

**Report Item no: 1**

<b>APPLICATION No:</b>	EPF/1737/06
<b>SITE ADDRESS:</b>	Hall Farm Greensted Road Ongar Essex CM5 9LD
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>APPLICANT:</b>	Miss E Warren
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of private stables and manege with new vehicle access.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 stables hereby approved shall be used for private stabling purposes only and not for any commercial or business activity, including livery.
- 3 The development shall be carried out in accordance with the amended plans received on 15/01/07 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of development details of the post and rail fencing shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of the site hereby approved and maintained in the agreed positions.
- 6 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to

ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 The gates hereby approved at the new vehicle access shall only open inwards and shall be set back a minimum of 14 metres from the edge of the highway.
- 9 Prior to commencement of the development hereby approved the visibility splay of the new access shall be a minimum of 150 metres by 2.4 metres to the west and 130 metres by 2.4 metres to the east as measured from and along along the edge of the carriageway shall be provided and maintained thereafter.
- 10 Prior to the commencement of the development details of the proposed surface materials for the new access shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 11 Prior to occupation of the site the existing access shall be permanently closed and shall thereafter be retained as such.
- 12 There shall be no external lighting of the stable yard, manege or roadway.
- 13 Burning of manure and other animal waste shall not take place on the site.
- 14 Manure shall be stored in a manner that does not give rise to nuisance from odour, vermin or flies, and run-off shall not pollute any surface or groundwaters.
- 15 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 16 No horses shall be exercised on the public highway without the prior permission in writing from the Local Planning Authority.

**Description of Proposal:**

Consent is being sought for the construction of private stables and manege served by a new vehicle access.

The stable complex would be located at the southern end of the site and would be U shaped. It would be single storey to a maximum height of 3.5m (excluding the lantern) and have a total floor area of 322 square metres and would contain five stables, a hay store, a feed store and a tack room.

The manege would be 45m x 25m and would be located in the southwestern corner of the site. The new vehicle access would be located further east than the existing access, which will be closed, and the gate would be set back 14m from the edge of the highway.

This application also includes a new hedgerow to the eastern boundary between the site and adjoining residential properties and a post and rail fence to the north and northeast boundaries between the site and the public footpath and neighbouring field. There is also tree planting proposed within the site.

### **Description of Site:**

Large 4 hectare (9.5 acres) site located on the northern side of Greensted Road within the Metropolitan Green Belt. The site adjoins Greensted Road to the south, a public footpath to the north, and residential properties and agricultural fields to the east and west.

### **Relevant History:**

None

### **Policies Applied:**

#### *Structure Plan:*

C2 – Development within the Metropolitan Green Belt.

T8 – Improvements to the primary route network.

#### *Local Plan:*

GB2A – General Approach to Development in the Green Belt.

RST4 – Use of land for horse keeping.

DBE9 – Amenity considerations.

LL1 – The countryside.

ST4 – Highway safety.

### **Issues and Considerations:**

The main issues with this application are the effects of the development on the Green Belt and the surrounding area, its design and visual impact, and any effects on highway safety and the public right of way.

#### **Green Belt**

Whilst horse-keeping is not an activity that falls within the classification of agriculture, Green Belt policies permit changes of use for such activities that preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Additionally, Policy RST4 permits

changes of use for horse keeping providing (inter-alia) that the development would not affect the character of the landscape, and the amount of horse-riding would not lead to excessive highway danger.

In terms of the principle of keeping horses on this site, it is considered that it represents an activity that would not harm the objectives of the Metropolitan Green Belt. The stables, manege and paddock are to be for private use and are not considered to be overly intensive. The British Horse Society recommends an average of 2 horses per hectare which is more than met by this proposal. The scale of the stable complex is not unduly bulky and would only be to a maximum height of 3.5m, and this will be well screened by existing and newly planted trees.

The area of land opposite Church Meadow Barn, which adjoins the site, received planning permission to provide two stables, one hay barn and one tack room and to construct a post and rail paddock in December 2006. Also in 2005 planning permission was granted for the erection of stables and associated facilities on the area of land adjacent to Greensted Hall, to the northeast of the site.

The application includes a manege in the southwestern corner of the site and a new access road and area of hardstanding to the north of the proposed stable block, which is a small part of this large site, and the proposed post and rail fencing and new hedgerow will not impair the objectives of the Green Belt.

### Design

The stable block is to be 3.5m high to its ridge, and its overall size is not considered excessive or unduly bulky. Its appearance is traditional for a stable and would be clad in black featheredged weatherboarding and have interlocking tiles on the roof. Examples and details of these materials would be submitted for approval prior to the development taking place and would be handled via a condition.

This site is currently well screened from Greensted Road and the neighbouring field to the west, and additional tree planting is proposed to further screen the new development.

### Highway issues

Highways Officers raise no objection to the application on the basis that the stables are for private use, which can be controlled by way of a condition, and subject to further highways conditions there would be no detrimental impact on highway safety

There is no direct link from the application site to a bridlepath, and use of Greensted Road would be dangerous and unacceptable, however there is more than adequate space on site to exercise the horses and a letter has been received from the owners of the site confirming that use of the public highway will be strictly prohibited. Again this can be controlled via a condition.

The amended drawings show a post and rail fence along the northern boundary with the Essex Way being left open to a width of 4m. The Essex County Council Public Rights of Way Officer is satisfied that this will be acceptable in terms of retaining access along this public footpath and would not be detrimental to the users of the pathway.

Conclusion:

The proposal would not harm the amenities of the Green Belt or wider countryside, there would be no undue effects on the surrounding area, and there would be no detrimental impact on highway safety. Therefore the application is considered to be acceptable, and is recommended for approval.

**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – No objection but concerned that there should be no exacerbation of highway difficulties and that construction details are sympathetic to the rural location.

HAWTHORN COTTAGE – Feel that this would be detrimental to the countryside setting as there would be an increase in traffic; a requirement for uncharacteristic concrete parking/access area; would have an unattractive and unsightly impact on the character of the natural environment; would be detrimental to the setting of a Grade I listed building; would obstruct the public footpath to the north; would result in a loss of outlook to neighbours; and would be a substantial alteration in the uninterrupted panorama and landscape.

HALL FARM – Concerned that this is primarily for a future business use; there is no toilet proposed (and no local facilities); this will add to vehicle movements in the locality; there is no direct link to a bridle path; and manure may cause a nuisance to nearby residents. Concerned that the area and natural beauty will be lost and they will find themselves living in the OK Corral – Ongar.

POUND COTTAGE - Object as this would be detrimental to the countryside setting as there would be an increase in traffic; a requirement for uncharacteristic concrete parking/access area; would have an unattractive and unsightly impact on the character of the natural environment; would be detrimental to the setting of a Grade I listed building; would obstruct the public footpath to the north, would result in a loss of outlook to neighbours; and would be a substantial alteration in the uninterrupted panorama and landscape.

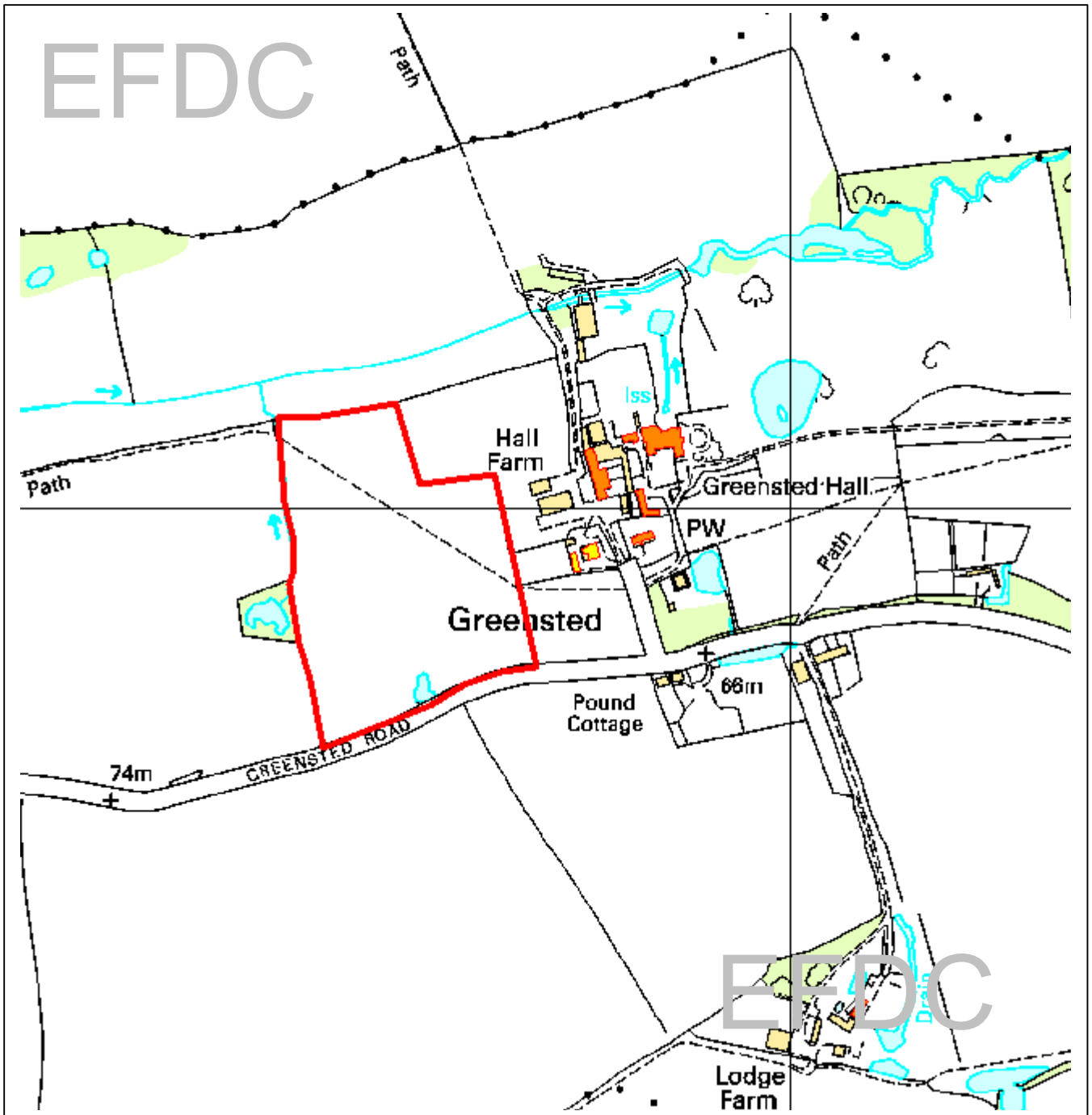
5 GREENSTED ROAD – Concerned about the effect on the public footpath.

CHURCH MEADOW BARN – Commented as they were not notified by the planning officer.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/1737/06
Site Name:	Hall Farm, Greensted Road, Ongar
Scale of Plot:	1/5000

**Report Item no: 2**

<b>APPLICATION No:</b>	EPF/0052/07
<b>SITE ADDRESS:</b>	Land to the east of Willow Mount Epping Road Ongar Essex CM5
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	D O'Mahony
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed manege associated with private stables.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 lighting or illumination is to be installed for the manege hereby approved.
- 3 No commercial or business use of the manege hereby approved shall take place at any time.
- 4 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

### **Description of Proposal:**

Erection of a manege, measuring 12.5m x 33m on the eastern boundary of the site.

### **Description of Site:**

The site is an open field about 300m to the west of Toot Hill on the north side of the Epping Road. The land slope up to the west, and at the top of the slope is the property known as Willow Mount, which is in separate ownership. The land to the north of the site is classed as Ancient Landscape in the local plan. The site has an area of 1.01ha (2.5 acres). The whole site is within the Metropolitan Green Belt. There are watercourses on the northern and eastern boundaries of the site. The site is currently used for the keeping of horses and poultry, and there is a hardened track from the site access on the Epping Road.

### **Relevant History:**

EPF/835/87 – Building for use as goat rearing farm - refused  
1992 – Enforcement Notice requiring removal of goat rearing accommodation appealed and dismissed in 1992  
EPF/0322/06 – Erection of stable block - refused  
EPF/2079/06 – Erection of stable block - approved

### **Polices Applied:**

#### *Structure Plan*

C2 Development in the Green belt

#### *Local Plan*

GB2A Green Belt Policy  
HC2 Historic Landscape  
RST4 Horse keeping  
DBE9 Excessive loss of amenity to neighbours  
LL1 Rural landscape and landscaping  
ST 6 Highway Safety

### **Issues and Considerations:**

The main issues are:

1. Whether the manege is appropriate in this area and its impact on the adjacent historic landscape
2. Whether there would be any impact on the amenities of the neighbouring properties
3. The welfare of the horses.

#### **1. Appropriateness to area and Impact on Historic Landscape**

- The site already has permission for a stables building and there are already horses on the site. The land is now lawfully used for horsekeeping, - a recognised rural type of use. It is considered that there is no harm caused to the openness of the Green Belt by this use of the land.
- The manege would have a 1.2m high-boarded fence and a suitable surface for the exercising of horses.



- It is smaller than a standard manege due to the site constraints, but is still capable of providing sufficient space to exercise the horses on the site.
- Due to the fall of the land, the existing screening on the boundaries of tree/ hedgerows and the distance involved it would not be conspicuous from the road. Further screening planting is also proposed and a condition will ensure that this is implemented.
- The northern boundary in particular is very well screened by the mature treeline, and it is the case that the proposed manege will not be easily visible from the historic landscape to the north of the site. Consequently the scheme will cause no harm to the historic landscape.
- It is considered that this is a small scale proposal that is well sited, and is for an appropriate Green Belt use, and due to its size and siting causes no harm to the openness of the Green Belt, or any harm to the historic landscape to the north.
- Therefore this scheme is not contrary to Green Belt or conservation policies.

## 2. Effect on Neighbours

- The proposal can be conditioned so that no lighting is installed which could compromise the character and appearance of this area.
- Otherwise, there is no adverse affect to any neighbour from this scheme.

## 3. Horse Keeping

- Policy RST4 sets out the criteria for assessing such a proposal. The use for domestic horse keeping is generally appropriate for the Green Belt.
- The applicant has confirmed that there is, and will be no commercial use of the site, and site is purely for the domestic stabling of family horses, and this has been previously conditioned.
- This manege will allow a reduction in use of the surrounding roads and bridleways which is to be welcomed.
- It is the case that this area was not set aside for a rotational paddock in the 2006 approved plan and thus there will be no harm caused to the welfare of the horses on the site.

## Conclusion

This is a small-scale scheme to be used for a non-commercial use. It would not have an adverse affect on the Green Belt, neighbours, welfare of horses or the adjacent historic landscape. It is in line with national and local policies and therefore the recommendation is for approval.

