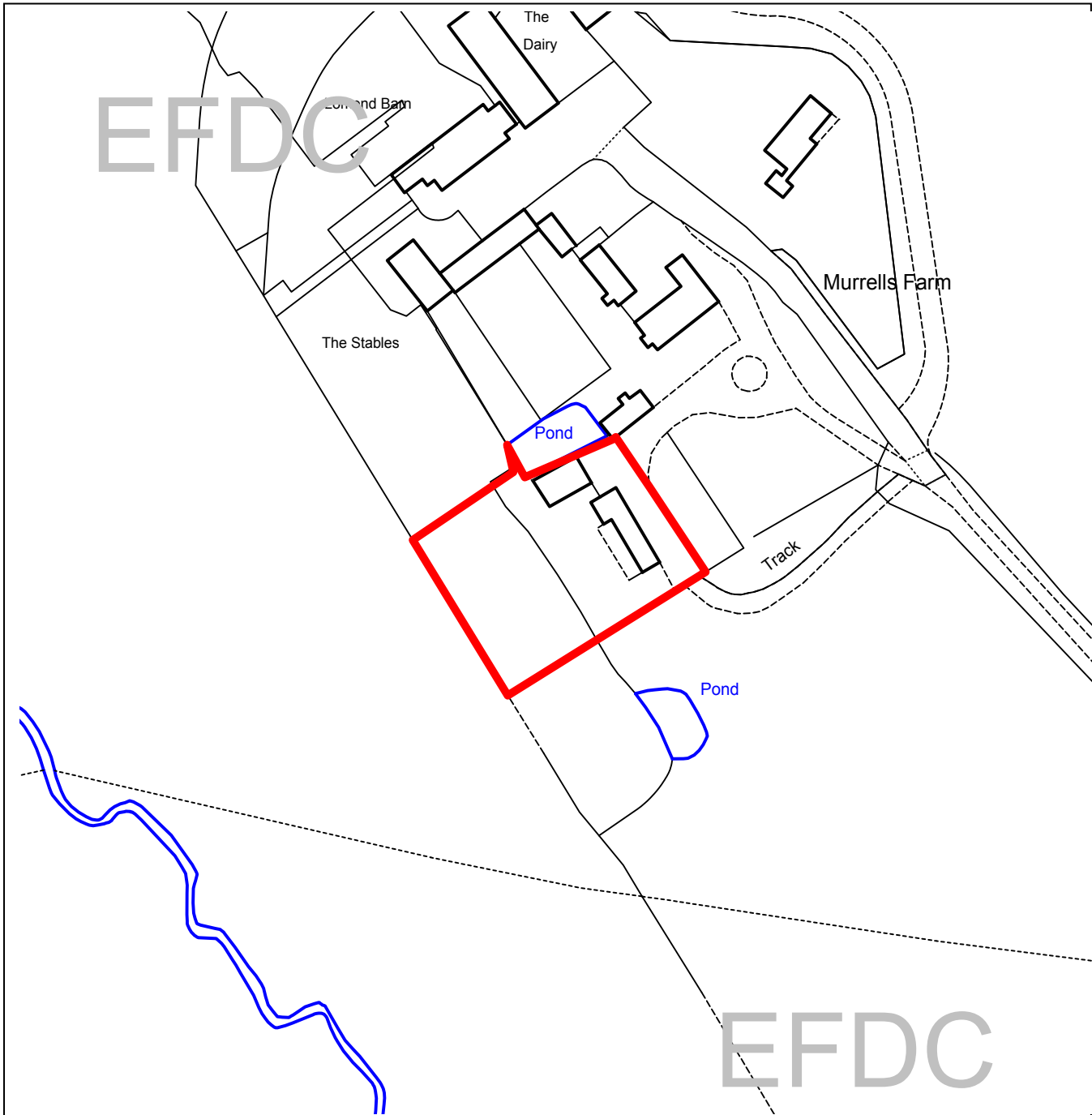
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2044/15
Site Name:	Woodpeckers, Murrells Farm, 22 London Road, Stanford Rivers, Ongar, CM5 9QE
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2044/15
SITE ADDRESS:	Woodpeckers Murrells Farm 22 London Road Stanford Rivers Ongar Essex CM5 9QE
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	Mr Peter Titley
DESCRIPTION OF PROPOSAL:	Erection of a summerhouse
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=578455

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 Additional drawings that show details of proposed new eaves, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works.
- 3 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 Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Proposal:

Planning permission is sought for the erection of a summerhouse. The dimensions are 7.5m wide by 4.1m deep by 4m high (2.5m to the eaves). The building would be finished in a mixture of brick and weatherboarding with red tiles to match the main dwelling. It would be located adjacent to the western side of the main barn and set off the northern boundary by 2.2m.

Description of Site:

The application site comprises a detached barn conversion located within the Murrells Farm complex. The buildings within the site are not listed, although the development would be within the setting of nearby listed buildings, including Murrells Farmhouse and Murrells Cottage. The northern boundary is well screened. The site is located within the Metropolitan Green Belt.

Relevant History:

EPF/1923/00 – Conversion of barn into a 3 bedroom residential unit and use of cartshed for garaging - Approved

EPF/0078/03 - Construction of a link between two buildings and the conversion of part of a garage to residential - Approved

Policies Applied:

CP2 - Protecting the Quality of the Rural and Built Environment
DBE4 – Design in the Green Belt
DBE9 – Loss of Amenity
DBE10 – Residential Extensions
GB2A – Development in the Green Belt
GB7A – Conspicuous Development
HC12 – Development Affecting the Setting of a Listed Building

Summary of Representations:

Notification of this application was sent to Stanford Rivers Parish Council and to 6 neighbouring properties.

STANFORD RIVERS PARISH COUNCIL – OBJECTION – Overdevelopment in the Green Belt.

Internal:

Conservation – No objections

Issues and Considerations:

The main issues to be considered are the impact of the proposed development on the amenities enjoyed by the occupiers of neighbouring dwellings, on the character and appearance of the area, on the setting of the nearby listed buildings and on the openness of the Green Belt.

Neighbouring Amenity

The position of the proposed summerhouse is such that it would not impact upon the amenities enjoyed by the occupiers of neighbouring dwellings due to its limited size and position away from neighbouring properties. It would be screened from the nearest neighbouring dwellings by the existing barn, high hedging and mature Willow Tree

The proposal would comply with policy DBE9 of the adopted Local Plan.

Character and Appearance

The proposed summerhouse would have an acceptable appearance and would appear subordinate to the existing barn. The brick elevation design has been introduced to respond to a similar brick elevation within the main barn itself. Although there could be an argument for the design of the summerhouse to be simplified, it is not considered that this feature would be a reason for refusal alone.

Therefore, the proposal would comply with policy DBE10 of the adopted Local Plan.

Setting of Listed Buildings

The Council's Conservation Officer has been consulted on this planning application.

It is considered that the development would not have a significant impact upon the setting of the nearby listed buildings given the existing screening and size and siting of the proposed summerhouse. It would therefore comply with policy HC12 of the adopted Local Plan.

Impact on the Green Belt

The proposed summerhouse would have a limited impact on the Green Belt, mainly due to its size and position. Outbuildings this size would normally be permitted development however these rights were withdrawn under the 2000 permission.

However, given the buildings size, materials proposed and siting within the rear garden of a dwelling with other buildings nearby 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 DBE4 and GB7A of the adopted Local Plan (1998) and Alterations (2006)

Conclusion:

In light of the above appraisal, it is considered that the proposed summerhouse would be an acceptable form of development that would not harm either the amenities enjoyed by the occupiers of neighbouring dwellings, the character and appearance of the area, the setting of the nearby listed buildings, or the openness of the Green Belt. Accordingly, it is recommended that planning permission be granted.