## **SUMMARY OF REPRESENTATIONS**

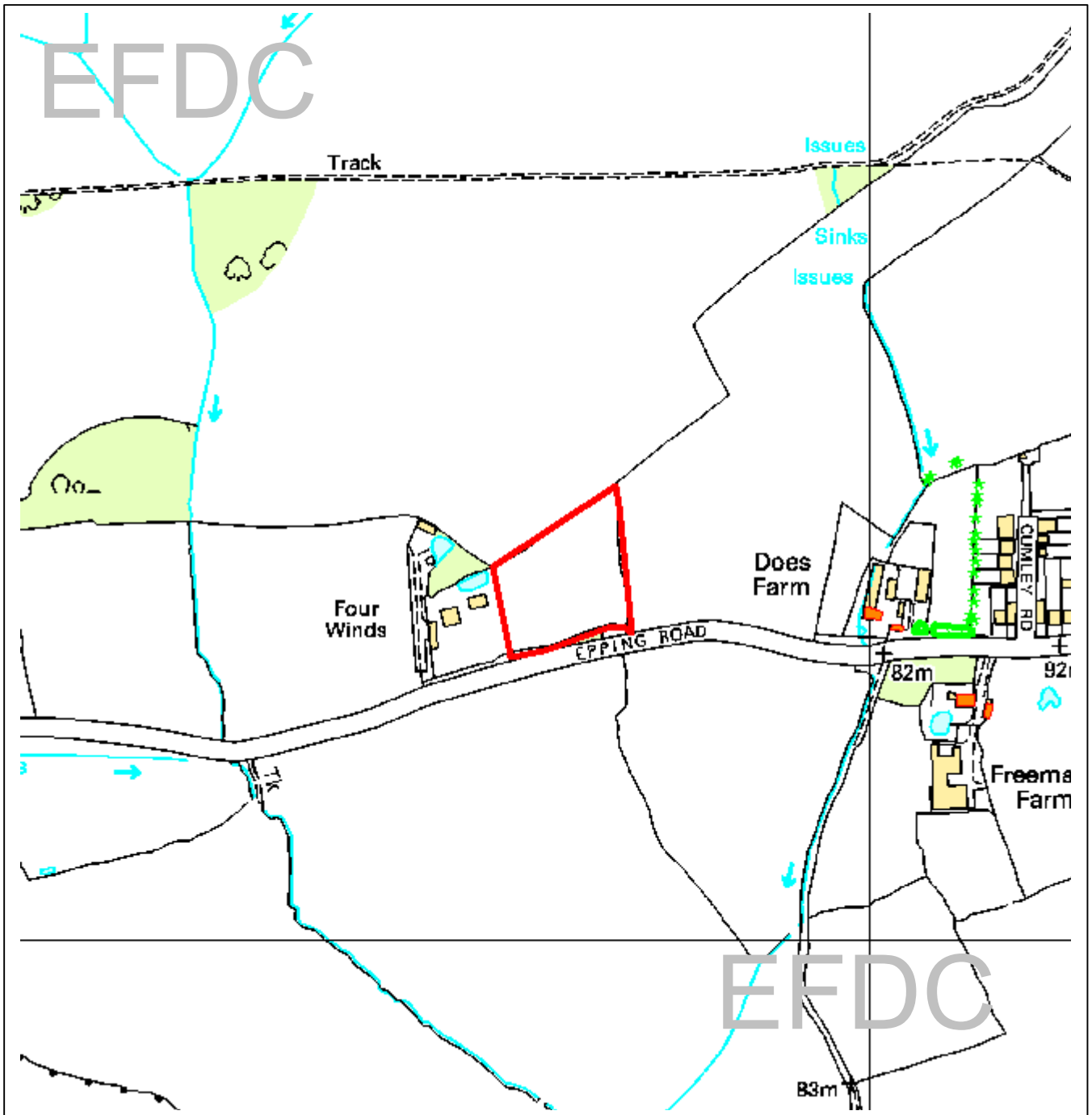
PARISH COUNCIL – No Objection

WILLOW MOUNT (2 letters) – Object (no reasons given).



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0052/07
Site Name:	Land adj to Willow Mount, Epping Road, Toot Hill
Scale of Plot:	1/5000

**Report Item no: 3**

<b>APPLICATION No:</b>	EPF/0213/07
<b>SITE ADDRESS:</b>	Lyngs Farm Nupers Lane Stapleford Abbots Romford Essex RM4 1JR
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>APPLICANT:</b>	Mr and Mrs L Kovsovlov
<b>DESCRIPTION OF PROPOSAL:</b>	Formation of a access road to existing buildings.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 No fenceing or lighting or other structures shall be erected along the course of the driveway
- 2 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 3 Within 3 months of the date of the permission the first 6m of the driveway from the edge of the highway boundary shall be treated shall be treated in an approved bound material to prevent loose materials being carried onto the highway, and approved in writing by the Local Planning Authority.

**Description of Proposal:**

Formation of an access road to existing buildings. The road is a maximum of 4m wide and is some 90m long in an 'L' shape. The road is already in place.

**Description of Site:**

An extended dwelling house on a large plot with various outbuildings and stables. Currently the access to the site is to the north of the house. The whole site is within the Metropolitan Green Belt.

**Relevant History:**

The site has an extensive history, the relevant applications are:  
EPF/0980/06 - Demolition of 21 stables and replacement 14 stables - approved  
CLD/EPF/0556/06 - CLD re use of entrance roadway – permission required.  
EPF/1362/06 - Erection of replacement house - approved

## **Polices Applied:**

### *Structure Plan*

C2 Development in the Green belt

### *Local Plan*

GB2A Green Belt Policy

ST 6 Highway Safety

## **Issues and Considerations:**

The main issues are:

1. Is the driveway appropriate in this Green Belt area, and if not whether there are any very special circumstances which would overcome any inappropriateness;
2. Any impact on highway safety.

It is noted that the roadway has already been created which is to be regretted, but the application must be considered on its own merits.

### 1. Green Belt

- The scheme has seen the installation of a driveway to the south of the proposed new house. The applicant has stated this is required for both the construction traffic when work commences and for the occupants of the property as the existing access is awkward to use safely.
- The roadway is not bordered by any fencing or lighting, and has a hoggin base and a single surface. Low level kerbing has been installed on both sides of the drive.
- There is no increase of the curtilage of the property, and indeed this drive runs across non curtilage land to enter the curtilage at its southern boundary.
- The relevant policy is GB2 (iv) "for other uses which preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt".
- In this case the assessment of whether this is appropriate development is balanced, but there are no other structures erected (such as fencing or lighting), the surfacing is not out of place in this rural area, and this is a simple and non obtrusive driveway. Therefore this can be regarded as appropriate development which does not encroach on the Green Belt.
- Members will wish to note that there is an outbuilding on the southern boundary of the curtilage which is being used as ancillary accommodation for the main house, and this driveway passes this building. This has the potential for being split off as a separate planning unit in the future but this would require a separate full planning application in which the various issues would be considered at that time. The applicant has stated that there are no plans for such a scheme.

### 2. Traffic Issues

- The Highways Department have raised no concerns over safety issues with this scheme.

## Conclusion

This is a small-scale scheme, which causes no harm to the openness and character of the Green Belt or traffic safety and is therefore recommended for approval.

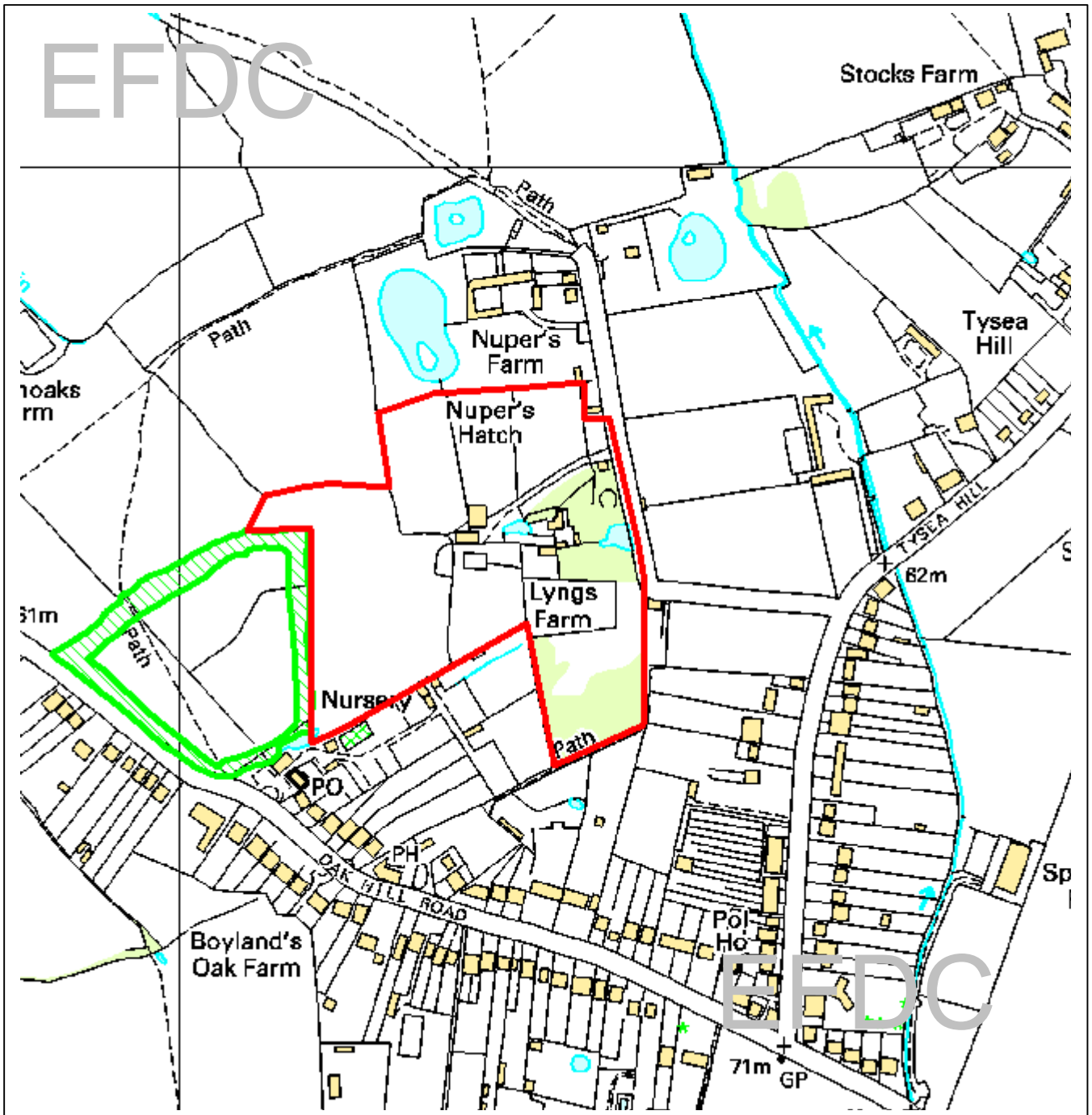
## **SUMMARY OF REPRESENTATIONS**

PARISH COUNCIL – Refusal recommended as Councillors consider it an encroachment on the Green Belt. This is a fairly new development and the extra traffic generated could cause problems.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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Agenda Item Number:	3
Application Number:	EPF/0213/07
Site Name:	Lyngs Farm, Nupers Lane, Stapleford Abbotts
Scale of Plot:	

**Report Item no: 4**

<b>APPLICATION No:</b>	EPF/2464/06
<b>SITE ADDRESS:</b>	Wansfell College 30 Piercing Hill Theydon Bois Epping Essex CM16 7SW
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Jason Cooper
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use, alteration and extension of former college building to contain 14 no. residential flats with on-site parking. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**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 Notwithstanding the requirements of condition 3, prior to the first occupation of the flats, all first and second floor windows indicated on drawing No. P03-04B (on the north elevation facing towards No. 31 Piercing Hill) shall be fitted with obscure glass at the lower half of each window and this half shall be in a fixed frame only and be permanently retained in that condition thereafter. Details shall be submitted to the Local Planning Authority to demonstrate that the obscure glass shall not finish below eye-level. The details submitted shall be in the manner shown relating to Flat M in drawing nos. SK09 for all first and second floor windows on this elevation.
- 3 The proposed north facing windows at second floor level serving a room labelled as "Dining" and "Kitchen" to Flat L shall be fitted with fixed glass and be non-openable and retained in this way thereafter.
- 4 The party floor and wall insulation between the properties shall comply with the current Approved Document E of the Building Regulations 1984. If it is found that the partition does not comply with the regulations it shall be upgraded to comply with the regulations as a minimum. The details of any works shall be approved by the Local Planning Authority before the premises are occupied.
- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 0730 to 1830 Monday to Friday & 0800 to 1300 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 6 No development hereby approved shall take place until measures to enable the provision of education improvements to the local area, necessitated by this development, are secured.
- 7 The parking areas shown on the approved plan shall be provided prior to the occupation of the development, and the dwelling known as "Woodview", 30A Piercing Hill shall be demolished prior to the construction of this with all resultant debris from Woodview totally removed from the site. The parking area shall be retained free of obstruction for the parking of residents and visitor's vehicles.
- 8 Prior to the commencement of the development, details of any lighting (which shall be low level) for the car parking area shall be submitted to and agreed in writing by the Local Planning Authority. The lighting shall be implemented in accordance with those agreed details.
- 9 No works shall be undertaken to the access way to the car parking area (known as "Rothwell Road" without the prior written consent of the Local Planning Authority. The ditch/culvert running along the southern side of this access road shall not be built over to allow widening of this road.
- 10 Before any of the flats are occupied, a lay-by shall be provided (the details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority) to allow a passing place. This lay-by shall be permanently retained for this function and shall not be used for the parking of vehicles at any time.
- 11 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 12 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 13 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 14 Satisfactory provision for the drainage of foul and surface water shall be provided prior to the commencement of the development. Foul water shall be discharged directly to the public sewer, and the scheme shall be implemented in accordance with the agreed details.
- 15 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.
- 16 Details of secure covered cycle and motorcycle parking shall be submitted to and approved in writing by the Local Planning Authority. The parking shall be take place in accordance with those agreed details.



17 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

18 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

19 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

20 The hard surfaced areas shown to be removed and grassed over as indicated on drawing no.P01-00b, located on the western side of the site edged within the blue line, shall be carried out, prior to the first occupation of the proposed flats in the development and not afterwards reinstated as a hard surface.

### **Description of Proposal:**

This application is for change of use of former adult residential college building, together with alterations and extensions to contain a total of 14 residential flats. The proposal also includes landscaping, provision of a total of 26 car parking spaces, as well as the demolition of the existing No. 30A (Woodview) in order to implement 24 of the car parking spaces. A concurrent planning application (EPF/2470/06) has been submitted in respect to obtaining outline approval for a replacement dwelling in lieu of the demolition of Woodview.

### **Description of Site:**

The site comprises a substantial detached two/three storey building in extensive grounds located on the western side of the "slip road" part of Piercing Hill that were, until a few years ago used for adult residential education. "Wansfell" itself is located in a uniform building line, however additions at the rear project deeper than neighbouring dwellings. An access-way is located along the site's southern boundary, and this serves as access to No. 28A and No. 30A (Woodview). 4 car parking areas to the college are located east of Woodview, and the access-road continues further west into a area of hardsurfacing used as overspill car, located next to a double garage. This is beyond the application site, and into an area of extensive grounds that lie to the rear of Nos. 31 to 34, which include tennis courts and a locally listed pergola, and features many preserved trees. The entire site is within the Green Belt, and is adjacent to Epping Forest, a Site of Special Scientific Interest and a Special Area of Conservation.

The former College is of a Victorian construction, with extensions having been added in the late nineteenth and twentieth centuries. The large addition at the back was constructed in the 1980s, and is of a more modern appearance than the façade of the building that fronts Piercing Hill.

There are tree preservation orders protecting many of the trees at Wansfell College. The surrounding area is predominantly residential housing, some of which have extensive, deep rear gardens.

### **Relevant History:**

The site has been subject to various planning applications for alterations and extensions since the 1960s. The County Council approved the bulk of the extension work in the late 1980s, and further development was approved (but not implemented in 1999. The most recent approvals are (all application numbers relate to County Council references):

CC/EPF/12/86 – Two bedroom first floor extension - Granted permission by the County Council on 24/4/87.

CC/EPF/9/87 – Ground floor two storey extensions - Granted permission by the County Council on 15/1/88.

CC/EPF/102/98 (County Council Ref) – New multi-purpose studio, lift installation, internal remodelling and improvement to access - Granted permission by the County Council on 5/1/99.

The most relevant planning application was dismissed on appeal in 2006:-

EPF/2030/05 – Change of use, alterations and extensions of a former college building to contain 20 flats with on-site parking. The application was refused planning permission and then dismissed on appeal following a public inquiry.

**Policies Applied:**

Core Strategy, Countryside, Built Environment, Housing Provision and Rural Economy Policies from the Essex and Southend On Sea Replacement Structure Plan:-

- CS2 – Protecting the natural and built environment.
- CS4 – Sustainable new development.
- C2 – Development within the Metropolitan Green Belt.
- BE1 – Urban intensification.
- BE5 – Contributions to necessary facilities and infrastructure
- H2 – Housing development, the sequential approach
- H3 – Location of residential development.
- RE2 – Re-use of rural buildings.
- T12 – Car Parking standards

Green Belt, Heritage Conservation, Design & Built Environment, Landscaping and Highway Policies from Epping Forest District Council's Adopted Local Plan and Alterations:-

- CP1 – Achieving sustainable development objectives.
- CP2 – Protecting the quality of the rural and built environment.
- GB2A – Development within the Metropolitan Green Belt.
- GB8A – Changes of use of buildings within the Metropolitan Green Belt.
- GB9A – Residential Conversions
- CF12 – Loss of community facilities
- HC5 – Effect of development on Epping Forest.
- DBE2 – Effect of new buildings on surrounding area.
- DBE6 – Car parking for new residential developments.
- DBE9 – Residential amenity considerations.
- LL10 – Retention of trees.
- LL11 – Provision of landscaping.
- ST6 – Provision of off-street car parking.
- ST4 – Highway safety.