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:

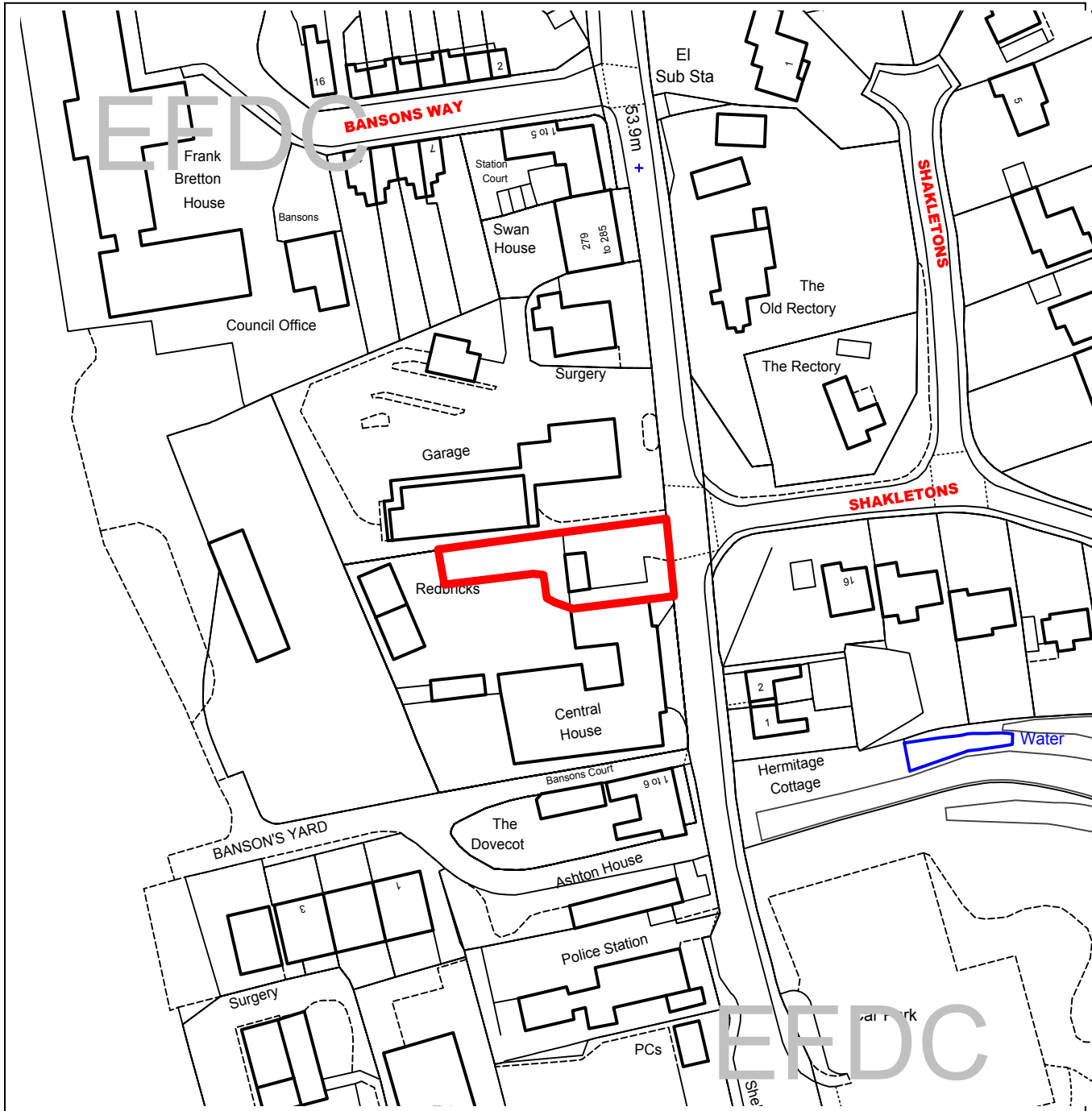
***Planning Application Case Officer: Steve Andrews
Direct Line Telephone Number: 01992 564337***

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



Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2064/15
Site Name:	Central House, High Street, Ongar, CM5 9AA
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2064/15
SITE ADDRESS:	Central House High Street Ongar Essex CM5 9AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr James Caan
DESCRIPTION OF PROPOSAL:	Demolition of existing single storey outbuilding and erection of new 3 storey mixed use building comprising 5 flats and 2 shops.
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=578474

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:
OCH-555-PL-2015-001
OCH-555-PL-2015-002
OCH-555-PL-2015-003
OCH-555-PL-2015-004
OCH-555-PL-2015-005
OCH-555-PL-2015-006
OCH-555-PL-2015-007
OCH-555-PL-2015-008
OCH-555-PL-2015-009
OCH-555-PL-2015-010
OCH-555-PL-2015-011
OCH-555-PL-2015-012
OCH-555-PL-2015-013
OCH-555-PL-2015-014
OCH-555-PL-2015-015
OCH-555-PL-2015-016
OCH-555-PL-2015-017
OCH-555-PL-2015-018
OCH-555-PL-2015-019

- 3 Prior to first occupation of the development the access shall be provided with a dropped kerb crossing with a minimum width of 5.5 metres.
- 4 Prior to first occupation of the development the existing access to the north shall be suitably and permanently closed as shown in principle on drawing no.621/06 Rev L, dated 20 July 2012,, to include the removal of the redundant radius kerbing, the reinstatement to full height of the dropped kerbing, and the resurfacing of the footway, to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 5 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 6 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.
- 7 No gates or other form of enclosure shall be erected or placed across the access.
- 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision of a Travel Information and Marketing Pack for sustainable transport, approved by Essex County Council.
- 9 No development shall have taken place until samples of the types and colours of the external finishes and details of windows and doors have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 10 A full photographic record of the building to be demolished shall be made and deposited with the Essex Historic Environment Record.
- 11 No demolition or preliminary groundwork 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 local planning authority.

- 12 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 13 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 14 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 15 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 16 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

EPF/2064/15 and LB/EPF/2088/15

These applications, for planning permission and listed building consent, are before this Committee since they are applications for residential development consisting of 5 dwellings or more (and not approval of reserved matters only) and are recommended for approval and 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.(d) and(g) respectively).

Description of Site:

The site is adjacent to the Grade II listed Central House and the northern-most boundary of Chipping Ongar Conservation Area. A commercial use, a petrol filling station, is immediately to the north of the site.

The application site contains a detached single storey outbuilding which is thought to have originally accommodated changing rooms for Central House, which was formerly a grammar school. By its age and association, this building is curtilage listed. The application site also includes the forecourt area to the front of the building including the vehicular access point onto the High Street and part of the rear parking area. Two individual car parking spaces also form the application site.

Description of Proposal:

In essence the proposal amounts to a series of minor amendments to the design approved in 2012, EPF/1433/12. However, the extent of alterations, particularly taking into account the setting of a listed building and a conservation area, are such that officers formed the opinion that a full planning application would be required.

The proposal is for the demolition of an existing single storey outbuilding and the erection of a new three-storey mixed use building comprising of five flats and two shops.

The new building would have two full storeys plus roof accommodation. The elevation onto High Street would consist of two shop units on the ground floor. Flats would occupy the upper storeys and one flat would be set behind the shop units on the ground floor. The entrance to the flats would be on the side of the building, between the proposed building and the existing building forming Central House.

The ground floor flat would have two bedrooms, the two flats on the first floor would both have two bedrooms and there would be two flats both with two bedrooms at second floor level. A communal hall with staircase would provide access to all the flats.

Changes to the design previously approved relate to alterations to the height, roof profile and fenestration pattern. The proposed increase in height reflects the inaccuracies in the surveyed height of Central House submitted with the previous application. The proposed building would stand higher than the approved scheme, although, with the revised height of Central House, it would still have a similar visual relationship within the streetscene. The proposed ridge height would remain lower than that of Central House, and the eaves height would be similar to the two-storey extension to Central House.

Relevant History:

EPF/1433/12 - Demolition of existing outbuilding and erection of new building consisting of 2 shops, and 5 flats. – Granted 20/12/2012

EF\2015\ENQ\00340 - Minor amendments to planning application EPF/1433/12 - Different heights of proposed development due to existing heights of Central House, amendments to proposed fenestration and roof and sides of the building (proposed mansard roof to match front of the building) - internal alterations to proposed flats (no. 5 flats to be retained)

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
HC6 – Development affecting Conservation Areas
HC11 – Demolition of Listed Buildings
HC12 – Development affecting the Setting of a Listed Building
H2A – Previously Developed Land
TC3 – Town Centre Function
DBE1 – Design of New Buildings
DBE 2 – Effect on Neighbouring Properties
DBE3 – Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Loss of Amenity
ST4 – Road Safety
ST6 – Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

ONGAR TOWN COUNCIL – Ongar Town Council objected to this application due to the overdevelopment of the site, insufficient parking spaces, is detrimental to the street scene and most importantly access to the main road is cause for concern.