## **Issues and Considerations:**

The main issue is whether this proposal overcomes the previous dismissed appeal application which was dismissed on the grounds that it represented inappropriate development in the Green Belt and harmed its openness. This was because of the significant increase in floorspace (8%), provided by additional extensions and the proposed car parking area in addition to the remaining car park area west of the application site (the college overspill area). This new planning application proposes extensions at a slightly lesser area than the existing area of the building and a reduction in number of flats from 20 to 14 units.

Before turning to the Green Belt matters, the Planning Inspector in the appeal decision letter made it perfectly clear that:

- There was no objection to residential conversion in principle if there was very little change to the front elevation,
- Residential conversion would re-use an existing redundant building and constitute the efficient use of previously developed land,
- There is no proven demand for re-use as a college,
- It is within a sustainable location for residential re-use (15 minute walking distance of the Underground station, shops and services; bus stops close by),
- There would be no overall increase in vehicle movement compared to the potential traffic generation from the site's lawful use as a residential college, in fact it would be potentially less; there would be no harm to highway safety,
- There would be no greater amounts of on-street parking and a parking provision of 1.3 spaces per unit is acceptable,
- The position and number of parking spaces proposed (26 in total), alterations and extensions proposed and the proposed residential use would not be harmful to the living conditions of occupants of the nearest neighbours, in this case, nos. 28, 28A, 29 and 31 Piercing Hill,
- An Arboricultural report in respect of trees and the council's view that there would be no harm in this respect was accepted,
- Surface water drainage and water pressure are matters to be considered at construction stage.
- In respect of lighting, this could be as a matter of detail, and
- The appeal was not dismissed because of its impact on the historic nature, wildlife value and open space of Epping Forest.

Most of these matters have been raised in the representations to this report and it is officers' opinion that it would be futile to object on these matters and run the risk of a cost claim against unreasonable grounds of refusal, should the application end up again at appeal. However, clarification on the parking provision and position and the impact of the proposed external alterations on the adjoining residents needs some further assessment.

## 1. Parking Provision

The car parking spaces will be to the rear of the garden to the college building in place of the current caretakers house. It is therefore in the same position as the last planning application and will provide the same number, 24 spaces. As previous, 2 disabled parking spaces will be nearer the college building. The current in and out entrance at the front of the building, well screened by shrubs and trees, are shown in the front garden area. It is possible some residents and visitors may choose to park here where the main entrance here can provide access to 10 of the proposed flats. Equally so, the concerns of deliveries are likely to also take place here as the most direct route to the flats. Visitors arriving by car are also likely to park in the road, but the key issue is to compare, as the Planning Inspector did, against "*the potential traffic generation from the sites lawful use as a residential college.*" The car park at the far extent of the site, beyond the caretakers house to the west, acted as an overspill parking area from time to time for the college. In comparison, the 24 parking space area, in place of the caretakers house, is nearer if still a little remote. The Planning Inspector did not object on these grounds and with a development now 6 units less, the position and amount of car parking for the development is considered to be acceptable, complying with policy ST6 of the Local Plan.

## 2. Living Conditions – No.31

On the northern side facing towards 31 Piercing Hill, the alterations and extensions will be similar as on the previous refused planning application. The college building is quite exposed on this side where this flank is inset, but otherwise there is reasonable tree screening. There are a number of windows facing onto this property, including its nearside conservatory and garden. There will be less windows along the whole of this elevation (27) compared with that dismissed on appeal (38). Compared with the existing elevation, when used as a college, the main change are the new windows in the inset part of this flank elevation where new windows are proposed to replace three obscure glazed windows on the first floor and replacement high-level shower windows for larger windows at the second floor. The current inset will also be extended towards the neighbouring property, but still sit behind the rest of the main flank wall. A two storey extension is also proposed, replacing a similar scale extension, but these are to the side of the flank wall of no.31 and do not affect this neighbour's privacy. The plans show the windows on this side to be lower half opaque and upper half clear glass. At the public inquiry, a condition was presented to the Planning Inspector that, notwithstanding the plans submitted, that all first and second floor windows facing no.31 would be fitted with obscure glass, fixed shut to eye level, to ensure that there would be no overlooking to the garden and conservatory of No.31. Given the Planning Inspector did not dismiss the appeal on these grounds and would have included such a planning condition if planning permission had been granted on appeal, there is no objection in this regard.

A condition would have also been included controlling the layout of the flats on this side so that living/dining rooms faced away from the boundary. In this current proposal, a second floor flat will have four dining room/living room windows on this side, but the room will also be served by another window on the opposite side. As there is another window, these four windows can remain fully fixed shut and a condition requiring this would safeguard the occupier of no.31 from possible noise and disturbance. The other flats on this side do not have living/dining room windows.

### 3. Living Conditions – Nos. 28, 28A and 29

The proposal will change the south elevation facing towards these residential properties, which are separated from the application site by the side access road. There is adequate separation distance between the proposed extensions and alterations to not affect nos. 28 and 28A. This was as proposed on the appeal application. Whilst there is potential greater overlooking from this side towards no.29, which is at a lower site level, the distance of 18m to the nearest part of the side of their house is not so close or intensive to cause significant loss of privacy. The Planning Inspector took this view and did not object to the proposal on these grounds.

The impact upon the neighbouring properties is acceptable and complies with policies DBE2 and DBE9 of the Local Plan.

### 4. Green Belt – Extensions and Alterations

Government guidance (PPG2) and policies of the development plan for Epping Forest advise that the re-use of buildings within the green belt is not inappropriate development providing that it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it. As already stated, the re-use for residential and the number of units is accepted given the conclusions of the previous appeal decision.

The previous application would have amounted to a 113sq m increase in floorspace, an increase of some 8%, which given the college building had already been extended on a number of previous occasions, the Planning Inspector considered this increase in floorspace to be substantial given the considerable size of the existing building.

Whilst this current application does propose extensions to building it will be at the expense of removing existing extensions. The most notable removals will be the rear part of the long rear projecting wing on the north side, adjacent to no.31, at ground, first and second floor level. This was not proposed on the last application. Other removals, which were previously proposed include an extension on the same side but towards the front end of the building, adjacent the house of no.31 and a glazed ground floor canopy area and ground floor flat roof extensions on the inside court area.

The new additions will be a first floor above an existing ground floor (kitchen to flat C) and the build out of the current inset on the north flank elevation. This was proposed on the previous application. On the southern elevation facing no.29, a part lower-ground, ground and first floor extension is proposed with a number of window openings. Again, this was proposed on the last application. On the opposite side of this, facing the inner courtyard area, there is a proposed first floor addition, but this time with a pitched roof and again as previous, a staircase, lift and corridor area to second floor level.

Wansfell College has been already subjected to significant extension work during its period as a college, the majority having occurred in the 1980s. From the wider perspective, these extensions do not appear visible from the surrounding area and those additions in the inner court areas are generally of poor design and non-conforming. A further planning application was approved in 1998

for a detached studio, but never implemented and discounted by the Planning Inspector as possible additional floorspace towards further extensions acceptable on this building at the Inquiry.

Officers consider the removal of existing extensions balance up the creation of additions and on this proposal there will not be an increase in floorspace, in fact a slight reduction. The Planning Inspector part dismissed the appeal because the former application added significantly to the size of the building and therefore harmed the openness of the Green Belt. With no net increase and no footprint increase, the openness of the Green Belt will no longer be compromised. Furthermore, the form, bulk and general design of the extensions and alterations would be in keeping with the scale and appearance of the main building. In conclusion on this matter, the proposal complies with policies C2, GB2A and Government advice as contained in PPG2.

### 5. Green Belt – Car Parking Area

The car park area is as proposed on the last planning application, to the rear of the college building in place of Woodview. Admittedly this will cover a large area of ground and be located away from the flats. The main parking area for the college is more remote and as opposed to the application dismissed on appeal, the plans clearly show that these hard areas will be replaced by grass. The removal of this alone will be an improvement to the open character of this part of the Green Belt and as it is in the ownership of the applicant, can be conditioned to ensure its removal.

The former caretakers house at Woodview would be demolished and in officers' opinion, the visual impact of the new car parking area together with likely low lighting and presence of cars will be offset by the removal of the house and the original car park. To justify a car park of this extent, even one of a grass-crete appearance, then the re-siting of the existing house, the subject of a separate planning application, would not be acceptable in Green Belt terms. The application however can be determined separate from the re-siting of the house because the submitted plans clearly show the existing house to be removed. The granting of permission of this application does not in any way justify the building of a new house in a more open area of the overall site. The laying of grass-crete will help to take away the harsh appearance of the car park surface but not to the extent that it will totally resemble grass because of the likely daily vehicle movements. The access road will as a result continue a little farther, but this will not be to the detriment of the visual amenities of the locality.

### 6. Landscaping and Preserved Trees

The existing grounds of Wansfell College are highly established and exhibit a number of mature plants, trees and bushes. This development poses to retain this, and so places the communal car park at the rear (on the site of No. 30A). The site is subject to preserved trees, which tree officers do not consider will be adversely affected by the development. The implementation of a landscaping scheme, method statement and management plan, together with the submission of detailed tree protection measures will ensure this development is acceptable in the context of the surrounding area. The extent of the grounds, together with the character of the surroundings is such that amenity space provision is adequate, and no issues are posed in this respect.

## 7. Highway Safety

A significant level of concern has been raised with regard to the implications of this development on highway safety, both from the perspective of Piercing Hill and within the site. Highways officers have raised no objections to this application subject to the developer providing a contribution towards highway safety measures and improvements for Piercing Hill and adjacent roads. This was sought on the last application and with a reduced no. of units, the provision of £70,000 will be sought by condition, based on £5,000 per flat. Local residents concerns over highway safety was acknowledged by the Planning Inspector who considered that a financial contribution from the applicant would go some way to providing a speed camera in Piercing Hill.

The width of the access way ("Rothwell Road", which is owned by the applicant) has been a source of major concern, both for residents and the Parish Council, who feel that it would represent a danger for vehicles having to reverse back out onto Piercing Hill when encountering an oncoming vehicle. Whilst highway officers state that this layout would be unacceptable for an entirely new site application, they have assessed the proposed use in the light of that already having taken place. Although no objections have been raised as a result, these officers have advised that were the access widened (by two metres), to allow a passing place/lay by in one location this would benefit safety. A condition has therefore been recommended to allow such a bay to be provided. Discussion with landscape officers state a preference for a lay by to be west of and near to the proposed disabled parking spaces (on the side of the road near to the building), thereby ensuring that no trees are disturbed. The final form of such a lay by can therefore be controlled by way of a condition. The concern also that the ditch to the side of the access way will be built over to widen the road can be conditioned but was previously confirmed in writing by the developer not to be the case.

## 8. Other Matters

Essex County Council have requested that the developer provides an educational contribution of £17,206, since this proposal would result in two additional primary school places being required. The Theydon Bois Primary school has a capacity of 315, giving a published admission of 45 places per year (which are usually fully subscribed). The area has a deficit of primary school places, so the contribution will meet the additional need that will be generated by this development.

This was accepted by the Planning Inspector.

Since the appeal was submitted, the threshold for the requirement of affordable housing to be provided on site has been reduced from 25 in the 1998 Local Plan to 15 in the Local Plan Alterations adopted in July 2006. Given the applicant is proposing 14 extra residential units on the site, there is no Local Plan requirement for affordable housing at this site.

## Conclusion

The concerns of neighbours and the Parish Council have been carefully considered. Although the number of units proposed will result in a greater density than is evident in the surrounding area, the proposal will give rise to an efficient and sustainable re-use of an existing building, the front



façade of which will remain largely unchanged. The alterations and extensions are of a modest size, replacing existing extensions and will not materially affect the openness or objectives of the green belt. The development will improve past unsympathetic alterations to the building without excessively affecting the amenities of neighbours. Highway safety will not be unduly affected, and a contribution from the developer will enable improvements to be made to the nearby road system. A further contribution will be secured by condition to improve education facilities. The effects on residential amenity have been carefully assessed, and no undue impacts are considered to occur, despite minor fenestration and layout changes which will further safeguard against loss of privacy to the immediate neighbours.

The previous planning appeal was dismissed on Green Belt grounds only. The number of proposed residential units is lower by 6 than that dismissed on appeal, but the number or intensity of the conversion was not a reason for the appeal failing. There will be no increase in the floor area in the resultant building.

Subject to some further soft landscaping planting in addition to that currently present around the new car park, the previous Green Belt objection to the proposed conversion of the vacant College building has been overcome and the proposal complies with relevant Green Belt policies. Officers are of the opinion the justification for the new car park at the rear necessitates not only the current caretakers house at Woodview to be removed because of the car parks siting, but that it precludes a replacement house as the combined development would be harmful to the visual amenities of the Green Belt and its openness.

The application, on balance, is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object. Note reduction in no. of units to 14 which is more appropriate for the site. However, car park still located on the site of Woodview, some distance from the college building, which was refused by yourselves and upheld on appeal. Inspectors decision in refusing the appeal against the original application noted that the “area of hardstanding would cover a substantial area of ground” and that “the car parking area proposed would add further built development in the Green Belt, contrary to the purposes of including land in it and be contrary to policy GB8A and the provisions of PPG2”. This alone should be sufficient for officers to recommend refusal of this application. Feel the car parking will undoubtedly require lighting, should be located closer to the college building which would be more practical and less intrusive and would not necessitate the demolition of the former caretaker’s cottage. Concerned about the increase in traffic levels. Still a problem re: overlooking of no.31. Plans proposed obscure film is placed over the relevant windows. Increase in the number of windows closer to the conservatory of no.31 make plans inappropriate. Condition discussed at the Inquiry to ensure all first floor and second floor windows be fitted with obscure glass, fixed shut to eye level to ensure no overlooking as film can be removed. Plans show the access road actually extends across the culvert that is a main drainage channel from the forest.

PARISH COUNCIL (Revised Plans) – No alteration in size or location of car park which is totally inappropriate within the Green Belt. Do not feel simply using grass-crete as a surface overcomes our concerns or the Inspectors who stated in para.16 of the appeal “the car parking area proposed would add further built development in the Green Belt, harming openness. I consider therefore that,.....amount of inappropriate development in the Green Belt contrary to the purposes of including land in it and would be contrary to LP Policy GB8A and the provisions of PPG2.”

Although grass-crete would go some way to improve visual impact, still be intrusive and detrimental to amenity. Additional windows on elevation to no.29 and closer to this property and should therefore have obscure glazing and fixed panels. No detail of lighting and village and "dark skies" policy was supported by planning Inspectors decision when dismissing the appeal for lighting at the Tennis Club in the Village. Application not considered until extensive details of the proposed lighting received.

CONSERVATORS OF EPPING FOREST – Object to the application.

CAMPAIGN TO PROTECT RURAL ESSEX – Object to size of car park and its location, reduced flats numbers will mean car parking can be reduced, carefully considered revised location of car park should enable less impact on Green Belt, no demolition of 30A and improved car parking layout.

THEYDON BOIS & DISTRICT RURAL PRESERVATION SOCIETY – No longer object to the change of use and extension as meets with our suggestion of 14 flats, so long as no overall increase in volume. Still concerns over light spillage and overlooking to neighbour at no.31 and now increase in no. of windows on this side and rooms lounges rather than bedrooms. Require contribution to Education provision and Highway improvements as with earlier application. Main concern with car parking which has not changed and still need to demolish Woodview to detriment of green Belt. Car park will add further built development in the Green Belt harming openness. Result in dangerous traffic movements and on street parking. Should split parking to front and area closer to the building and reduce to 21 or 22. Need enforceable condition to remove present hard standing. Still in conflict with GB8A.