47 neighbouring properties were consulted and a site notice posted on 17 September 2015. 1 response has been received.

2 BANSONS MEWS – approval as will complement the historic surroundings, concern that level of parking provision may create more parking in Banson Mews, planning conditions should be put in place to restrict residents' parking in Banson Mews access roads, adequate parking should be provided on site to accommodate the build traffic.

Main Issues and Considerations:

The main issues are the affect of the revised appearance to the character of the listed building and the conservation area, the appearance of the revised design itself and residential amenity for future occupiers of the building. Parking and highway access are unchanged.

Impact on the Listed Building and the Conservation Area

The proposal includes the demolition of the outbuilding. Although it has a historic connection with Central House, it is not part of the original layout and specialist advice is that it should be perceived as an associated building. The outbuilding does not contribute to the heritage significance of Central House and its loss would not cause any notable harm. Its demolition would therefore raise no objection.

Specialist advice is that the proposed building is traditional in design and sympathetic to the setting of both the listed building and the conservation area. The proposed scheme will contribute positively to the appearance of the streetscene by filling the existing gap and continuing the building line.

Design of New Building

Officers consider that many aspects to the current design, for example the omission of Juliette balconies to the rear elevation and a better visual balance to the side elevations by making matching gambrel roof forms beneath the side to side ridges of the roof, are a marked improvement to the design previously approved.

Residential Amenity

Habitable rooms within the proposed flats would each have an acceptable level of amenity, in terms of natural light, outlook and privacy.

No residential amenity space would be provided within the site. However, due to the central location of the site and its proximity to areas of public open space, this is not considered reason to withhold planning permission. This was the case when planning permission was granted in 2012 and the planning policy context is unchanged since then.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be granted and listed building consent be given.

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: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

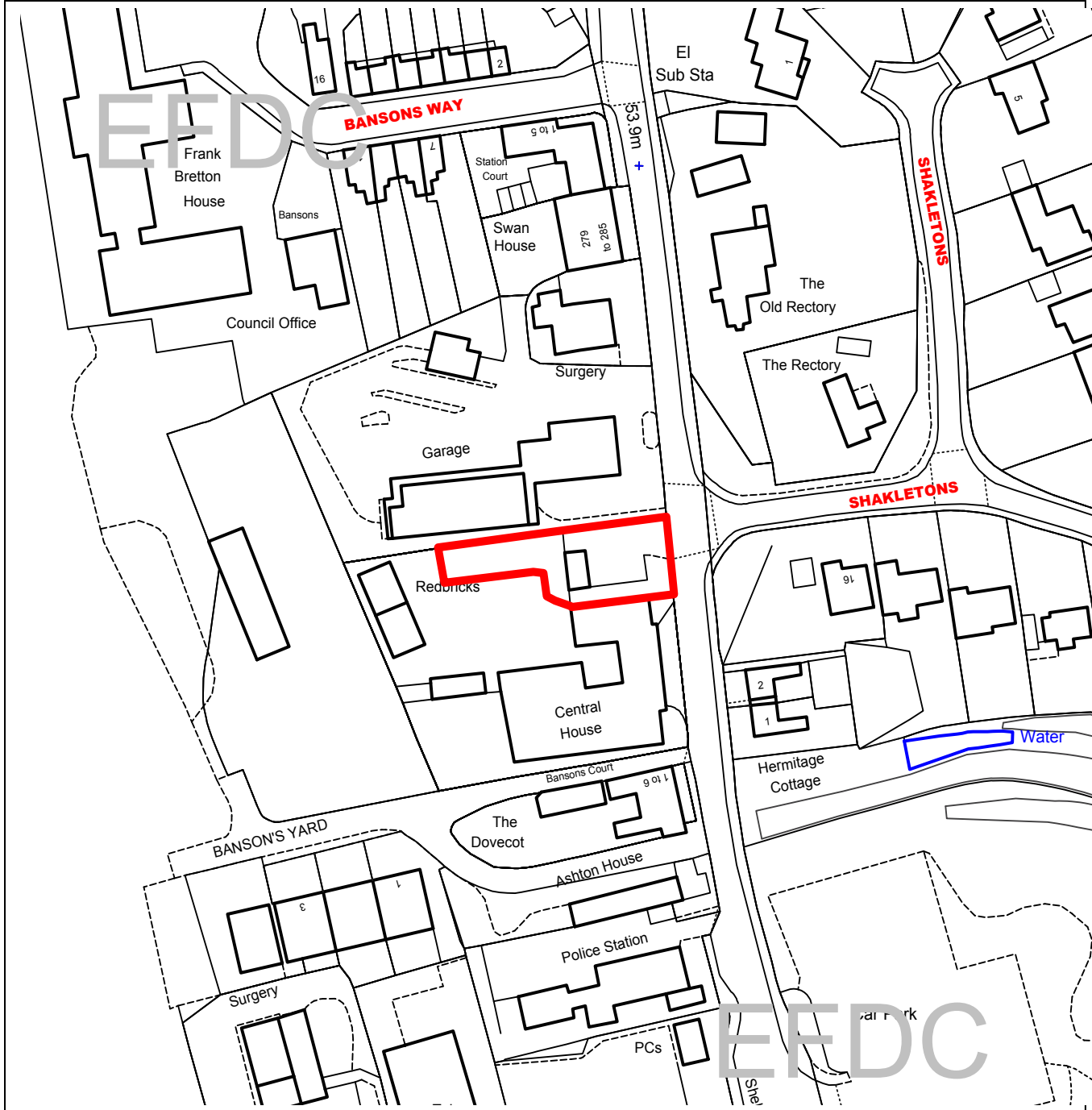
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Agenda Item Number 3



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Application Number:	EPF/2088/15
Site Name:	Central House, High Street, Ongar, CM5 9AA
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2088/15
SITE ADDRESS:	Central House High Street Ongar Essex CM5 9AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr James Caan
DESCRIPTION OF PROPOSAL:	Curtilage of Grade II listed building application for demolition of existing single storey outbuilding and erection of new 3 storey mixed use building comprising 5 flats and 2 shops.
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=578503

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 A full photographic record of the building to be demolished shall be made and deposited with the Essex Historic Environment Record.
- 3 No demolition or preliminary groundwork 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 local planning authority.

EPF/2064/15 and LB/EPF/2088/15

These applications, for planning permission and listed building consent, are before this Committee since they are applications for residential development consisting of 5 dwellings or more (and not approval of reserved matters only) and are recommended for approval and 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.(d) and(g) respectively).

Description of Site:

The site is adjacent to the Grade II listed Central House and the northern-most boundary of Chipping Ongar Conservation Area. A commercial use, a petrol filling station, is immediately to the north of the site.

The application site contains a detached single storey outbuilding which is thought to have originally accommodated changing rooms for Central House, which was formerly a grammar school. By its age and association, this building is curtilage listed. The application site also includes the forecourt area to the front of the building including the vehicular access point onto the High Street and part of the rear parking area. Two individual car parking spaces also form the application site.

Description of Proposal:

In essence the proposal amounts to a series of minor amendments to the design approved in 2012, EPF/1433/12. However, the extent of alterations, particularly taking into account the setting of a listed building and a conservation area, are such that officers formed the opinion that a full planning application would be required.

The proposal is for the demolition of an existing single storey outbuilding and the erection of a new three-storey mixed use building comprising of five flats and two shops.

The new building would have two full storeys plus roof accommodation. The elevation onto High Street would consist of two shop units on the ground floor. Flats would occupy the upper storeys and one flat would be set behind the shop units on the ground floor. The entrance to the flats would be on the side of the building, between the proposed building and the existing building forming Central House.

The ground floor flat would have two bedrooms, the two flats on the first floor would both have two bedrooms and there would be two flats both with two bedrooms at second floor level. A communal hall with staircase would provide access to all the flats.

Changes to the design previously approved relate to alterations to the height, roof profile and fenestration pattern. The proposed increase in height reflects the inaccuracies in the surveyed height of Central House submitted with the previous application. The proposed building would stand higher than the approved scheme, although, with the revised height of Central House, it would still have a similar visual relationship within the streetscene. The proposed ridge height would remain lower than that of Central House, and the eaves height would be similar to the two-storey extension to Central House.