Objections received from the following:-

45, 68 (2 letters), 80 (2 letters), 84, FOREST DRIVE, 5 PIERCING HILL, 26 PIERCING HILL, BRAESIDE 28 PIERCING HILL (2 letters), 28A PIERCING HILL, 29 PIERCING HILL (2 letters), WOODBURY 31 PIERCING HILL (3 LETTERS), 32 PIERCING HILL (2 letters), COLONSAY 33 PIERCING HILL (2 letters), WESTWOOD 34 PIERCING HILL, THE COTTAGE 35 PIERCING HILL, 36 PIERCING HILL, 36a PIERCING HILL, 44 MORGAN CRESCENT, HIL TOP, THE LODGE HOUSE THRIFTS HILL ABRIDGE ROAD, 34 THEYDON PARK ROAD, 59 WOODLAND ROAD, 18 GREEN GLADE, 1, 7 WOODLAND WAY, "THEYDONPARENTS", 15 ELIZABETH DRIVE, 80 DUKES AVENUE, 8 DOUBLEDAY ROAD, 249 WILLINGALE ROAD,

On grounds of:-

Enough development in the area,

Inappropriate development, harmful to its purposes and compromise the Green Belt,

Generate more parking in Piercing Hill and congestion on our busy roads, hazard to pedestrians,

Top and bottom of slip road are blind spots,

No. of flats is overdevelopment,

Treble population in Piercing Hill, do not want to be next door to 60+ people,

Negative impact on surrounding area and quality of life with extra traffic and parking,

Light pollution to the Forest and harm to wildlife, object to low lighting to car park affecting neighbours amenity, applications refused on grounds of light pollution at Theydon Bois Tennis Club and proposed stables at Fairmead Cottage Piercing Hill,

Side access road is too narrow for the traffic,

Affect our water pressure,  
Excessive volume of extension,  
Detriment to value of our property,  
Accept conversion to flats, but too many proposed,  
Building in need of conversion, prefer larger luxury flats of less no.  
Loss of mahogany staircase and marble fireplace to contemporary style,  
Object to more extensions,  
Set precedent for future conversion of large houses,  
Developer maximising use of building by extending the property at expense of neighbours amenity, otherwise would need to reduce no. of units,  
Overlooking from side windows and if obscure glazed, can be removed at a later date, require instead high level windows,  
Habitable room windows on the northern elevation facing no.31 is not acceptable,  
Safeguard trees during building work,  
Object to demolition of Woodview to make way for a car park,  
Not in keeping with the street scene,  
Lead to greater demand for school places and facilities,  
Side road is single road with little room for passing and no room for a lay-by, not build over the ditch,  
Common grounds too small for the number of units,  
Car parking not in an appropriate place – 10 of the 14 flats have access from the front of the building and parking area at the rear where it is too far to walk – should use front garden for parking or be nearer the building,  
New car park will encroach in the Green Belt,  
Object to position of 2 disabled parking spaces,  
Grasscrete to new car park not appropriate in area where most drives are shingle.

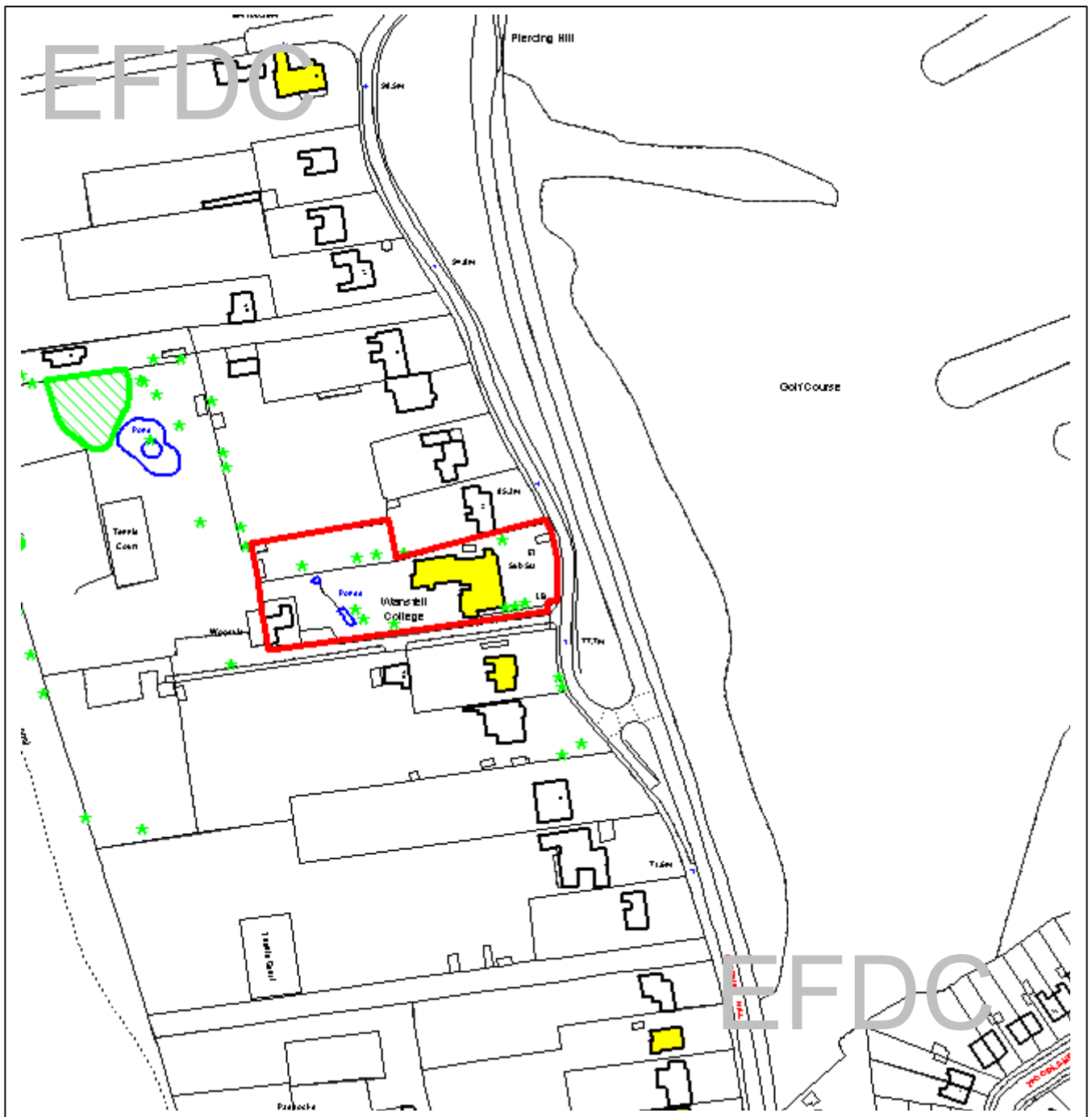
Letter of support from:-

2 THRIFTS MEAD – Propose sensible use of College building and land, village benefit from increase in residents making shops more viable and support village activities.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/2464/06
Site Name:	Former Wansfell College, Piercing Hill, Theydon Bois
Scale of Plot:	1/2500

**Report Item no: 5**

<b>APPLICATION No:</b>	EPF/2470/06
<b>SITE ADDRESS:</b>	Former Caretakers House Wansfell College 30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Jason Cooper
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the erection of new dwelling on new plot 30A Piercing Hill.
<b>RECOMMENDED DECISION:</b>	<b>REFUSE</b>

**REASONS FOR REFUSAL**

- 1 The submitted details accompanying this application illustrate the new house will be materially larger than the existing building it will replace and in its proposed more open location, the building and its related garden area would be harmful to the openness of this part of the Green Belt, contrary to policy GB15A of the Adopted Local Plan and Alterations.
- 2 The proposed curtilage and the house would be isolated from neighbouring residential properties that predominantly face onto Piercing Hill and it would have an adverse effect on the open character of the area contrary to policy GB4 of the adopted Local Plan and Alterations.
- 3 The proposed curtilage, by reason of its narrow shape, close proximity to the proposed house and aspect, would result in an unsatisfactory provision of private amenity space for the future occupants of the site, contrary to policy DBE8 of the adopted Local Plan and Alterations.

**Description of Proposal:**

This is an outline application for the erection of a replacement dwelling in lieu of No. 30A Piercing Hill (the "former Caretaker's house"), which is to be demolished in order to provide a car park in conjunction with the proposed conversion of the former Wansfell College (submitted concurrently with this application). All matters are reserved.

### **Description of Site:**

The site is located to the rear of the now disused Wansfell College and comprises part of its former grounds. It is located at the end of an access road ("Rothwell Road"), which is accessed off the western side of the "slip road" part of Piercing Hill. The existing 30A ("Woodview") is located outside of this application site and is to the rear of the main building line of Piercing Hill. An overspill car parking area to the college is located beyond Woodview.

Although outside of the application site, the site contains extensive grounds that lie to the rear of Nos. 31 to 34, which include tennis courts and a locally listed pergola, a garage building and black stained timber/corrugated outbuildings. There are a number of preserved trees. Beyond this is woodland making up part of the Epping Forest. The area is within the Metropolitan Green Belt.

### **Relevant History:**

CC/EPF/13/87 (County Council Ref) – Change of use of outbuildings to Principals residence with addition of conservatory. Granted permission by the County Council on 1/12/87.

EPF/2031/05 – Outline application for replacement dwelling – Refused and Appeal dismissed October 2006.

### **Policies Applied:**

Core Strategy, Countryside and Housing Provision Policies from the Essex and Southend on Sea Replacement Structure Plan:-

CS2 – Protecting the natural and built environment.

C2 – Development within the Metropolitan Green Belt.

H3 – Location of Residential Development.

Green Belt, Residential Development and Landscaping Policies from Epping Forest District Council's Adopted Local Plan and Alterations:-

CP2 – Enhance and manage land in the Metropolitan Green Belt

GB2A – Allows for replacement of existing dwellings in the Green Belt so long as in accordance with GB15A.

GB4 – Extensions to residential curtilages.

GB7A – Prevent conspicuous development in the Green Belt.

DBE2 – Effect of new structures on neighbourhood.

DBE4 – New buildings in the Green Belt.

DBE8 – Provision of private amenity space

ST6 – Vehicle parking

## **Issues and Considerations:**

The main issues are whether the proposal would represent inappropriate development in the Metropolitan Green Belt and would it harm the purposes of including land within the Green Belt. Also, would the development be in keeping with the pattern of development in the area.

### **1. Green Belt Considerations.**

No. 30A, Woodview, a current two-storey, detached, former caretaker's house associated with the adjacent college building, would be demolished and a new dwelling built on land close by to the west. The application is in outline with the red site area measuring 362 square metres. The indicated footprint of the proposed house is shown on the submitted plan as measuring 143 square metres in area. In comparison with the previously dismissed appeal, the house footprint is larger (by 13 square metres) and the garden curtilage is more compact in area around it and much smaller in comparison. The large area containing the pergola, tennis court, pond and outbuildings (some 1.53 hectares) is indicated to be *"...part of a separate application for a change of use to private amenity for 30A Piercing Hill."*

Policy GB2A of the recently adopted Local Plan Alterations allows replacement dwellings in the Green Belt, but GB15A requires that replacement dwellings are not materially greater in volume, do not have a greater impact on the openness of the Green Belt and do not result in the size of the private or cultivated garden exceeding that which it replaces.

The application is in outline so that it is not possible to calculate the volume at this stage. However, the footprint is larger than the existing house it will replace, a good indication that the volume and massing of the new house will be materially greater. The applicant though does state on the submitted plans that existing outbuildings will be removed to justify a larger footprint house compared with the current house footprint. These include a brick built double-garage with a first floor in the roof void, linked to a ground floor flat roof timber and corrugated structure (the applicant states that a groundsman and his wife lived here and local residents say these were former hounds sheds). These back on to the rear boundary of the extensive grounds of 28 Piercing Hill. A small outbuilding and a lean-to glazed conservatory behind the rear garden of no.31 are also to be removed. The total footprint of these buildings, including Woodview, amounts to 210 square metres. There is also the proposed removal of the overspill parking hardsurfaced areas, to be grassed over.

However, these structures are scattered around the overall site and apart from the double garage are well screened and not at all prominent in the landscape. The flat roofed, timber appearance structure in particular is well concealed at the rear of the site. This and the conservatory are arguably not of permanent construction or appearance to be considered as part of the volume or footprint of the new dwelling. None of these outbuildings have a close positional relationship to the current house for their combined removal to justify the likely large scale of the new house given its suggested footprint. On the basis of what has been submitted as part of this planning application, the proposal would be materially larger than the dwelling it would be replace.

The Planning Inspector, in dismissing the previous appeal, considered carefully the size of the curtilage to the new house with that of Woodview in regards to criterion (ii) of GB15A (which states that replacement dwellings must not have a greater impact on the openness of the green belt than

the original dwelling). The new curtilage on this planning application is much reduced and is comparable with the small curtilage of the current house. Yet the former was a caretaker's house ancillary to the college and its grounds, the curtilage of which was reasonably well screened by existing trees and shrub. This proposal though is for a private dwelling, not related to the main college building and in a more exposed and fairly open area such that the garden and new house will be more visible and prominent. The domestic paraphernalia normally accompanying a residential use and the enclosure of the house with a domestic cartilage would add an urban element not evident with the current caretaker's dwelling, which would be out of character with and detrimental to this attractive rural setting.

The garden boundary so close to the perimeter of the new house will also be out of character with existing dwellings in the rest of Piercing Hill, which have larger plots and garden areas. For a new private dwelling of this footprint, a small garden, with the greatest depth no more than 5 metres, will not be practicable and there will every likelihood that the larger former college grounds including a tennis court and pagoda would become part of the overall curtilage. This is implied as a later intention on the application plan. As the openness of the Green Belt would be harmed by the proposal, it would therefore be contrary to Policy GB15A.

Policy GB4 restricts the extension of residential curtilages in the Green Belt and requires residential curtilages to relate well to adjoining residential properties. The Planning Inspector's comment on the appeal that the curtilage would "...*be isolated from neighbours fronting Old Piercing Hill.*" has not changed in this proposal. It would therefore be also be contrary to this policy.

## 2. Private Amenity Space

The private garden area around the house is no more than 5 metres in depth at its greatest point and this will be on the north side of the house. Trees and shrubs also screen the east side of the garden, whereas the south side is narrow at only 2.5 metres. Policy DBE8 of the Local Plan is relevant. It states that new residential development will be expected to provide private amenity space adjacent, at the rear, of a shape and size to allow reasonable use and finally have an aspect to ensure reasonable parts receive sunlight throughout the year. There is space for a rear garden on the north side but this will be in the shade because of the position of the house and the narrow depth of the garden. The footprint takes up so much of the garden that the future occupants would not be able to reasonably use it. This further supports the need for a larger cartilage; it appears, the applicant's ultimate intention judging by the submitted plans. The proposal is therefore also contrary to policy DBE8 of the Local Plan.

## 3. Living Conditions of Nearby Residents

Since the full details of the replacement dwelling are not under consideration, it is not possible to fully assess the impact on neighbours in terms of visual prominence and overlooking. The separation that exists between the site and the nearest dwelling (No. 28A) is such that it is unlikely to cause loss of light or overlooking. Full details would be assessed during the reserved matters stage.



#### 4. Highway Considerations.

Access would be as existing along the side access (“Rothwell”) road, which already serves a parking area and access to no.28A. There are no highway objections, and the Planning Inspector did not raise any in the dismissed appeal.

#### Conclusion

Planning Officers had recommended to grant outline planning permission on the previous planning application, but since then the appeal has been heard. In this, the Planning Inspector considered the proposal harmed the purposes of including land within the Green Belt and considered the curtilage isolated from neighbouring property, contrary to policies GB15A and GB4. Officers therefore have assessed the merits of this planning application in light of the Planning Inspector’s comments. The Planning Inspector did not dismiss the appeal on highway grounds, living conditions of local residents or impact on the historic nature of Epping Forest or its wildlife.

The submitted plans show a house of greater footprint than that it will be replacing and in a more open part of the Green Belt, which would be harmful to the open character of this part of the Green Belt. Its tight curtilage around the proposed house would be out of keeping with the pattern of development in the area and the intention of a larger curtilage would be harmful to its openness. It will be contrary to policies GB15A and GB4. The curtilage is also not of a standard appropriate for a house of this footprint and location and is contrary to policy DBE8.

For these reasons the application is recommended for refusal.

#### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Strongly object. Constitutes inappropriate development, harmful to the purposes of the Green Belt, siting of new property would harm openness of the Green Belt, conflicting with policy GB15A as supported by the Planning Inspector at the Inquiry into the previous application. If the car park was located closer to the college building there would be no need to demolish this cottage. We note that the plans indicate several outbuildings that have been included in the calculations of the original volume to ensure the volume of the new build will not be substantially greater than that which it replaces. However, these outbuildings are not even in the curtilage of Woodview and have only ever been used by the college. We cannot see any justification in including these in the calculations. We acknowledge the applicant does not need permission to demolish Woodview but are of the opinion that any replacement dwelling should be within the footprint of the existing property.

CONSERVATORS OF EPPING FOREST – new dwelling further west nearer to the forest boundary and in principle object.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – Substantial detrimental impact on the Green Belt, moved further west in green belt in more open area, should convert Woodview, not include the temporary outbuildings in the calculation of the larger new house and

greater harmful effect on the openness of the green belt, despite reduced size of curtilage will be difficult to fence and plans show future use of open area as an enlarged garden.