Relevant History:

EPF/1433/12 - Demolition of existing outbuilding and erection of new building consisting of 2 shops, and 5 flats. – Granted 20/12/2012

EF\2015\ENQ\00340 - Minor amendments to planning application EPF/1433/12 - Different heights of proposed development due to existing heights of Central House, amendments to proposed fenestration and roof and sides of the building (proposed mansard roof to match front of the building) - internal alterations to proposed flats (no. 5 flats to be retained)

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development

CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
HC6 – Development affecting Conservation Areas
HC11 – Demolition of Listed Buildings
HC12 – Development affecting the Setting of a Listed Building
H2A – Previously Developed Land
TC3 – Town Centre Function
DBE1 – Design of New Buildings
DBE 2 – Effect on Neighbouring Properties
DBE3 – Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Loss of Amenity
ST4 – Road Safety
ST6 – Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

ONGAR TOWN COUNCIL – Ongar Town Council objected to this application due to the overdevelopment of the site, insufficient parking spaces, is detrimental to the street scene and most importantly access to the main road is cause for concern.

47 neighbouring properties were consulted and a site notice posted on 17 September 2015. 1 response has been received.

2 BANSONS MEWS – approval as will complement the historic surroundings, concern that level of parking provision may create more parking in Bansons Mews, planning conditions should be put in place to restrict residents' parking in Banson Mews access roads, adequate parking should be provided on site to accommodate the build traffic.

Main Issues and Considerations:

The main issues are the affect of the revised appearance to the character of the listed building and the conservation area, the appearance of the revised design itself and residential amenity for future occupiers of the building. Parking and highway access are unchanged.

Impact on the Listed Building and the Conservation Area

The proposal includes the demolition of the outbuilding. Although it has a historic connection with Central House, it is not part of the original layout and specialist advice is that it should be perceived as an associated building. The outbuilding does not contribute to the heritage significance of Central House and its loss would not cause any notable harm. Its demolition would therefore raise no objection.

Specialist advice is that the proposed building is traditional in design and sympathetic to the setting of both the listed building and the conservation area. The proposed scheme will contribute positively to the appearance of the streetscene by filling the existing gap and continuing the building line.

Design of New Building

Officers consider that many aspects to the current design, for example the omission of Juliette balconies to the rear elevation and a better visual balance to the side elevations by making

matching gambrel roof forms beneath the side to side ridges of the roof, are a marked improvement to the design previously approved.

Residential Amenity

Habitable rooms within the proposed flats would each have an acceptable level of amenity, in terms of natural light, outlook and privacy.

No residential amenity space would be provided within the site. However, due to the central location of the site and its proximity to areas of public open space, this is not considered reason to withhold planning permission. This was the case when planning permission was granted in 2012 and the planning policy context is unchanged since then.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be granted and listed building consent be given.

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: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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

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Agenda Item Number 4



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Application Number:	EPF/2219/15
Site Name:	Chase Farm, Vicarage Lane, North Weald, CM16 6AL
Scale of Plot:	1/2500

Report Item No:4

APPLICATION No:	EPF/2219/15
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Bassett Epping Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr David Malyan
DESCRIPTION OF PROPOSAL:	Change of use of unit 6D to B1 workshop use
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=578854

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3547/3, 1489/12 Rev: A
- 2 The premises shall be used solely for B1 use and for no other purpose (including any other purpose generally permitted by the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

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 Proposal:

Consent is being sought for the retrospective change of use of unit 6D to B1 workshop use. This building has been in use for B1 purposes since 2007. Whilst some of the existing commercial units on the site benefit from planning consent and the wider site is subject to an extant enforcement

notice requiring the removal of several buildings this particular unit is not covered by either planning consent or the Enforcement Notice.

Description of Site:

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

The site comprised an assortment of units along with a vacant residential dwelling. The site has a number of consented B1 and B8 uses and Essex County Council have granted consent for a waste disposal service to operate from the site. As a result of the previous applications, and enforcement notice served, the B2 uses and car repairs on site have ceased and some of the unlawful buildings have been removed. However some of the buildings subject to the enforcement notice are still on site.

Relevant History:

EPF/0478/06 – Change of use of redundant agricultural building for B8 storage with ancillary B1 purposes – Approved
ESS/47/08/EPF and EPF/2222/08 – County Council application for retrospective consent for use of land for temporary storage and distribution of wastes from house clearance – Approved
EPF/2107/09 – Retrospective application for change of use of buildings to B1, B2, B8 and car repairers – refused 09/12/10 (appeal dismissed 08/06/11)
EPF/1933/11 – Retention of building on site of former agricultural buildings for small scale storage (Units 15A-D) (Units 16A-G) and as a workshop (Unit 15E) (B8 storage and B1 light industrial uses only) – refused 11/11/11 (dismissed on appeal 23/08/12)
EPF/1934/11 – Continued use of former agricultural buildings for small scale storage (Units 6A-C); (Units 7A and B); (Units 21-28); (Units 30-32); (Unit 44); (Unit 43 storage yard) and workshops (Unit 14); (Units 40-42) and parking areas (B8 storage and B1 light industrial uses only) – approved/conditions 11/11/11
EPF/2562/11 - Retention of building on site of former agricultural buildings for small scale B1 use (unit 50) and the demolition of Unit 7A to provide access to rear – approved/conditions 22/02/12
EPF/2030/12 - Removal of condition 5 'Demolition of Unit 7A' of planning permission EPF/2562/11 (Retention of building on site of former agricultural buildings for small scale B1 use (unit 50) and the demolition of Unit 7A to provide access to rear) – refused 09/01/13 (appeal dismissed 06/05/15)
EPF/2056/12 - Retain change of use from residential to vehicular access to and parking for small scale B1 use in connection with business centre – refused 09/01/13 (appeal dismissed 06/05/14)
EPF/2218/15 - Retention of workshops and storage units in buildings 15 & 16 – refused 13/11/15
EPF/2220/15 - Change of use of bungalow to Class B1(A) office use – currently under consideration
EPF/2221/15 - Retention of use of land for parking and access associated with units 42 & 44 – currently under consideration

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and urban environment
GB2A – Development in the Green Belt
GB8A – Change of use or adaptation of buildings
ST1 – Location of development
ST2 – Accessibility of development
ST4 – Road safety
ST6 – Vehicle parking

The above policies form part of the Councils 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:

2 neighbouring properties were consulted and a Site Notice was displayed on 02/10/15.

PARISH COUNCIL – Object. There is no established use for this unit. It is inappropriate development on the site. It is relevant to ALL Councillors and to the Parish Council that the whole of the Chase Farm Site has and still is being developed on a piecemeal basis to create yet another NEW industrial site within North Weald by wearing down what was an agricultural and green field farming site into a very busy and industrious site, by obtaining retrospective planning approvals.

Issues and Considerations:

There is a long and complicated history to this site that has resulted in the approval of some of the retrospective changes of use and an Enforcement Notice being served requiring the cessation of other uses and the demolition of unlawful buildings. This is an ongoing matter being dealt with by Planning Enforcement.

However due to an oversight unit 6D does not appear to benefit from planning permission under any of the previous retrospective applications nor is it identified within the Enforcement Notice to be removed. As such this unit has effectively 'fallen through the cracks'.

The main consideration in this application is therefore whether the retention of unit 6D for B1 purposes is acceptable on this site and whether it would give rise to significantly unacceptable impacts to neighbouring amenity, local highways or the Green Belt beyond those generated by the wider lawful use of the site.

Green Belt:

Whilst previous applications and appeals for the retention of new buildings on this site have been refused/dismissed this application relates to the retention of a previous agricultural building that has been converted into B1 use. The National Planning Policy Framework states that "*the re-use of buildings provided that the buildings are of permanent and substantial construction*" is not considered to be inappropriate provided they "*preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt*".

Policy GB8A also permits the change of use of buildings if a number of criteria are met. In this instance the building has proved to be capable of conversion as this application is retrospective in nature; the use is contained within an existing unit and can be secured by condition to prevent additional impact to the openness of the Green Belt; and planning permission has previously been approved for the change of use of other former agricultural buildings on the site. As such it is not considered that the retrospective change of use of this building would be inappropriate development within the Green Belt.

Neighbouring Amenity:

Given the small scale of this unit, the wider works on this site, and since this proposal is to retain B1 use (which by its very nature relates to a use that is "*appropriate in a residential area*") it is not

considered that the retention of this use would be detrimental to the amenities of surrounding properties.

Access and Parking:

Given the uses permitted within the wider site the retention of this small unit for B1 purposes, which has occurred since 2007, has no additional impact on highway safety, the free flow of traffic or parking provision in the wider area.

Contamination:

Due to its former use as piggeries, a military gun emplacement site and industrial uses, along with the presence of 235m² and 185m² infilled ponds and a household waste landfill site 40m to the southwest of Chase Farm there is the potential for contaminants to be present over all or part of the site.

As this application involves no intrusive ground works, the site is to continue to be covered by hardstanding which should mitigate direct inhalation/ingestion/dermal contact risks from onsite soils/dusts, Affinity Water is responsible for regulating the use of appropriate water supply pipes to prevent contamination of the water supply by permeation of plastic pipes by organic contaminants, the agricultural buildings are likely to continue to be well ventilated to prevent the accumulation of industrial pollutants which should also prevent the accumulation of ground gases from piggeries waste and landfill gases, and as it is the responsibility of the Landlord/Owner to ensure the buildings are safe and the responsibility of Managers to ensure the Health & Safety of workers, it should not be necessary for land contamination risks to be managed by way of Conditions added to any consent granted under the Planning Regime, provided that the applicant is notified of the risks in order that they can take responsibility for ensuring that those responsible for safety on this site are aware of the risks.

Conclusions:

The retention of this former agricultural building does not constitute inappropriate development and, given its small scale and location within the wider Chase Farm site, would not have any detrimental impact on the wider area, neighbours amenities, or highway safety. As such the proposal complies with the guidance contained within the NPPF and the relevant Local Plan policies and therefore the application is recommended for approval.

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

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

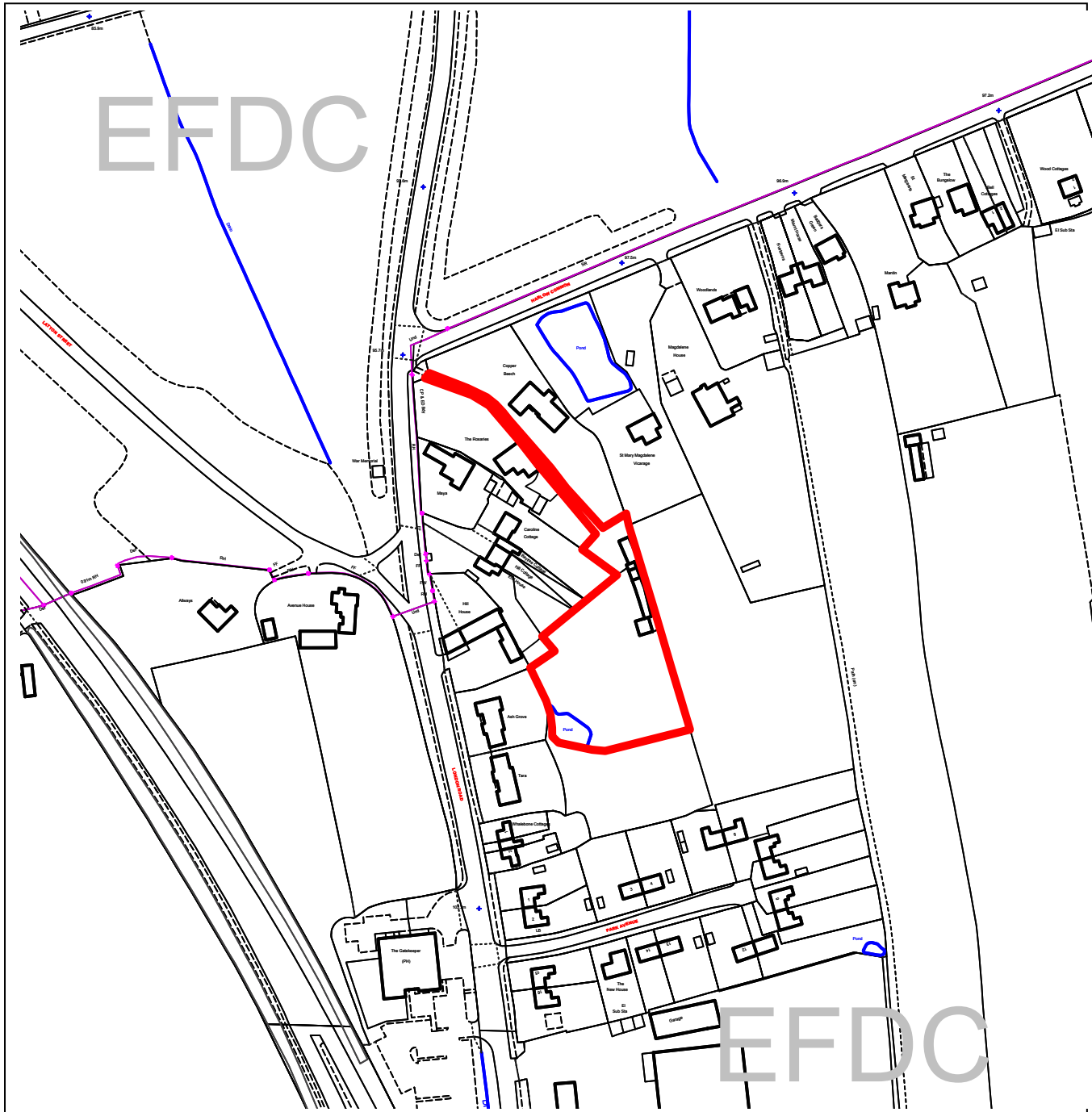
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/2338/15
Site Name:	Land To Rear of Copper Beech, Harlow Common, CM17 9ND
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/2338/15
SITE ADDRESS:	Land to rear of Copper Beech Harlow Common Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Mr Steven Smithson
DESCRIPTION OF PROPOSAL:	Proposed dwelling in lieu of existing commercial/horticultural outbuildings.
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=579100

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: R.L.1, 4, 5, 6, 6A,7.
- 3 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 No 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.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally

permitted by virtue of Class A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

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

- 8 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan 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.

- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline

remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and

nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.

- 15 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.

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:

Copper Beech is located within a ribbon of residential properties on the edge of Harlow. The area contains a mix of dwelling styles, including some Listed Buildings, and the entire area is within the Metropolitan Green Belt.

An area to the rear of the house, and under separate ownership, forms the application site. This site which contains a string of low set storage buildings. The access to the site is to the north of the dwelling and off Harlow Common and runs along the flank boundary of the house leading to the rear area containing the storage buildings. This area is a fairly large expanse of land which is laid out as an informal garden and flanked to the front and western side by other residential properties and there are a number of Listed Buildings nearby.

Description of Proposal:

The applicant seeks consent to demolish the existing buildings on site and replace them with one detached dwelling. The house would have a footprint measuring approximately 13.5m x 8.0m giving a square area of 105 sq m. The building would be finished in weatherboarding with a tiled roof, half dormer windows and would have a ridge level measuring 6.0m. The roof would be gabled on one end with a half hip finish on the other. Access to the site would be as existing and this separate area of land would form the curtilage.

Relevant History:

EPF/2903/14 - Proposed replacement dwelling and garage block in lieu of existing dwelling and outbuildings. Refuse Permission – 04/02/15.

EPF/0535/15 - Proposed replacement dwelling and garage block in lieu of existing dwelling and outbuildings. Re-application of EPF/2903/14. Withdrawn by Applicant - 16/06/2015.

EPF/0960/15 - Erection of new detached garage. Grant Permission (With Conditions) – 29/06/2015.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE4 – Design in the Green Belt
GB2A – Development in the Green Belt
GB7A – Conspicuous Development
GB15A – Replacement Dwellings
LL10 – Provision for Landscape retention
LL11 – Landscaping Schemes
HC12 – Setting of Listed Buildings

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 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.

SUMMARY OF REPRESENTATIONS:

25 neighbours consulted: the following responses were received:
PARISH COUNCIL- No Objection

TARA, LONDON ROAD – Strong objection, seriously harmful to our outlook, adverse impact on drainage, harm to rural nature of area, will open door to further development in the future.