Objections received from the following:-

WOODLANDS 3A PIERCING HILL, THE POPLARS 26 PIERCING HILL, BRAESIDE 28 PIERCING HILL, 28A PIERCING HILL, 29 PIERCING HILL (2 letters), WOODBURY 31 PIERCING HILL, 32 & 34 PIERCING HILL, COLONSWAY 33 PIERCING HILL, THE COTTAGE 35 PIERCING HILL, 35 PIERCING HILL, 36 & 36A PIERCING HILL, 68, 84 (2 letters) FOREST DRIVE, 32 THEYDON PARK ROAD, 44 MORGAN CRESCENT, THE LODGE HOUSE THRIFTS HILL ABRIDGE ROAD, HILLTOP ABRIDGE ROAD, 1, 7, 59 WOODLAND ROAD, 18 GREEN GLADE, 15 ELIZABETH DRIVE, 80 DUKES AVENUE, 8 DOUBLEDAY ROAD, 249 WILLINGALE ROAD, LOUGHTON and "THEYDON PARENTS"

On grounds of:-

Loss of charming Victorian house,

Projects further into open character of Green Belt,

Overlook adjoining properties (no.28) and more visual more prominent (to no.31 and 35) particularly as it is on higher land,

Larger house bigger than existing which has already been extended,

Redevelopment of coach house r/o33 Piercing Hill has been refused on several occasions,

Unsatisfactory access,

Overdevelopment,

Not very special circumstance to make way for a new car park when one already exists,

Footprint larger than existing which has been caretakers residence linked to the college and not a separate dwelling,

Footprint lot larger than appeal refusal and includes outbuildings to be demolished outside original curtilage and of temporary nature,

Woodview already extended by 50% and larger increase not appropriate in Green Belt,

Concern plans show future use of excess grounds to be further amenity space and how EFDC control its future use, contrary to Policy GB15A,

Not build over ditch next to access road because implications for flooding,

Planning Inspectors comments should be upheld – harmful to Green Belt purposes, no very special circumstances,

Site close to Epping Forest, SSSI and Special Area of Conservation and will harm it,

Enlargement of the car park is to ensure the reposition of the new dwelling and therefore both applications are linked, parking could be at the front of the college,

Worry that future extensions would take place when existing has already been extended,

Set a precedent for future development in the area,

Do not show direct vehicular access to the new house,

Extend over watercourse causing flooding,

Remove trees planted to screen 28, 28A and 29 as part of 1998 college application,  
Serious harm to highway and pedestrian users.

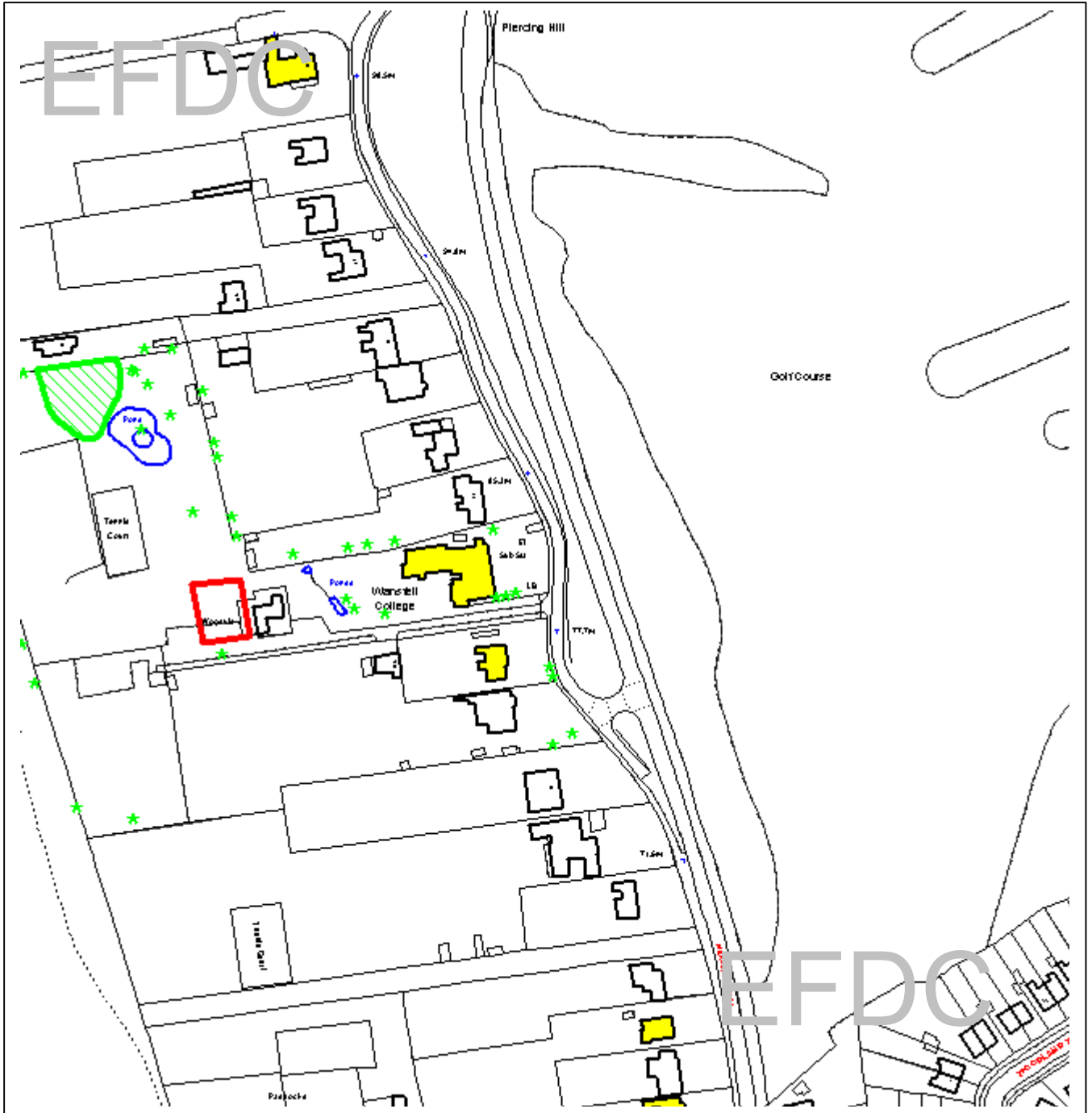
A letter of Support has been received from:

2 THRIFTS MEAD – Sensible use of college building and land, village benefit from increase in residents making shops more viable and support for village activities.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	5
Application Number:	EPF/2470/06
Site Name:	30A Piercing Hill, Theydon Bois
Scale of Plot:	1/2500

**Report Item no: 6**

<b>APPLICATION No:</b>	EPF/1213/06
<b>SITE ADDRESS:</b>	Thatched House Hotel High Street Epping Essex CM16 4AP
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	D Demetriou
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension to approved reception for two proposed bedrooms with wheelchair access. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 12/12/2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 The fascia sign shall be of a painted timber and have a moulded frame; the lettering shall be painted by a signwriter, subject to the approval of the design by the Local Planning Authority.
- 6 Notification of the start of work shall be given to Essex County Council Heritage Advice, Management and Promotion Group with as much advanced warning as possible (at least 48 hours) so any disturbance can be inspected for archeological remains and records made.

This scheme was previously scheduled to be heard by Area Plans B on 18/10/2006, but was withdrawn from the agenda as new information was presented to officers, which required further consideration. Essentially, the revised scheme omits an unrealistic parking scheme for the area and issues regarding a tree near the Hemnall Street entrance have been resolved, (which were linked to the parking area). The Officers report has been revised and now follows below.

### **Description of Proposal:**

This application is a revised scheme for a single storey side extension to an approved reception (EPF/1892/05) for 2 proposed bedrooms with wheelchair access to comply with Building Regulations requirements.

The extension is to project by 7.6m to the southwest of the site and will occupy 3 previous parking spaces for the hotel. The development will leave a gap of 2.25m between the new building and the existing Hemnall Mews flat development adjacent. Pedestrian access to the High Street from the rear of the site will remain.

### **Description of Site:**

The hotel is a Grade 2 Listed Building, the front elevation of which is situated within the key frontage of Epping town centre. The hotel has 12 bedrooms (staff and guests)

To the rear, the site extends to include a communal access way abutting Hemnall Mews, a residential development approved in 2002 and revised in 2005 (EPF/478/05). The whole site is within the Epping Town Conservation Area.

### **Relevant History:**

EPF/1035/02 - Partial demolition of hotel and erection of 14 dwelling units - approved.  
EPF/1943/04 - Creation of loft bedrooms within existing roof space - approved  
LB/EPF/1944/04 - Grade II Listed Building application for creation of loft bedroom within existing and approved (LB/EPF/1019/04) roof space including new dormer windows - refused.  
EPF/478/05 - Partial demolition of the rear of Thatched House Hotel and the erection of 14 No. new apartments with basement parking, (revised application) - approved.  
EPF/1892/05 - Erection of new reception area - approved.

## **Policies Applied:**

Structure Plan Policy

BE1- Urban Intensification  
HC2- Conservation Areas  
T12- Vehicle Parking  
T3- Promoting Accessibility

Local Plan

CP7A- Urban Form and quality  
HC6- Development within a Conservation Area  
DBE1- Design of new buildings  
DBE2- Impact on surrounding properties  
DBE9- Impact upon amenity  
ST4A- Road Safety  
ST6A- Vehicle Parking

## **Issues and Considerations:**

The key issues relevant to this application are the appropriateness of the development within the Conservation Area and the setting of the adjacent Listed Building, amenity issues and highways policies.

### **Conservation Area Policy and the Listed Building**

This extension will increase the floor area of the reception area approved in 2005 by approximately 50m<sup>2</sup>. The building will be traditionally designed with low eaves and will complement the adjacent listed Thatched House hotel. The imposition of a planning condition can ensure that the external finishes are of high quality and appropriate to its setting.

The Town Council object to this proposal on the grounds of overdevelopment and the impact upon the adjacent Listed Building. However the Thatched House is already surrounded by other buildings and given the town centre location, there can be expected to be a high density of buildings. The rear site adjacent to the Thatched House already benefits from consent for a reception area and the new extension will mean that the annex will measure only approximately one third of the floor area of the Listed Building. In addition, the height of the reception area at 5m is reasonably modest and the extended reception area will not compete visually with the Thatched House listed building.

The extension is located to the rear of the premises and will not be visible from the Epping town centre street scene. It is therefore acceptable in terms of the character and appearance of the Conservation Area. Furthermore, no objections have been received from the Council's Heritage Conservation officers.

### **Amenity Considerations**

The extension will be situated 2.25m from the adjoining flats at Hemnall Mews. The resultant development would therefore be very close to this building. However, given that the new extension would only be intermittently occupied and the ground floor flats already experience pedestrians and visitors passing by, refusal on this basis would not be justified.

There are no amenity issues with regard to the offices to the south west of the site and there is only 1 main window in this elevation with velux roof lights.

### Highways policy

The new extension will result in a loss of 3 parking spaces, leaving the hotel with approximately 5 spaces close to the rear Hemnall Street site entrance. In light of adopted Vehicle Parking Standards, the requirement for parking provision is 1 space per bedroom (guest or staff). The hotel accommodation will be increased to 14 rooms as a result of this small extension and on this basis it would appear to be inadequate. However, the guidance clearly states that provision would be expected to be less in town centre locations.

The hotel is in a highly sustainable location with good access to London Underground and local bus services. On this basis it would seem unreasonable to expect the premises to provide a designated car parking space for all the rooms in the hotel. In addition, the hotel is unlikely to be fully booked all year round, particular during the winter months. However, this issue is the critical factor in relation to this application but the Committee may feel that in view of the above considerations permission need not be withheld on this basis.

'Clarke International' (nearby) have raised concern to this application, objecting to this proposal on the grounds of congestion to the rear of the site (in particular with regard to the large vehicles associated with refuse collection and the servicing of the hotel). Whilst these concerns are noted, and there may be an increase in traffic movements and overall congestion, the additional extension is not considered to exacerbate this problem to such an extent as to merit refusal.

### Conclusion

The proposed extension to the already approved reception area is acceptable in terms of the character and appearance of the Conservation Area and is not considered to unduly increase traffic congestion in and around the hotel and nearby flat development. Approval is therefore recommended.

## **SUMMARY OF REPRESENTATIONS**

TOWN COUNCIL - Object. The committee feels the site is overdeveloped and the Listed Building is in danger of being completely swamped.

CLARKE INTERNATIONAL - (Responded to the original scheme). Overdevelopment of this area resulting in serious access and parking issues.





# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/1213/06
Site Name:	Thatched House Hotel, high Street, Epping
Scale of Plot:	1/1250

**Report Item no:7**

<b>APPLICATION No:</b>	EPF/2185/06
<b>SITE ADDRESS:</b>	Purlieu House 11 Station Road Epping Essex CM16 4HA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Malthurst Retail Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from shop to office/reception use. (A1 to B1)
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

This application was deferred from the last meeting of this Sub Committee as Members wished to establish whether the existing use of the premises as a shop is lawful. From research carried out it is now clear that the retail use is lawful and has operated for more than 10 years. The Officer's report has been revised to reflect this research and now follows below.

**Description of Proposal:**

Change of use of ground floor shop unit to office/reception use in connection with existing use of first and second floors.

**Description of Site:**

Ground floor unit within 1980s office development located at the corner of Station Road and Hemnall Street. The unit is just 26.5sqm in floor area and has shop windows facing on to Station Road.

**Relevant History:**

The office building was approved in 1986. No other applications have been submitted.

**Policies Applied:**

*Local Plan Policies:*

TC3 Town Centre Function

TC5 Window Displays.

**Issues and Considerations:**

The site lies within the identified Town Centre of Epping but not within the key retail frontage area. The main concern in determining the application is that the loss of the retail use will not undermine the vitality and viability of the Town Centre.

The site is not within the identified key frontage area of the Town Centre but it has been in retail use for many years.

This is an edge of town location within which office use is appropriate and it is not considered that the reversion of this small retail unit back to office use would undermine the vitality and viability of the town centre. The retention of the shop window and the use of the space as a reception area will mean that the unit retains interest and vitality.

The site is close to public transport facilities and is ideally located for office use.

Epping has a number of units of modest size and the redevelopment nearby will provide further units for let. Consequently it is not considered that the Town Council's concern can justify a reason for refusal.

The application is therefore recommended for approval.

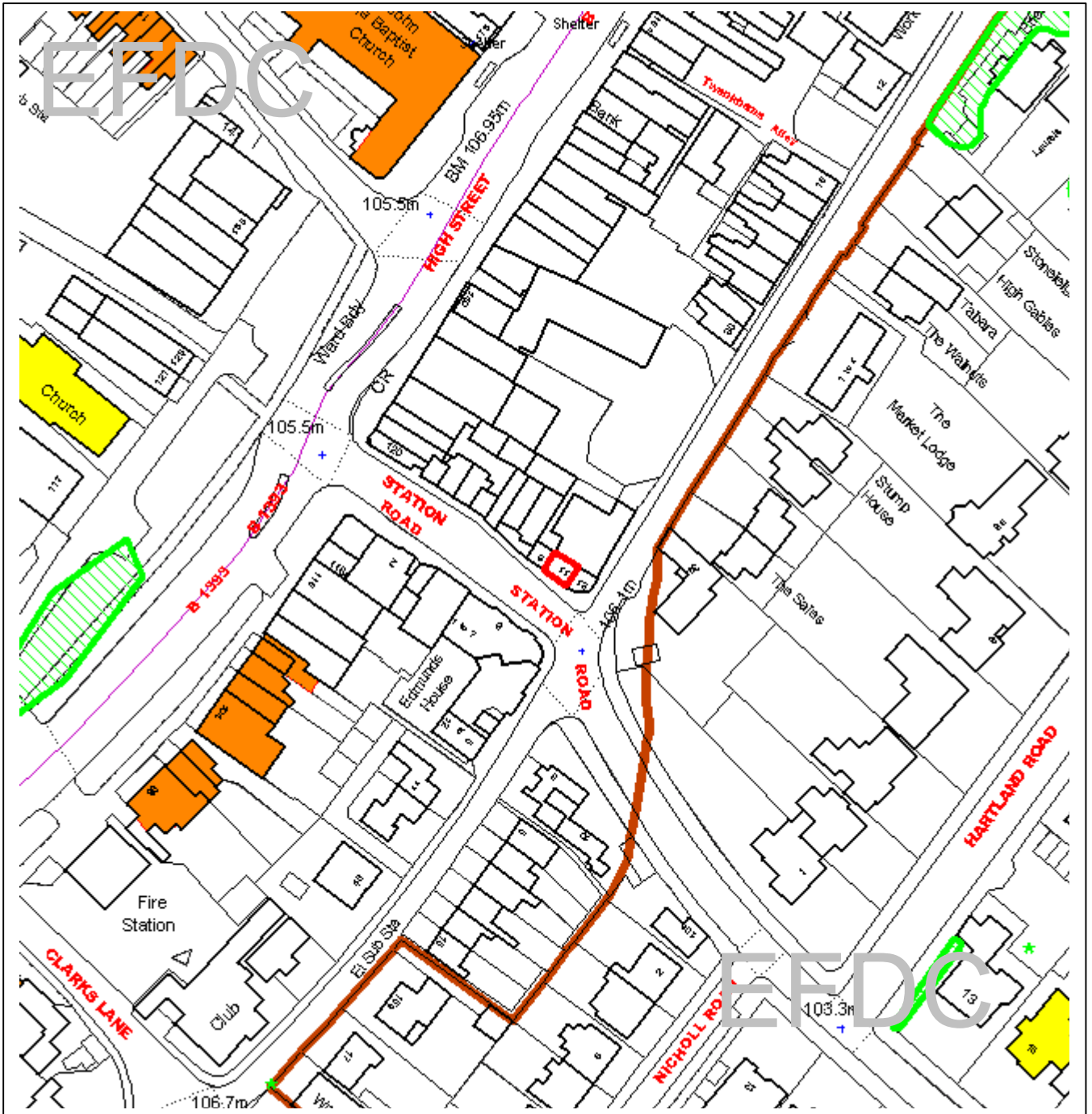
**SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Committee objected to this application in view of the fact that it will lead to the loss of a smaller start up retail unit in Epping.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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Agenda Item Number:	7
Application Number:	EPF/2185/06
Site Name:	Purlieu House, 11 Station Road, Epping
Scale of Plot:	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0039/06
<b>SITE ADDRESS:</b>	208 - 212 High Street Epping Essex CM16 4AQ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mrs A. Silajeva
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of buildings and redevelopment of site to provide a mixed use development comprising A1 retail and 8 residential units.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 4 No development shall take place until the applicant has secured the implementation of a programme of historic building recording and archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the planning authority.
- 5 Details of a screen fence/wall to surround the first floor terrace area shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The fence/wall shall be erected in accordance with this agreed scheme and be permanently retained thereafter.
- 6 A 2m high wall shall be erected to the boundary of number 2 Hemnall Street. Details of this boundary to be submitted to and approved by the Planning Authority and the boundary wall shall be erected in accordance with these approved plans and permanently retained thereafter.
- 7 The rating level of noise (as defined by BS4142:1997) emitted from any air conditioning units, condenser units and other mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

- 8 The servicing of the retail unit hereby approved shall not take place between the hours of 06:30 and 18:00 every day and the unit shall be serviced from the High Street entrance only and not from the rear Hemnall Street side of the premises.
- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 10 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 The retail unit hereby approved shall be let as one unit and not sub-divided without the prior written consent of the Local Planning Authority.

### **Description of Proposal:**

This application seeks consent for the demolition of existing buildings and the redevelopment of the site to provide a mixed use development comprising an A1 retail premises and 8 residential units comprising five 1 bed and three 2 bed flats.

The application has been revised from that originally submitted removing the element that was to front Hemnall Street.

### **Description of Site:**

The application site comprises a High Street premises covering some 750m<sup>2</sup>, comprising of a three storey building at the front (High Street) elevation. This building contains elements of the original 17<sup>th</sup> Century timber framed building, although it has been remodelled in the 19<sup>th</sup> Century and 20<sup>th</sup> Centuries. It is however an example of an evolved urban building and is on the Council's Local List of buildings of local architectural or historic interest.

To the rear there are more modern single and 2 storey buildings fronting Hemnall Street in a dilapidated state. The site is located in the centre of Epping Conservation Area within the key shopping frontage of the town centre.

### **Relevant History:**

EPF/1878/79: Change of use to manufacture of optical components, refused, 4/2/1980.  
EPF/1853/05: Change of use from offices (B1) to a wellness studio (D1), approved with conditions, 8/12/2005.

## **Policies Applied:**

### *Replacement Structure Plan*

CS1 - Achieving sustainable urban regeneration  
CS2 - Protecting the built and natural environment  
CS3 - Encouraging economic success  
BIW4 - Employment land provision  
TCR3 - Town centres  
TCR4 - Retail development  
HC2 - Conservation Areas  
HC3 - Protection of listed buildings

### *Epping Forest District Local Plan*

CP1A - Achieving sustainable development  
CP3A - New Development  
E4A - Protection of employment sites  
H2A - Previously developed land  
HC7 - Development within Conservation Areas  
HC9 - Demolition within Conservation Areas  
HC12 - Development affecting the setting of listed building  
HC13A - Local list of buildings  
DBE1 - Design of new buildings  
DBE2 - Detrimental effect on existing surrounding properties  
DBE 9 - Excessive loss of amenity for neighbouring properties  
TC3A - Town Centre Function  
ST4A - Road Safety  
ST6A - Vehicle Parking

## **Issues and Considerations:**

There are several sets of issues with this application:

1. The Locally Listed Building and Conservation Area concerns
2. Town centre policy and viability.
3. The impact upon the amenities of neighbouring properties.
4. Highways considerations, including the site access, servicing and vehicle parking.
5. Refuge storage provision.
6. Living conditions within the new flats.

### 1. Locally Listed Building and Conservation Area

The principal concerns with regard to this proposal are the loss of a building of local architectural and historic interest and whether the proposed redevelopment of the site respects the character and appearance of this part of the Epping Conservation Area.

The aim of Conservation Area planning policy is to maintain the character and appearance of the area as a whole, rather than rigid protection of all unlisted buildings in the area. PPG15 states that the aim of Conservation policies should be to allow the area to remain 'alive and prosperous' and that new development should accord with the visual qualities and street scene of the area. In addition the Local Plan states that, the 'Council accepts that new development can be an acceptable part of their developing character'.

During the initial proposal the former Pearces Bakery premises was considered for 'Spot Listing' by English Heritage following concerns from the Town Council regarding its demolition. English Heritage determined that the building should not be added to the statutory list of buildings of special architectural and historic interest, primarily because there is insufficient evidence for the survival of the 17<sup>th</sup> Century timber framing, which would give the building special interest in the National context.

The former Pearces Bakery has however subsequently been added to the Councils Local List of buildings. The rear stair tower has some local interest (and is a rare example in the District) and the building is located on one of the few surviving burgage plots (medieval building plot), which contribute to the understanding of the medieval town space of Epping.

Whilst the development will remove a small section of the established frontage of the Epping High Street, the replacement building will be one that is considered to respect the character and appearance of the wider street scene. The existing building has a neutral impact on the street scene. It is not a building that makes a substantial contribution to the character and appearance of the Conservation Area, but neither is it such a building that needs to be replaced. The replacement building is of a scale and massing that will respect the character and appearance of the street scene and will be traditionally detailed and constructed of quality materials. It will add not only to the High Street elevation, but it will markedly improve the dilapidated rear of the plot to the benefit of the adjacent listed pub and Conservation Area as a whole.

The retention of the façade of the building only is not justified, as in itself it does not make such an important contribution to the character and appearance of this part of the Conservation Area. The applicants have argued that modern retailing practice and the needs of servicing and storage requirements require a new building with adequate floor to ceiling heights, which would make retention of any part of the historic core of the building impossible.

The historic building plot (which is the important record of the medieval core of the town that forms the urban pattern) is adhered to in the overall development and its relationship to surrounding premises. A full archaeological survey and record of the demolition of the existing building will be a condition of any consent granted. Therefore both the pattern and the proposed form of the new buildings are in the spirit of the historic street pattern and the replacement buildings will enhance the integrity of the historic town centre.

The rears of other premises in Hemnall Street have a mixed character and appearance and a discontinuous frontage in contrast to the High Street townscape. The plans as originally submitted proposed a large building to front the Hemnall Street elevation of the site. Following concerns from residents opposite in 'The Drummonds' and the Town Council, the current revised plans have removed this aspect of the scheme. The parking area to the rear of the site now creates a less cramped appearance and would not be out of place with the existing disjointed service and parking areas serving other High Street premises.

## 2. Town Centre policy and viability

The premises as existing are wholly unsuitable for the requirements of a medium sized retailer in the town. The limited headroom and cramped internal layout does not lend itself to be adapted for serving the requirements of a medium sized retailer. On this basis the demolition of the existing Locally Listed building and complete redevelopment is necessary. The introduction of a new purpose built medium sized retail unit into the key frontage of Epping town centre, is seen as a positive step in maintaining the viability of the town as a shopping centre.

The A1 retail space will be increased as a result of the redevelopment to create 1 medium sized unit, to fit the floor space and servicing requirements of a larger store. To the rear of the site, 3 small B1 light industrial uses will be lost and a D1 use (used as a wellness centre) at first floor



level. Structure Plan policy BIW4 states that existing employment sites that are currently in use or identified in adopted Local Plans for future business, industry or warehousing use will be safeguarded against redevelopment. Whilst these units will be lost, the overall benefit to the vitality of the High Street from the introduction of a medium sized A1 retail unit justifies the overall scheme. The light industrial B1 units should not be a priority for this prominent town centre location and could be accommodated in other designated employment areas in the District.

The applicant has stated that the new retail unit will provide approximately 35 jobs, which offsets against the loss of unit diversity on the site and complies with Local Plan Policy E4A which seeks to retain employment sites. Given that town centre policy aims to make centres attractive and useful centres to shop (Local Plan Policy TC3), the introduction of a medium sized retail unit to the High Street, with a floor area of 465m<sup>2</sup>, is an attractive prospect for the town both from a retail and employment perspective and is likely to increase footfall along the High Street.

The town centre location, which is in close proximity to good transport links and services, provides an ideal site for a mixed-use scheme such as this. The residential element (8 flats) is fully compliant with the Councils policy (H2A) to deliver 70% of all new housing development on previously developed land.

### 3. Impact upon amenities of neighbouring properties

Numerous objections were raised regarding overlooking to properties to the South East at the Drummonds. However, following the amended plans with the removal of the large building fronting Hemnall Street, no objections have been received.

There is one property in which abuts the development site, Kendal Cottage. The revised plans feature a terrace area at first floor level, which has the potential to cause overlooking of the rear of 2 Hemnall Street. However, a suitable screening wall can be installed to prevent this (the details of which can be requested by way of a condition). In addition, with the removal of the existing building to the rear of the premises, no. 2 Hemnall Street may have reduced screening for their property. However, the imposition of a condition requiring that a 2m high boundary wall be erected will ensure that this property still has a barrier to the adjacent proposed parking area. Indeed, the removal of commercial traffic to the rear of the site may reduce disturbance to this property.

The large bulky building initially proposed for the rear elevation has been removed, which means there will no longer be an overbearing, encroaching development for pedestrians using the narrow pavement.

### 4. Highways Considerations

The Highways Authority have been consulted on the revised scheme and do not object to the proposal. The rear site access as originally submitted raised concerns regarding the number of vehicles entering and existing the site, the narrow footpath and the erection of gates. The number of residential units has been reduced from 11 to 8 and deliveries servicing will be from the front of the store via the High Street. The proposal is therefore acceptable with regard to the transport policies of the Local Plan.

The scheme initially proposed the erection of gates to the rear Hemnall Street frontage, which the Police maintain as being necessary in the interests of discouraging crime. However in order that they are acceptable in highway safety terms, they would have to be set some way into the site for adequate clearance of the road. There is little precedent of gates to the rear of premises fronting Hemnall Street and there is reasonable natural surveillance from the arrangement of the flats. The 1.8m gates have therefore been removed from the development and on balance the ease of movement through the site is considered more important than the possibility of deterring criminal activity. A condition can prevent gates being erected.

In terms of servicing, the applicant has stated that the retailer interested in the unit will receive 2 deliveries, 1 at 6.00am and 1 at 6.30pm by a 7.5 tonne lorry from the High Street. (Front entrance). These servicing periods can be enforced by the imposition of a planning condition and are not in conflict with the Epping Car Parking Review which shows this side of the High Street to be subject to restrictions only between 9am and 5.30pm.

In terms of vehicle parking, the scheme proposes 10 spaces to the rear of the development. This exceeds the requirements within the Parking Standards (given the 8 residential flats and sustainable town centre location) and is in accordance with policy ST6A of the Adopted Local Plan.

#### 5. Refuse storage provision

The redevelopment proposes a relatively large retail unit and 8 flats. On this basis it is expedient to consider the likely waste production and storage provisions for commercial waste and residential waste.

Following consultation with the Council's Waste Management officers, the approximate amount of storage required for the 8 flats would be two 1100L bins for residual waste, two 1100L bins for recycling material and one 340L bin for glass. The amount of waste for the retail unit would depend on the occupier's requirements.

In light of the above, the applicant has factored in the waste requirements of both the residential units and the retail unit, (based on the requirements of Marks and Spencer) and there is adequate space on the site. The early consideration of this issue (rather than left to a planning condition), ensures that it has been demonstrated that the site can accommodate the necessary facilities.

#### 6. Living conditions within the new flats

The proposed flat units within the development have been carefully designed to ensure that noise and disturbance from the adjacent public house will be minimised, with no openings in this elevation and living rooms kept away from the shared boundary.

A shared terrace is provided for the use of the occupants of the 2 bed flats but there will be no other private amenity space. Whilst this is regrettable, provision of amenity space for flats is, to a certain extent a marketing judgement on the behalf of the developer. Indeed, in town centre locations, compromise is often made to provide residential flats above and to the rear of shops and the new flats will meet the needs of people seeking the convenience of the location. The Local Plan makes reference to setting aside amenity space requirements in order to encourage residential flats in town centres.

#### Conclusion

This redevelopment proposal represents an opportunity to improve the vitality of the High Street and the dilapidated rear area of this town centre site. However, it would involve the demolition of a building of acknowledged local architectural and historic interest. It would be a highly sustainable location for 8 flats whilst providing the important historic High Street frontage with a quality replacement building, which respects the character and appearance of the wider Conservation Area.

Whilst this scheme has been designed for the requirements of Marks and Spencer (and this retailer would appear to have a strong interest in the new unit), a planning approval cannot guarantee the occupier of the retail premises or indeed its future occupier. On this basis, should

members agree with the recommendation of officers, this should be on premise of a 'large retailer' occupying the site rather than on the basis of a specific store.

This application is recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

*Following a further consultation period the comments below were received with regard to the amended plans:*

**EPPING TOWN COUNCIL** - The Town Council appreciate the clarification of points with respect of deliveries and parking. However, the former Pearce's shop is a part of old Epping and should be retained if at all possible, even if new development is desirable and gains approval behind this façade. The Town Council conclude this is the only way this part of Epping's character can be safeguarded.

**ESSEX POLICE** - The proposed 2 gates make no provision for residents on foot or visitors or mail delivery. Site suffers from anti social behaviour and minor crime therefore it is believed gates are required. It is recommended that for security purposes a pedestrian gate be installed. Gates should be set further onto the property to avoid queuing on the highway.

**EPPING TOWN CENTRE PARTNERSHIP** - Support. New development will be of considerable benefit to the High Street and revised plans show improved parking with a reduction in the number of flats.

**2 BEULAH ROAD** - Support. Existing building on the High Street is not the most appealing on the High Street and the new building will be a marked improvement. The development will also represent an opportunity to attract one of the foremost retailers into Epping improving the towns viability and sustainability.

**9 AMESBURY ROAD** - Support application. Development will enhance appearance of the town and encourage more local people to shop.

**RUSHBROKE, COPPICE ROW THEYDON BOIS** - Support. Attractive for shoppers.

*The following comments were received to the initially submitted scheme:*

**EPPING TOWN COUNCIL** - Over development of site particularly at the Hemnall Street side with a loss of space for pedestrian footpath. Proposals contrary to policy DBE 1 of the Local Plan. Parking provision considered insufficient.

Also concerns of overlooking neighbouring properties contrary to policy DBE 2 and DBE 9. Loss of the shop front within the Conservation Area is also resisted as is the building itself.

**EPPING SOCIETY** - Concerns over loss of building which adds to historic street scene with the new building being too bulky. Also general over development of site with overlooking to neighbouring properties, insufficient parking provision and the narrowness of road making access difficult.

**KENDAL COTTAGE, 2 HEMNALL STREET** - Loss of privacy through overlooking of back garden and upper windows. Also noise generated from cars and servicing vehicles and dangerous nature of access arch to traffic.

206 HIGH STREET - Loss of light to first floor premises at number 206 and new building line abuts number 206, whereas a gap currently exists.