MAYA, LONDON ROAD, Object. The site has never been used commercially it was just garden. Contrary to Green Belt policy. The building is too high, will overlook neighbours. Inadequate sewage capacity for additional dwelling.

CARLINE COTTAGE, LONDON ROAD – Overdevelopment, out of keeping with area, loss of privacy contrary to human rights act, harmful to the Green Belt, will make existing sewage and drainage problems worse, Application littered with untruths, land has never been used commercially

ASHGROVES, LONDON ROAD – Question whether there has ever been a commercial use here. Concerned that ditch line is not maintained and there are flooding issues

HILL COTTAGE, LONDON ROAD – Object, overdevelopment in the Green Belt, land never used commercially, adverse impact on setting of listed building. Argument that Rosaries was only a bungalow and has been replaced by larger property is incorrect.

Issues and Considerations:

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

Green Belt

The site is within the Green Belt and local and national policies on Green Belts are applicable. Paragraph 89 of national guidance in the NPPF lists instances when new buildings need not be inappropriate. One such instance recorded at indent 6 states that;

“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”.

Whilst the planning history of this group of buildings is unclear it appears they have been used in the past for ad hoc commercial and horticultural purposes. The site is distinctly separate from Copper Beech and in the Council's view can be considered a brownfield site for planning purposes. The proposed dwelling does not have a greater volume than the existing buildings and therefore one new dwelling would not have a materially greater impact on the Green Belt. The general Green Belt principle can be agreed.

There would also be visual benefits in Green Belt terms to removing this group of very dilapidated buildings and replacing them with a new dwelling. In that respect the proposed design raises no issues.

Whilst this would be a backland development the Council are of the view that it would not harm the established character of the area, which includes a number of listed buildings. There would be the added benefits to the amenity of the area of removing a potential nuisance neighbour. The site provides a defined curtilage which although quite large, future development in terms of outbuildings could be controlled by conditions.

Design

Whilst there are Listed Buildings adjoining the site, this new development would not harm their special setting. As stated previously the overall aesthetic of the site would improve and the proposed design is appropriate for this location. Details of materials can be agreed by condition.

Amenity

The amenity of the area would be safeguarded. One dwelling replacing this collection of storage outbuildings should reduce noise and disturbance in the immediate vicinity. The proposal will not result in unacceptable levels of overlooking or loss of outlook, given the separation from neighbours

Ecology

A Bat and Owl Survey would be necessary as there are vacant buildings on site which would provide suitable habitat and this could be agreed with an appropriate condition.

Contaminated Land

Owing to previous uses at the site the standard contaminated land conditions are necessary.

Highways

The Highways Authority has no objection to this scheme and there is sufficient space on site for adequate parking.

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.

Sewage

Concern has been raised with regard to the adequacy of the existing sewage system in the area. The applicant is happy for there to be a condition requiring details of foul water disposal to be

agreed and this may entail the provision of a alternate means of sewage disposal to avoid overloading the current system.

Trees and Landscaping

This development is acceptable subject to conditions agreeing tree protection measures and a landscaping scheme agreeing the layout of the entire site including proposed parking areas etc.

Conclusion:

The proposed development is considered acceptable from a Green Belt perspective and the design is also appropriate. There would be no material impact on amenity or highway safety. It is therefore recommended consent is 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: Mr Dominic Duffin
Direct Line Telephone Number: (01992) 564336***

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



Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/2409/15
Site Name:	Grey End Cottage, Brentwood Road, Ongar, CM5 9DH
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2409/15
SITE ADDRESS:	Grey End Cottage Brentwood Road Ongar Essex CM5 9DH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mrs Grace Hammond
DESCRIPTION OF PROPOSAL:	Proposed first floor side extension, first floor rear dormer window, and ground floor rear extension, including internal and external alteration.
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=579321

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: GC1F; GC3A; GC2D; GC5; GC4.

These applications are before this Committee since it has been 'called in' by Councillor Paul Keska, (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(h)).

Description of Site:

The site lies at the junction of Brentwood Road and Cloverley road and contains a late 17th or early 18th century timber framed weather boarded two storey cottage. Most of the boundary of the site comprises of an attractive hedge. The property is a listed building but it does not lie in a conservation area.

Description of Proposal:

Both a planning application and listed building application proposing a first floor side extension, first floor rear dormer window, an2409/15d ground floor rear extension, including internal and external alterations..

Relevant History:

EPF/2862/14 and EPF/0742/15 - Refusals of planning permission and listed building consent – for the erection of porch, bay window, two rear dormers, and alterations to elevations – on grounds that the porch, bay window and dormers would detract from the appearance of the cottage and would cause harm to its historic timber frame.

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions.
HC10 – Works to Listed Buildings
National Planning Policy Framework (NPPF)

Summary of Representations:

ONGAR TOWN COUNCIL – no objections

NEIGHBOURS - 6 consulted and one reply received:-.

12, CLOVERLEY ROAD – object – the cladding of the south face with black painted weatherboard, and building a first floor extension, also black boarded, over the ground floor lean to, will completely render the listed building as being unrecognisable, as will the addition of dormer windows to the west elevation. Also there is no need for a north facing bedroom window, and this window will destroy our privacy as the property is close to our boundary. There are some errors on the submitted existing elevation drawing.

ESSEX CC LISTED BUILDING ADVISOR –

This application relates to the internal and external works to a grade II listed building. The application has been subject to pre-application advice in accordance with paragraphs contained within the Pre-application engagement and front loading section of the National Planning Policy Framework. The proposed scheme has followed advice and guidance given at pre-application stage following refusal of a previous application - EPF/0742/15 & EPF/2862/14 The cottage dates from the late 17th or 18th century and is a timber-framed, weatherboarded building with a plain clay tile roof. The heritage statement states the building might be represented by what is approximately depicted by the Chapman and Andre's 1777 map of Essex. The cottage is now surrounded by modern development and the heritage statement identifies the property has been associated with Grey End House (also grade II Listed) for a long time. Both properties are in the same ownership. The removal of the metal garage roller door and small projection to the outshoot section of the building is welcomed as it will enhance the character and appearance of this elevation. The removal of the 1980s section of the building with its slack pitch cat slide roof with a two storey pitch roof extension will also enhance the character of the building.

To the north elevation it is proposed to infill the space with a single storey addition to form a sun room. The roof plain will follow the outshoot building and its west elevation is set back from site line of the west elevation of the outshoot building in order to define the building's morphology.

It is proposed to insert windows into the west elevation of the outshoot building as these will be inserted between the historic timber studs of the building and therefore will not impact on the building's historic fabric.

The dormer addition to the west elevation has a minimal impact on the character of the building and allows the building to have a functional bathroom.

Internally the layout and alterations largely conserve the historic fabric of the building and where this has been impacted on, for example access to the third bedroom this is minimal and an acceptable loss.

In context the proposed development is a great improvement on the previous application therefore, I recommend the application is granted consent subject to conditions being applied requiring detailed plans and materials to be submitted and approved in order to preserve the historic character and appearance.

Issues and Considerations:

In listed building terms this revised application has removed proposed features that would have detracted from the appearance and integrity of this listed cottage. As set out above in the listed building's advisors comments the proposed extensions and alterations are now acceptable.

In planning terms the cottage does stand on slightly higher land than the neighbouring house at number 11, Cloverley Road, whose main orientation faces the north flank of this cottage. Initially, it was proposed to install a second window in the proposed first floor bedroom extension which would have faced the principal elevation of number 11, but this has now been removed on revised plans. Consequently, any loss of privacy has been removed. This first floor extension, and the other proposed alterations, will have a limited effect on the outlook and amenity of this neighbouring property.

Comments on representations received:-

The parish council have no objections and the concerns of the neighbour about any adverse effect on the appearance of the listed cottage, and potential for overlooking, have been addressed above. In addition corrections have been made to the submitted plan illustrating the existing elevations of the house.

Conclusions:

For the reasons outlined above it is recommended that listed building consent and planning permission be granted.