5 THE DRUMMONDS - Building line of new development too near the carriageway and parking provision inadequate.

9 THE DRUMMONDS - Raised concerns from overlooking to residential properties at The Drummonds and narrowness of existing footpath to be exacerbated by proposals which would inhibit pedestrians.

11 THE DRUMMONDS - Proposed building line too close to the pavement and inadequate parking provision adding to an existing shortage in the vicinity.

13 THE DRUMMONDS - Concerns regarding overlooking to the properties in the Drummonds with the new development overbearing, dominating the skyline and not in line with existing Hemnall Street properties. Consequently, fears over the vehicle access are raised.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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Agenda Item Number:	8 and 9
Application Number:	EPF/0039/06 and EPF/0060/06 CAC
Site Name:	208-212 High Street, Epping
Scale of Plot:	1/1250

**Report Item no: 9**

<b>APPLICATION No:</b>	EPF/0060/06 CAC
<b>SITE ADDRESS:</b>	208 - 212 High Street Epping Essex CM16 4AQ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mrs A Silajeva
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for demolition of 208-212 High street and buildings to rear.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**In addition, it is recommended that this permission is subject to the prior completion of a satisfactory section 106 agreement ensuring that the demolition does not commence until a contract has been entered into for the construction of the replacement building.**

**Description of Proposal:**

This application seeks Conservation Area Consent for demolition of 208-212 High Street, Epping and buildings to rear. This application is submitted together with a proposed redevelopment of the site, to provide a mixed use development comprising an A1 retail premises and 8 residential units (five 1 bed and three 2 bed flats).

**Policies Applied:**

Replacement Structure Plan

HC2 - Conservation Areas

HC3 - Protection of listed buildings

Epping Forest District Local Plan

HC7 - Development within Conservation Areas

HC9 - Demolition within Conservation Areas

HC12 - Development affecting the setting of listed building  
HC13A - Local list of buildings

**Issues and Considerations:**

The principal concerns with regard to this proposal, are the loss of a building of local architectural and historic interest in this part of the Epping Conservation Area.

The issues relating to the loss of this building have been considered within the report for the planning application. Furthermore, Conservation Officers have not objected to the loss of the building since the replacement is of a suitable and appropriate design for the Conservation Area.

The proposed redevelopment scheme makes a positive contribution to the character and appearance of the Conservation Area. On this basis, this application for demolition is deemed acceptable. Local Plan policy HC9 states that a legal agreement may be necessary to ensure the building is not demolished before a contract for redevelopment has been made. The granting of this application subject to a Section 106 Agreement can therefore ensure that the High Street is not left with a permanent gap in the frontage.

**Conclusion**

This application is recommended for approval subject to a Section 106 Agreement regarding the contract for the redevelopment.

**SUMMARY OF REPRESENTATIONS:**

As concurrent planning application.

**Report Item no: 10**

<b>APPLICATION No:</b>	EPF/2453/06
<b>SITE ADDRESS:</b>	154 High Street Epping Essex CM16 4AQ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Lloyds TSB
<b>DESCRIPTION OF PROPOSAL:</b>	New bank signage: illuminated hanging sign and non illuminated fascia type sign.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The maximum luminance of the sign granted consent by this Notice shall not exceed 800 candelas per square metre.

**Description of Proposal:**

This advertisement application seeks consent for new bank signage which includes an illuminated hanging sign and a non illuminated fascia type sign.

**Description of Site:**

The premises situated on the southern side of High Street with similar shop units either side. The premises is currently trading as Lloyds bank. The site is situated within the Epping Conservation Area and lies within the key frontage of the town centre.

**Relevant History:**

The shop has a history of numerous applications for signage in recent decades, although most recently:

A/EPF/1366/98- Halo illuminated fascia sign and illuminated projecting sign- Approved.  
EPF/1815/98- Installation of cash machine- Approved  
A/EPF/917/04- Internally illuminated cash machine- Refused  
EPF/918/04-Installation of cash machine- Refused  
EPF/1749/04- Installation of cash machine- Approved



## **Policies Applied:**

### *Government Policy*

The Town and Country Planning (Control of Advertisements) Regulations 1992 states that the two considerations for assessing applications for express consent of outdoor advertisements are amenity and road safety. Council policy should be taken into account as a material consideration.

PPG 19 sets out government policy guidelines for the criteria used to assess outdoor advertisements.

### *Local Plan Policy*

DBE12- Shopfronts

DBE 13- Advertisements

## **Issues and Considerations:**

The key issues for consideration in relation to this advertisement application are that of amenity and highway safety.

In terms of amenity, the main concern as raised by the Town Council is the illuminated sign and its appropriateness within the Conservation Area. Local Plan Policy DBE13 (a material consideration), states that the installation of internally illuminated box fascias and projecting box signs will not be granted consent where they adversely affect the character of historic town centres.

The hanging sign which is the subject of this application, is of a traditional design for the Conservation Area and the method of illumination is indirect through strip lights either side of the logo. Whilst the Council rarely grant consent for neon tubing or box fascias, external spotlights or lighting of the type proposed here is not considered unduly harmful to the appearance of the Conservation Area. Furthermore, the Council has recently granted consent for a similar sign at the nearby Lloyds Pharmacy.

The non-illuminated lettering has not received any objections and is a pleasing basic design, which does not detract from the building.

There are no highway safety issues to arise from this signage application.

### *Conclusion*

The proposed signage is acceptable with regard to the visual amenities of the area and there are no implications for highway safety. Approval is therefore recommended.

## **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL- The new illuminated signage is out of keeping with the Conservation Area. The committee had no objection to the non illuminated signage.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	<b>10</b>
Application Number:	EPF/2453/06 A
Site Name:	154 High Street, Epping
Scale of Plot:	1/1250

**Report Item no: 11**

<b>APPLICATION No:</b>	EPF/0107/07
<b>SITE ADDRESS:</b>	30 Bower Hill Epping Essex CM16 7AD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	D&H Animal Husbandry
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of non illuminated hoarding sign.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**NO CONDITIONS**

The application has been called to committee by Councillor Mrs. Whitehouse

**Description of Proposal:**

This advertisement application seeks consent for a non-illuminated outdoor hoarding sign, measuring 3.6m x 1.8m in area. The hoarding sign is positioned on the southern elevation of number 30 Bower Hill.

**Description of Site:**

The premises is situated on the western side of Bower Hill within a designated employment site. The site is within the urban area of Epping and is not within a Conservation Area.

**Relevant History:**

No relevant history

**Policies Applied:**

*Government Policy*

The Town and Country Planning (Control of Advertisements) Regulations 1992 states that the 2 considerations for assessing applications for express consent of outdoor advertisements are amenity and road safety. Council policy should be taken into account as a material consideration.

PPG 19 sets out government policy guidelines for the criteria used to assess outdoor advertisements.

## *Local Plan Policy*

### DBE 13 - Advertisements

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

The key issues for consideration in relation to this advertisement application are that of amenity and highway safety.

In terms of amenity, the sign is reasonably well proportioned (6.48m<sup>2</sup>) with regard to the building, in accordance with the criteria of Local Plan Policy DBE13, (a material consideration). The sign is non-illuminated, within the urban area, on the side of a building within a designated employment site. On this basis therefore the sign is reasonable and it is not significantly injurious to the adjacent residential area.

An objection has been received from number 21 Bower Hill regarding the sign, on the basis that the hoarding is of a size and design that makes it out of character with the residential area. The content of the sign is not a material consideration for the Local Authority (as specified within the Advertisement Control legislation), and the actual hoarding is some 30m away from number 21 (across Bower Hill) and is far enough away to be of minimal impact to that property. In addition, it must be recognised that the area is not solely residential, as this site is a recognised employment area in the Local Plan.

There are no highway implications as a result of this application.

#### **Conclusion**

This advert hoarding is a reasonable addition to the commercial premises to advertise their business. The sign is not considered harmful to amenity and there are no highway issues. Approval is recommended.

#### **SUMMARY OF REPRESENTATIONS:**

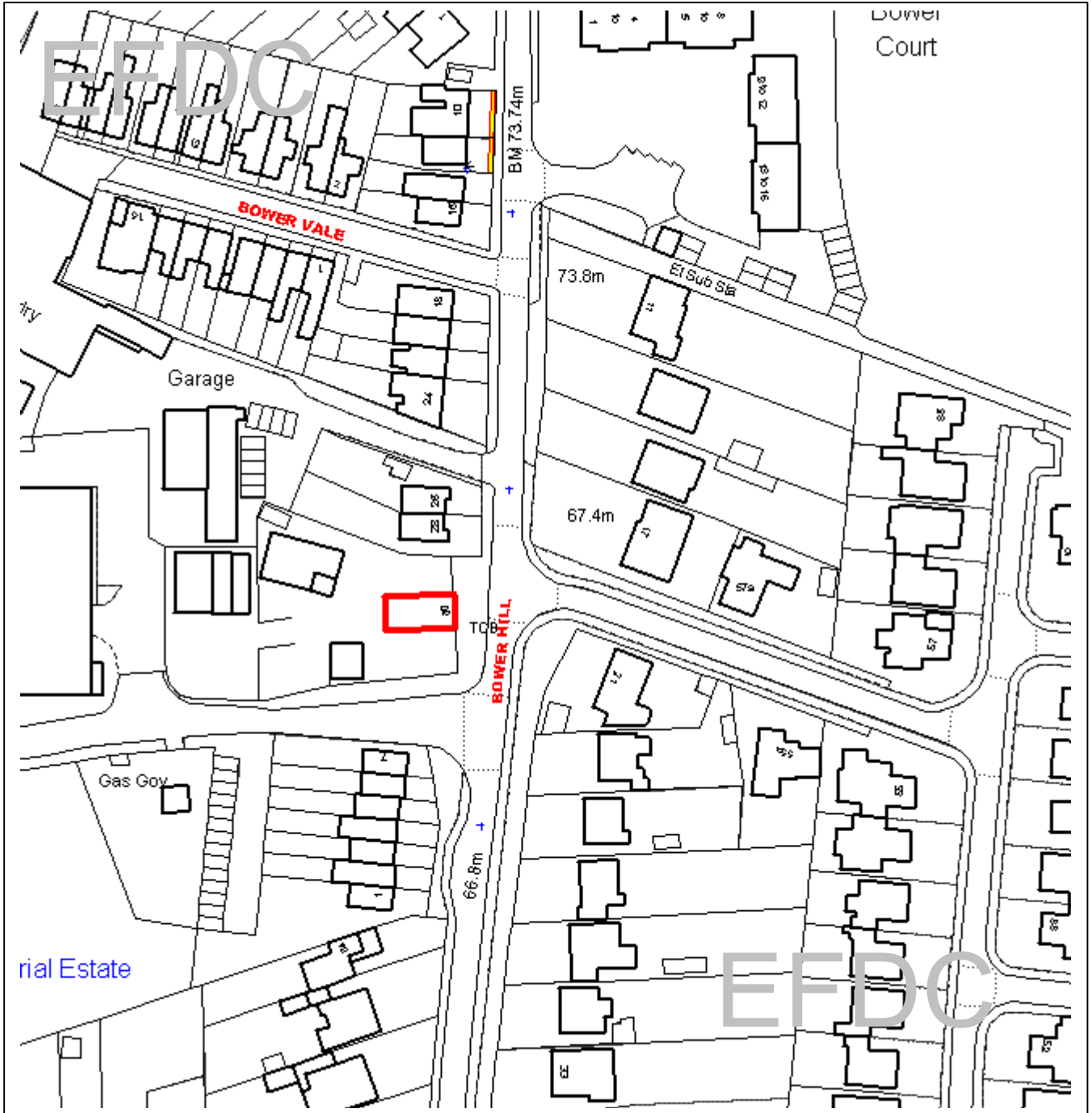
TOWN COUNCIL- No objection

21 BOWER HILL- Object because of the size and design of the hoarding which create a blot on our towns and countryside.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	11
Application Number:	EPF/0107/07 A
Site Name:	30 Bower Hill, Epping
Scale of Plot:	1/1250

**Report Item no: 12**

<b>APPLICATION No:</b>	EPF/0113/07
<b>SITE ADDRESS:</b>	182 High Street Epping Essex CM16 4AQ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	St Clare Hospice
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement shopfront.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Description of Proposal:**

This application is for the installation of a replacement shopfront.

**Description of Site:**

The site comprises a retail shop, currently trading as St. Clare's Hospice Charity Shop that lies on the south east side of the High Street in a modern block. It is within the Epping Conservation Area.

**Relevant History:**

EPF/0225/85 – New shop front - Approved  
EPF/1029/98 – New front door within existing shop front - Approved

**Policies Applied:**

HC6 – Development within the conservation area  
HC7 – Development and materials within the conservation area  
DBE12 - Shopfronts

### **Issues and Considerations:**

The main issue to take into account is the effect of the new shop front on the character and appearance of the conservation area.

The shop front is within a modern block of shops built in the late 1950s within the Epping Conservation Area. The current shopfront with timber pillasters only dates from 1986. The amended plans received show a more traditional style of shop front with the addition of a brick stallriser reverting back to the Bartons shopfront installed in 1959. The proposal is in keeping with the character and appearance of the High Street and to the modern block that the shop is in.

Although the shop front will not be timber, this is a modern block of shops within the High Street and the blue-coloured, powder-coated aluminium is acceptable. The shop window has been subdivided and this (along with the addition of the stallriser) complies with EFDC Shopfronts and Advertisements Design Guideline, 1992.

The Conservation Officer states that a mock historic-style of shop front would not be appropriate on a modern building such as this and the character and appearance of the conservation area will not be unduly affected.

### **Conclusion**

In summary, the proposal accords with the relevant policies and given the comments of the conservation officer conditional planning permission is therefore recommended.

### **SUMMARY OF REPRESENTATIONS:**

EPPING TOWN COUNCIL: Retain objection to amended proposal – The property is within Epping's conservation area. The proposed replacement shop front is not as interesting as the existing shop front. Committee feel if the conservation area of Epping is to have any meaning, attention should be given to enhancing or retaining its character. Considerable attention must therefore be given to the details of shop fronts put into the conservation area. Committee note that over recent years, a considerable number of interesting and even unique shop fronts have disappeared from the conservation area of Epping. This is an unsatisfactory situation. Committee appeal to the District Council to give increased attention to this issue, so as to avoid losing the whole purpose of having a conservation area in Epping High Street.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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Agenda Item Number:	12
Application Number:	EPF/113/07
Site Name:	182 High Street, Epping
Scale of Plot:	1/1250



**Report Item no: 13**

<b>APPLICATION No:</b>	EPF/0109/07
<b>SITE ADDRESS:</b>	Land to the rear of 12 New Farm Drive Lambourne Romford Essex RM4 1BT
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	J Nunn
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of shed for agricultural purposes.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**NO CONDITIONS**

This application was deferred from the last meeting of this Sub Committee in order to allow comments from Lambourne Parish Council to be reported to Members. These comments have now been received and can be found at the beginning of the "Summary of Representations" section. The Officers report has been amended to incorporate this and now follows below:

**Description of Proposal:**

This application seeks planning permission for the retention of a shed that has been erected on land to the rear of 11 and 12 new Farm Drive in Abridge. The shed is approximately 3 metres deep and 7.4 metres wide and has a maximum height of 2.6 metres. The application seeks no planning permission for any change of use to the lands the lawful use of which is considered to be agricultural.

**Description of Site:**

The area of land is located to the rear of 11 and 12 New Farm Drive and forms part of a field. It is located within the Metropolitan Green Belt. To the north east boundary of the field there is a stream and to the south east boundary of the field is a public footpath that runs between Copperfields and New Farm Cottage and provides access from New Farm Drive.

Along the boundary of the site to the rear of the shed is a dense line of conifers, approximately 8 metres in height. The remainder of the site is fairly open, with little planting. There is some planting along the rear of the field, adjacent to the stream and either side of the footpath is a low post and wire fence.

### **Relevant History:**

None relevant.

### **Policies Applied:**

#### *Adopted Local Plan and Alterations*

DBE1 – Design of Buildings  
DBE2/9 – Impact on Surrounding Properties  
DBE4 – Development in the Green Belt  
GB2A – Development in the Green Belt  
GB11 – Agricultural Buildings

### **Issues and Considerations:**

The main issues to be considered when determining this application are:

- The impact of the shed on the amenities of the occupiers of neighbouring dwellings.
- The impact of the shed on the appearance of the area.
- The acceptability of the shed within the Green Belt.

Each of these matters will be considered in turn.