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: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/2411/15
Site Name:	Grey End Cottage, Brentwood Road, Ongar, CM5 9DH
Scale of Plot:	1/1250

Report Item No:7

APPLICATION No:	EPF/2411/15
SITE ADDRESS:	Grey End Cottage Brentwood Road Ongar Essex CM5 9DH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mrs Grace Hammond
DESCRIPTION OF PROPOSAL:	Grade II Listed Building Consent for first floor side extension, first floor rear dormer window, and ground floor rear extension, including internal and external alteration.
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=579322

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevations at scales between 1:20 and 1:1 as appropriate and annotated with dimensions, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 3 The proposed new roof light shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.
- 4 Samples and details of roofing tile, rainwater goods shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 5 No part of the fabric of the building, including any timber framing and external brickwork shall be cut, cleaned, coated or removed without the prior written approval of the local planning authority, unless specified on the approved drawings.

These applications are before this Committee since it has been 'called in' by Councillor Paul Keska, (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(h)).

Description of Site:

The site lies at the junction of Brentwood Road and Cloverley road and contains a late 17th or early 18th century timber framed weather boarded two storey cottage. Most of the boundary of the site comprises of an attractive hedge. The property is a listed building but it does not lie in a conservation area.

Description of Proposal:

Both a planning application and listed building application proposing a first floor side extension, first floor rear dormer window, an2409/15d ground floor rear extension, including internal and external alterations..

Relevant History:

EPF/2862/14 and EPF/0742/15 - Refusals of planning permission and listed building consent – for the erection of porch, bay window, two rear dormers, and alterations to elevations – on grounds that the porch, bay window and dormers would detract from the appearance of the cottage and would cause harm to its historic timber frame.

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions.
HC10 – Works to Listed Buildings
National Planning Policy Framework (NPPF)

Summary of Representations:

ONGAR TOWN COUNCIL – no objections

NEIGHBOURS - 6 consulted and one reply received:-.

12, CLOVERLEY ROAD – object – the cladding of the south face with black painted weatherboard, and building a first floor extension, also black boarded, over the ground floor lean to, will completely render the listed building as being unrecognisable, as will the addition of dormer windows to the west elevation. Also there is no need for a north facing bedroom window, and this window will destroy our privacy as the property is close to our boundary. There are some errors on the submitted existing elevation drawing.

ESSEX CC LISTED BUILDING ADVISOR –

This application relates to the internal and external works to a grade II listed building. The application has been subject to pre-application advice in accordance with paragraphs contained within the Pre-application engagement and front loading section of the National Planning Policy Framework. The proposed scheme has followed advice and guidance given at pre-application stage following refusal of a previous application - EPF/0742/15 & EPF/2862/14 The cottage dates from the late 17th or 18th century and is a timber-framed, weatherboarded building with a plain clay tile roof. The heritage statement states the building might be represented by what is approximately

depicted by the Chapman and Andre's 1777 map of Essex. The cottage is now surrounded by modern development and the heritage statement identifies the property has being associated with Grey End House (also grade II Listed) for a long time. Both properties are in the same ownership. The removal of the metal garage roller door and small projection to the outshoot section of the building is welcomed as it will enhance the character and appearance of this elevation. The removal of the 1980s section of the building with its slack pitch cat slide roof with a two storey pitch roof extension will also enhance the character of the building.

To the north elevation it is proposed to infill the space with a single storey addition to form a sun room. The roof plain will follow the outshoot building and its west elevation is set back from site line of the west elevation of the outshoot building in order to define the building's morphology.

It is proposed to insert windows into the west elevation of the outshoot building as these will be inserted between the historic timber studs of the building and therefore will not impact on the building's historic fabric.

The dormer addition to the west elevation has a minimal impact on the character of the building and allows the building to have a functional bathroom.

Internally the layout and alterations largely conserve the historic fabric of the building and where this has been impacted on, for example access to the third bedroom this is minimal and an acceptable loss.

In context the proposed development is a great improvement on the previous application therefore, I recommend the application is granted consent subject to conditions being applied requiring detailed plans and materials to be submitted and approved in order to preserve the historic character and appearance.

Issues and Considerations:

In listed building terms this revised application has removed proposed features that would have detracted from the appearance and integrity of this listed cottage. As set out above in the listed building's advisors comments the proposed extensions and alterations are now acceptable.

In planning terms the cottage does stand on slightly higher land than the neighbouring house at number 11, Cloverley Road, whose main orientation faces the north flank of this cottage. Initially, it was proposed to install a second window in the proposed first floor bedroom extension which would have faced the principal elevation of number 11, but this has now been removed on revised plans. Consequently, any loss of privacy has been removed. This first floor extension, and the other proposed alterations, will have a limited effect on the outlook and amenity of this neighbouring property.

Comments on representations received:-

The parish council have no objections and the concerns of the neighbour about any adverse effect on the appearance of the listed cottage, and potential for overlooking, have been addressed above. In addition corrections have been made to the submitted plan illustrating the existing elevations of the house.

Conclusions:

For the reasons outlined above it is recommended that listed building consent and planning permission be granted.

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: David Baker
Direct Line Telephone Number: 01992 564514**

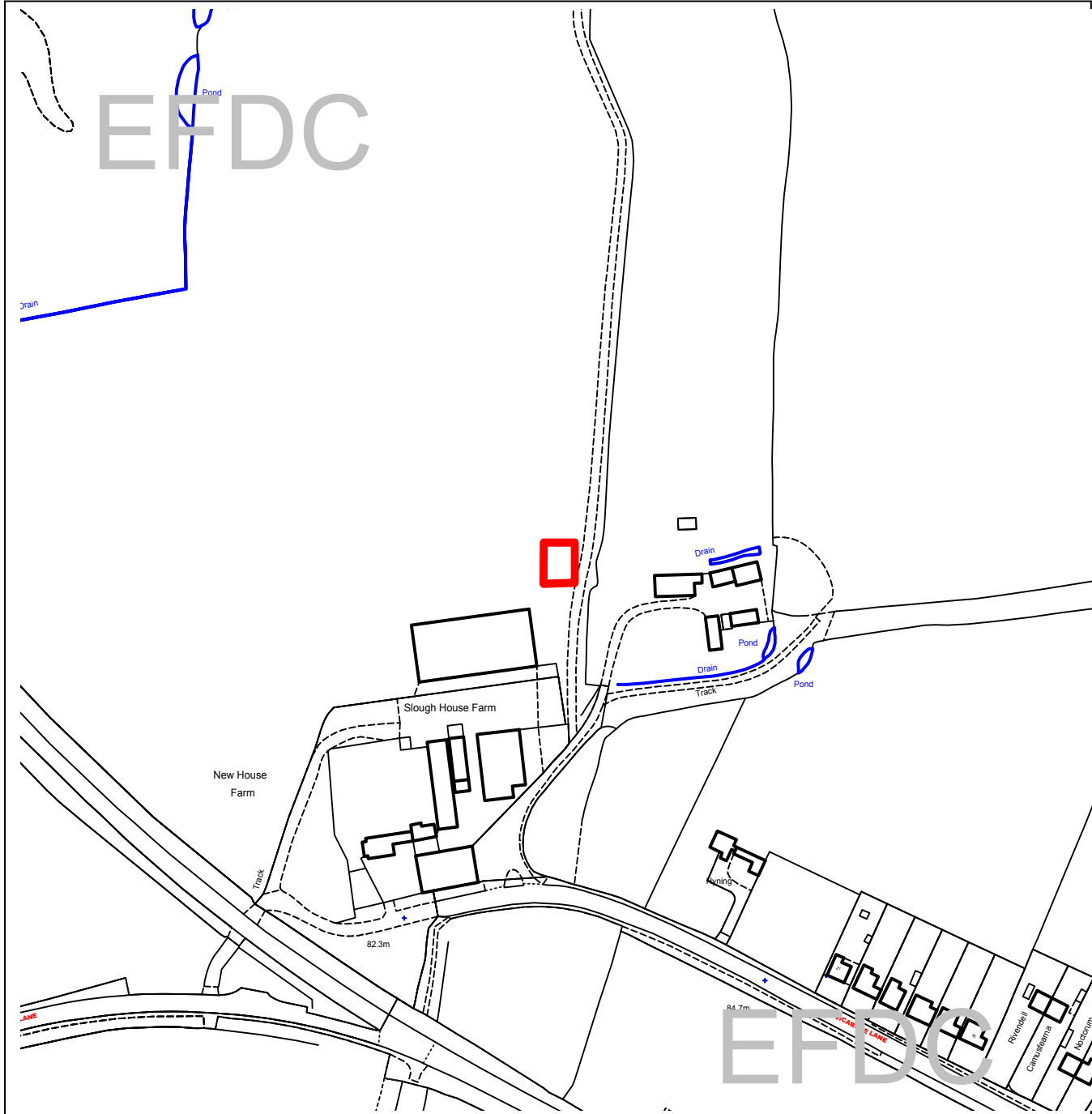
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/2438/15
Site Name:	New House Farm, Vicarage Lane, North Weald, Epping, CM16 6AP
Scale of Plot:	1/2500

Report Item No: 8

APPLICATION No:	EPF/2438/15
SITE ADDRESS:	New House Farm Vicarage Lane North Weald Bassett Epping Essex CM16 6AP
PARISH:	North Weald Bassett
WARD:	
APPLICANT:	Mr Andrew Kerr
DESCRIPTION OF PROPOSAL:	Erection of a steel portal framed agricultural building to store grain.
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=579379

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 drawing no: 150901
- 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 The grain store hereby approved shall be used solely for agricultural purposes and for no other purpose.

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 proposal:

Consent is being sought for the erection of a steel portal framed agricultural building for the storage of grain. The proposed building would be 25m in length and 20m in depth with a shallow pitched roof to a ridge height of 10.2m and eaves height of 7.5m. The building would be

constructed from pre-cast concrete grain walling panels with green steel cladding above and a corrugated fibre cement roof. Access to the building would be provided by two large roller shutter doors and a single personnel door in the northern elevation.

Description of site:

The application site is part of an existing and well established farm. The proposed grain store would be located to the east of two large existing buildings, one of which was granted consent for the retrospective change of use to B1 purposes in 2014. To the east of the proposed building is the existing farm track and beyond this is a residential property known as Slough House farmhouse, which is not within the ownership of the applicant.

To the east of the site is a small residential enclave. To the southwest of the site is North Weald Golf Course with North Weald Airfield beyond this. The site is located within the Metropolitan Green Belt.

Relevant History:

EPF/0136/99 - Agricultural storage building – approved/conditions 10/11/99

EPF/2092/00 - Change of use of farm buildings to B1 (business) use – approved/conditions 11/04/01

EPF/0378/06 - Erection of grain storage building – approved/conditions 12/04/06

AGR/EPF/0221/08 - Agricultural determination application for a cylindrical grain silo – withdrawn 18/03/08

EPF/0578/10 - Erection of agricultural grain storage building and lean to for farm machinery storage (structure approved part under EPF/0378/06) – approved/conditions 02/09/10

EPF/0416/14 - Retrospective application for change of use of agricultural building to B1 – approved/conditions 17/04/14

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A – Development in the Green Belt

GB11 – Agricultural buildings

DBE1 – Design of new buildings

DBE9 – Loss of amenity

RP5A – Adverse environmental impacts

The above policies form part of the Councils 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:

11 neighbouring properties were consulted and a Site Notice was posted on 25/08/15.

PARISH COUNCIL – Objects to this application as the applicant has not shown a demonstrable need for the proposal as per Policy GB11. Due to the fact that the applicant stated in his previous application “*Mr Kerr previously farmed with his brother but a partnership split has meant the area of land farmed by Mr Kerr at New House Farm has significantly decreased. The acreage of land was reduced by 285 acres overnight in 2012 and consequently the quantity of crops produced by the business has fallen and the demand for storage space on the farm has decreased*”.

Main Issues and Considerations:

The main issues to be considered in this case are the impact of the proposal on the Green Belt, on the character and appearance of the area, and on neighbour's amenities.

Green Belt:

The proposed grain store would be located in an existing farmyard immediately adjacent to two large existing buildings. The National Planning Policy Framework states that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this [include]: buildings for agriculture and forestry".

The design and appearance of the proposed building is very clearly for agriculture and would be located on an established and lawful agricultural site. However a previous application was made in 2014 for the retrospective change of use of one of the adjacent agricultural buildings to B1 (business) use. Within the previously submitted Supporting Statement regarding the 2014 application it was stated that:

Mr Kerr previously farmed with his brother but a partnership split has meant the area of land farmed by Mr Kerr at New House Farm has significantly decreased. The acreage of land was reduced by 285 acres overnight in 2012 and consequently the quantity of crops produced by the business has fallen and the demand for storage space on the farm has decreased.

This issue was highlighted to the applicant and in response they provided the below justification for the proposed new building:

1. *Higher yields in the last two harvest years have put much more pressure on farmers grain storage in general.*

The national wheat yield recorded in 2015 was the highest in over 25 years. Our farm reflected that trend, with a yield of nearly 4.4 tons per acre, beating a good performance in 2014 by a fair margin. Other crops grown also did well comparatively, despite a very dry early summer period.

Sadly due to lack of space, we had to sell over 300 tons of wheat and 200 tons of Barley at harvest prices, with corresponding poor margins, and bottlenecks due to lack of readily available transport during the harvest rush meaning following crops were not always cut on time, despite decent weather. This impacts negatively on crop quality and subsequent pricing.

The farm also gave up growing unprofitable Oilseed rape in 2015, meaning that over three hundred more tons of storage was required for the replacement crop of wheat which yields approximately three times more bulk product per acre than Rapeseed.

2. *The farm has recently taken on the rental of two blocks of arable land at Bovinger and North Weald, there is no storage there, so it will have to come back here.*
3. *The government agency for Agriculture [DEFRA] has recently introduced a rule in 2014 citing that farmers will have to grow a minimum of three crops from now on. This three crop rule increases storage segregation requirements generally.*

The farm here produces feed wheat primarily, but there are five other crops grown including milling wheat, seed wheat, Barley, Beans and Borage which must all be stored separately to avoid cross contamination as dictated by our customers.

4. *Fertiliser such as Ammonium Nitrate is used on the farm regularly and needs to be stored in secure lockable buildings now, in accordance with HSE and Government guidelines, as it is a target for those people seeking potentially explosive materials. It is therefore sensible to consider specialised storage.*

We currently store fertiliser in together with grain and would like to use one compartment of an existing grain store for fertiliser alone, to help us comply with guidelines, avoid risk of contamination and also satisfy Food assurance schemes. We belong to the Red Tractor scheme [cert number 63497] and are not happy with the current situation. The proposed new building would address this issue totally. Scheme requirements are at

5. *Finally, I feel that our application is for a relatively modest size building, which will have little impact on both the environment and the public. We are aware that it is close to the size that would only require a 28 day determination in other areas and fits in within our existing curtilage of buildings in a sensible way, using an area that is too small to crop.*

Whilst there were initial concerns regarding the necessity of the proposed grain store given the previously approved conversion of the existing agricultural buildings the above is considered appropriate justification for the new building. As such the proposed grain store would constitute an agricultural building and would therefore fall within the exception to inappropriate development as laid out within the NPPF.

Impact on area:

The proposed grain store would stand within the existing farmyard immediately adjacent to two existing large buildings, one of which is still used for agricultural purposes and the other of which is currently in business use.

The building is appropriately designed and would be viewed within the context of the adjacent buildings and wider farmland. As such it is not considered that this proposal would be harmful to the character and appearance of the area.

Neighbouring amenities:

The proposed grain store would be located just 10m from the boundary with the closest neighbouring dwelling (Slough House farmhouse) however would be over 100m from the remainder of the dwellings within the nearby enclave.

Although relatively close to Slough House farmhouse the proposed grain store would be immediately adjacent to two significantly larger buildings and would be viewed within the context of the existing farmyard. Furthermore there is an established vegetation screen along the edge of the adjacent farm track. This would ensure that there would be no significant detrimental impact to the amenities of the adjacent neighbouring property.

Conclusion:

Whilst consent has previously been granted for the retrospective change of use of an existing agricultural building on this site the submitted information from the applicant is considered sufficient enough to justify that the proposed grain store is reasonably required for the purposes of agriculture and therefore would not unduly harm the openness of the Green Belt.

The design, scale and location of the proposal would ensure that there would be no undue harm to the character and appearance of the wider area or the amenities of the adjacent residents and as

such it is considered that the proposal complies with the guidance contained within the NPPF and the relevant Local Plan policies and is therefore 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