#### *The Impact of the shed on the amenities of the occupiers of neighbouring dwellings.*

The shed is located approximately 25 metres from the nearest residential dwelling, 11 New Farm Drive. Having regard to this distance and the size of the shed it is not considered that there is any material loss of amenity to the occupiers of this, or any other, neighbouring properties. The shed is screened from land to the north west of the site by the line of conifers.

#### *The impact of the shed on the appearance of the area.*

Whilst the proposed shed would not be visible from the street, it would be seen from the public footpath that runs through the field, though over 80 metres away. However, the shed is viewed against the backdrop of the existing conifers and is not, therefore, a conspicuous development within the field.

The shed has a simple design and is of a timber construction with a felt roof. It is considered that its appearance is appropriate within the context of the area.

#### *The acceptability of the shed within the Green Belt.*

Policy GB2A of the Local Plan Alterations identifies the use of land and construction of buildings for agricultural or horticultural use as development that may be appropriate within the Green Belt. Policy GB11 of the Local Plan Alterations states that agricultural buildings will be acceptable, subject to compliance with four criteria. Though often applied to commercial agricultural buildings, the criteria are also applicable to 'hobby' farming, as in this case.

Firstly, the buildings must be demonstrably necessary for the purpose of agriculture within the unit. In this instance the applicant has advised that the shed is required for the storage of a tractor,

seeds and pots and it is considered that these needs are reasonable and that the shed meets this criteria.

The second criteria is that the development would not be detrimental to the character and appearance of the area or to the amenities of nearby residents. This matter has been discussed above, and it is considered that the development satisfies this criteria.

Thirdly, the policy states that the development must not have an adverse effect on highway safety, water quality and supply or any watercourse within the site. With regard to this application, no access to the highway is proposed and it is not, therefore, considered that there is any adverse impact on highway safety. Furthermore, the Council's land drainage section has raised no objection to the planning application and it is not considered that there would be any harm to any watercourse.

Finally, the policy states that development must not significantly threaten any site of importance for nature conservation. This criteria is not relevant to the application site, which is not identified as being important for nature conservation.

The Parish Council have raised concern regarding the potential for the land being to be sold off in pieces, for neighbouring dwellings to extend their gardens into. However, such a change of use would be development requiring further planning permission and would be considered on its own merits, at that time. Accordingly, this is not a matter to be taken into consideration when determining this application.

### Conclusion.

In light of the above appraisal, it is considered that the shed does not harm either the appearance of the area or the amenities of the occupiers of neighbouring dwellings. Furthermore, it complies with the Council's Green Belt policies. As such, it is considered that the shed is an acceptable form of development and it is, therefore, recommended that planning permission for its retention be granted.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL - Objection. Feel that the shed is too large for the size of the plot being cultivated. Concerned that it appears to be more like a chalet than an agricultural building and are concerned as to its ultimate use. Suggest that the shed should be smaller and not placed in such a prominent position in the centre of the plot. Feel it is not an appropriate style of building in the green belt. Concerned that if planning permission is granted a precedent would be set as to the size, use and style of building allowed in the green belt. Also possibility of land being sold off in pieces to adjacent houses for them to increase their garden size, resulting in the potential for more sheds.

15 NEW FARM DRIVE - Objection. The land in question has always been used for grazing animals. Does the applicant intend to continue to use the land for the same purpose and if so, what about access? It has always been my understanding that this was Green Belt land and therefore would not be built upon. The open aspect at the rear of houses in New Farm Drive has always been appreciated by myself and my neighbours. I am concerned that if this application is granted it will act as a precedent to others.

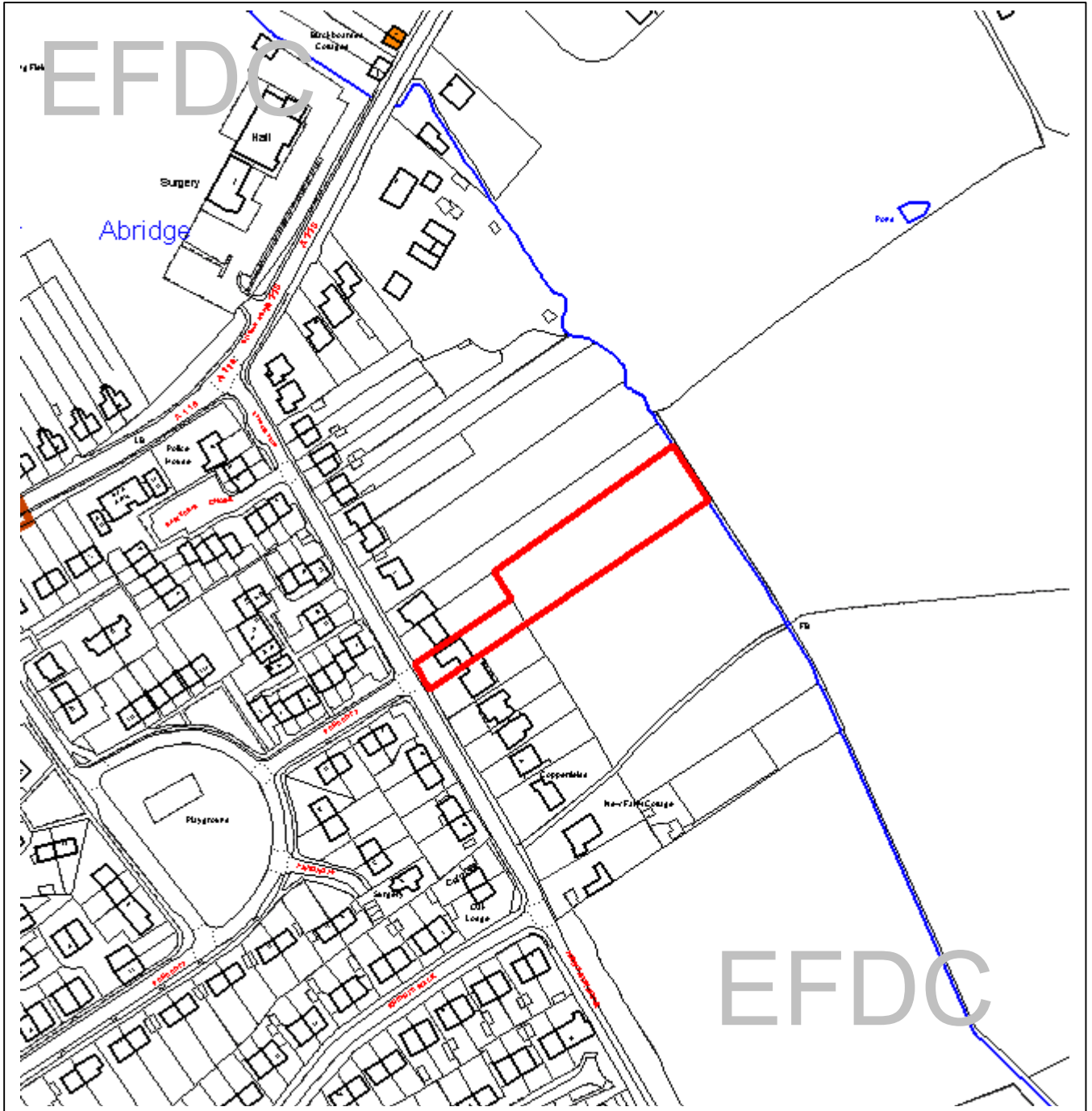
16 NEW FARM DRIVE - Objection. Object of the basis that the land is Green Belt. Advised by Planning Services that the only buildings allowed in the Green Belt were farm buildings, such as barns, for agricultural purposes. I have always understood agriculture to mean the growing of crops and the raising and care of farm animals. I cannot see that this includes a garden shed. I

do not object per se to the shed but I feel that, if granted this will be the “thin edge of the wedge” and will encourage others to do likewise, thereby encroaching on the already diminishing Green Belt.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	<b>13</b>
Application Number:	EPF/109/07
Site Name:	Land rear of 12, New Farm Drive, Abridge
Scale of Plot:	1/2500

**Report Item no: 14**

<b>APPLICATION No:</b>	EPF/0033/07
<b>SITE ADDRESS:</b>	Chase Meadow 140 London Road Lambourne Romford Essex RM4 1XX
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	G Tamplin
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of front boundary garden wall, railings and associated planting to form boundary separation to front of site. (Revised application)
<b>RECOMMENDED DECISION:</b>	<b>REFUSE</b>

**REASONS FOR REFUSAL**

- 1 The walls, piers, and railings by reason their size, height, design and appearance represent an incongruous addition to the street scene out of keeping with the character of the area, setting an unwelcome precedent in this semi rural village location. As such the proposal is contrary to the provisions of Policy DBE1 and DBE2 of the adopted Local Plan.
- 2 The gates and fence, by reason of their location, design and size, are conspicuous within the Green Belt and would thus have an adverse impact on the visual amenities of the Green Belt, contrary to policy GB7A of the adopted Local Plan.

This application is brought before Committee at the request of Cllr Metcalfe.

**Description of Proposal:**

Erection of front boundary garden wall and railings (revised application).

**Description of Site:**

A residential plot for which permission exists for a large two storey detached house to the west of Chase Cottages. The building will be set back from the road by some 50m, and is screened from the road by a mature 4m high treeline. There is extensive screening by trees to the east and west. The Chase, a detached dwelling is on a large plot to the west, and to the east is a ribbon of development leading into Abridge proper. There is a triple garage with living accommodation above to the east of the house, and a stable block to the northeast. The plot extends to the north

to the River Roding and is a rough T shape. The whole site is within the Green Belt. The site slopes down to the north, by about 1.5m across the width of the building plot. It must be noted that the house has now been demolished and the site cleared.

### **Relevant History:**

Various including:

EPO/93/62	Replacement dwelling	approved
EPO/93A/62	Details of dwellings and garage	approved
EPO/93B/62	Extension	approved
EPO/9/68	Garden store, stable, and toilet	approved
EPO/603/72	Access	approved
EPF/918/97	Access	approved
EPF/1598/06	Single storey side extensions	approved
EPF/1097/06	Replacement Dwelling	approved
EPF/1477/06	Retention of front boundary wall	refused

### **Policies Applied:**

GB2A            Green Belt  
GB 7A            Conspicuous Development

DBE 1 & 2

Design and Amenity policies

ST4              Highway policies

### **Issues and Considerations:**

The main issue with this application is the on the amenities of the Green Belt, the street scene, and the impact on highway safety. The wall and piers have already been erected. The existing metal gates and their supporting piers will continue to be used, and do not form part of this application.

It should be noted that this application is identical to the 2006 application with the addition of further supporting evidence. An enforcement notice has been served on the applicant in respect of these unauthorised works.

### **Green Belt & Design**

The applicant has erected a low brick wall, some 0.95m high along the front of the property, punctuated by brick pillars, which are 2.55m high. Each entrance has a 2.3m brick wall (each about 4m long) either side of the access. Ornate metal railings would be erected between the piers, and a 0.8m high ball feature erected on the top of each pier, raising the overall height of each pillar to 3.35m. At both vehicle entrances a curving brick wall about 1m high with a 2m high pier at the road end has been erected.

The previous boundary treatment was a 1m high wooden picket fence which has been removed and was of a simple and rural design. The current scheme would result in a very visually intrusive, conspicuous, over ornate, very urban, excessively high and bulky structure. The currently erected parts of the wall have several large and high expanses of brick adjacent to the gates, and the piers are bulky and substantial in their own right.

The urban and obtrusive effect of the wall, piers and railings would have a detrimental effect on the appearance and character of the Green Belt in this location, as it is visually prominent and conspicuous, not least due to the main road to Abridge running along the site boundary. This is an alien and intrusive scheme and it is considered that this wall sets an unwelcome precedent and should thus be refused.

The Council has shown consistency in its approach to this type of scheme in this area, as can be seen at the neighbouring property of The Chase, which has a front boundary treatment of plain green metal railings softened by screening planting in front of the fence granted in 2006, officers having negotiated a withdrawal of a proposal for a large brick wall at the site.

### *New Information from Applicant*

The applicant has, in his supporting statement argued that this scheme should be allowed for a number of reasons. These are stated as being that the site is being redeveloped with a substantial Georgian/Regency style house, and is in keeping with country houses and stately homes of this era. "To all intents and purposes the development of the site as a whole is reflective of the aspirations of Mr Tamplin and is consistent with those which would have applied by landed gentry of the early 19<sup>th</sup> century. It is apparent that the site has been developed as a country estate and in this regard it is essential that the context within which the design of the front boundary wall is considered, that due consideration be given to this design context".

The Council does not accept that this property can be classed as a country estate. This is a residential dwelling on a large plot on the edge of the village of Abridge. Whilst it is a substantial building it cannot be equated to genuine country houses and estates such as, for example, Gaynes Park. The previous house was only erected in the 1960s and was of no particular architectural merit, and was of a similar size to the new house. The grounds have not materially changed in area since this time. This previous house did not have a highly visible, large and ornate boundary treatment, as this would have been clearly inappropriate to the setting and context of the site. In any event the house itself will not be visible from behind the existing front tree line (which is conditioned to be retained) and would therefore not be any less attractive as a dwelling for not having a major boundary treatment such as is proposed. The proposed rear planting will not have such a major impact as to overcome the harm caused by the wall.

The applicant makes comments regarding permitted development rights, and asserts that 50% of the development is lawful as it is 1m in height and only the development above 1m falls under the need for permission. It is further argued that, with the exception of the regularly spaced piers the remainder of the scheme is open railings, and therefore no harm is caused to the Green Belt by the scheme.

This is however a misreading of the permitted development rights. This scheme falls outside these rights due to its height (as it is as a whole over 1m high) and is therefore subject to the need for permission. In addition the scheme must be considered as a whole, and the impact of the whole scheme assessed. As explained above the whole scheme is unacceptable as it stands. The railings especially are over ornate and very fussy in design, and the bulky piers will have large ornamental features on top of them, which increases the height and bulk of the scheme still further.

It is, of course open to the applicant to reduce the height of the scheme to 1m, where it will no longer require permission.



Lastly the applicant refers to a number of other boundary treatments in the vicinity. Whilst it is the case that each site must be treated on its own merits brief mention will be made of the sites. Many of these sites may have benefited from permitted development rights, which is not the case in this scheme.

62 London Road – is within the urban area of Abridge, not on the edge of the village, or in the Green Belt. This has a different context to this scheme. The scheme also does not have the highly ornate and detailed railings or pier cappings of this scheme.

Roding Hall - is within the urban area of Abridge, not on the edge of the village, or in the Green Belt. This has a different context to this scheme. The scheme also does not have the highly ornate and detailed railings or pier capping of this scheme, and is a modest height as can be seen from the angle of the picture.

Thrift Hall – there is no planning application extant for this wall, which may indicate it was erected prior to 1948. Therefore no assessment of the scheme will have occurred. Nevertheless the railings are of a plain design, and the piers are also are not overly bulky and have no decorative feature on top.

Rolls Park Farm – It appears the access was granted in 1988, nearly 20 years ago, and the railings are of a plain design. Again it is difficult to estimate height due to the low angle of the photography. It is not clear if the boundary continues as a wall or changes to a wholly railing design out of the mouth of the access.

Rodingbury – is within the urban area of Abridge, not on the edge of the village, or in the Green Belt. This has a different context to this scheme. The wall is obviously very old.

Tailours – very old piers and railings. In any event these railings are very plain and the overall scheme is restrained.

Broadoaks – These gates and walls were erected in the 1960's. Whether they would be granted today is doubtful. In any event they only occupy a relatively small driveway area, not an extensive frontage on a prominent site such as in this case.

Marchings Farm – was decided on appeal in 1994, since when the Local Plan has been amended. The gates are set back considerably from the road.

Rolls Park Stables – This is an old wall and part of a listed building. It is a different design to what is proposed in this scheme.

Chigwell Golf – it is not clear where this photograph was taken and it is also difficult to estimate height.

With the exception of the last property all of the examples mentioned are considerably older buildings than this proposal, and several are listed buildings. These quoted examples do not set any precedents due to the site specific issues of each scheme. It should also be noted that the properties are not all in proximity to this property. Indeed, some are in Chigwell.

### Highways

Highways Officers have no objections to this proposal, and there are no implications for highway safety. However, they have further commented that the brick pier at the end of the western wall obscures driver to driver vision and should be removed or reduced in height. This is covered by the extant enforcement notice.

### Conclusion

Whilst the applicant has provide more supporting information this has not overcome the original reasons for the refusal, which remain valid, consistent and reasonable. It is therefore recommended that this application be refused for the reasons above

### **SUMMARY OF REPRESENTATIONS**

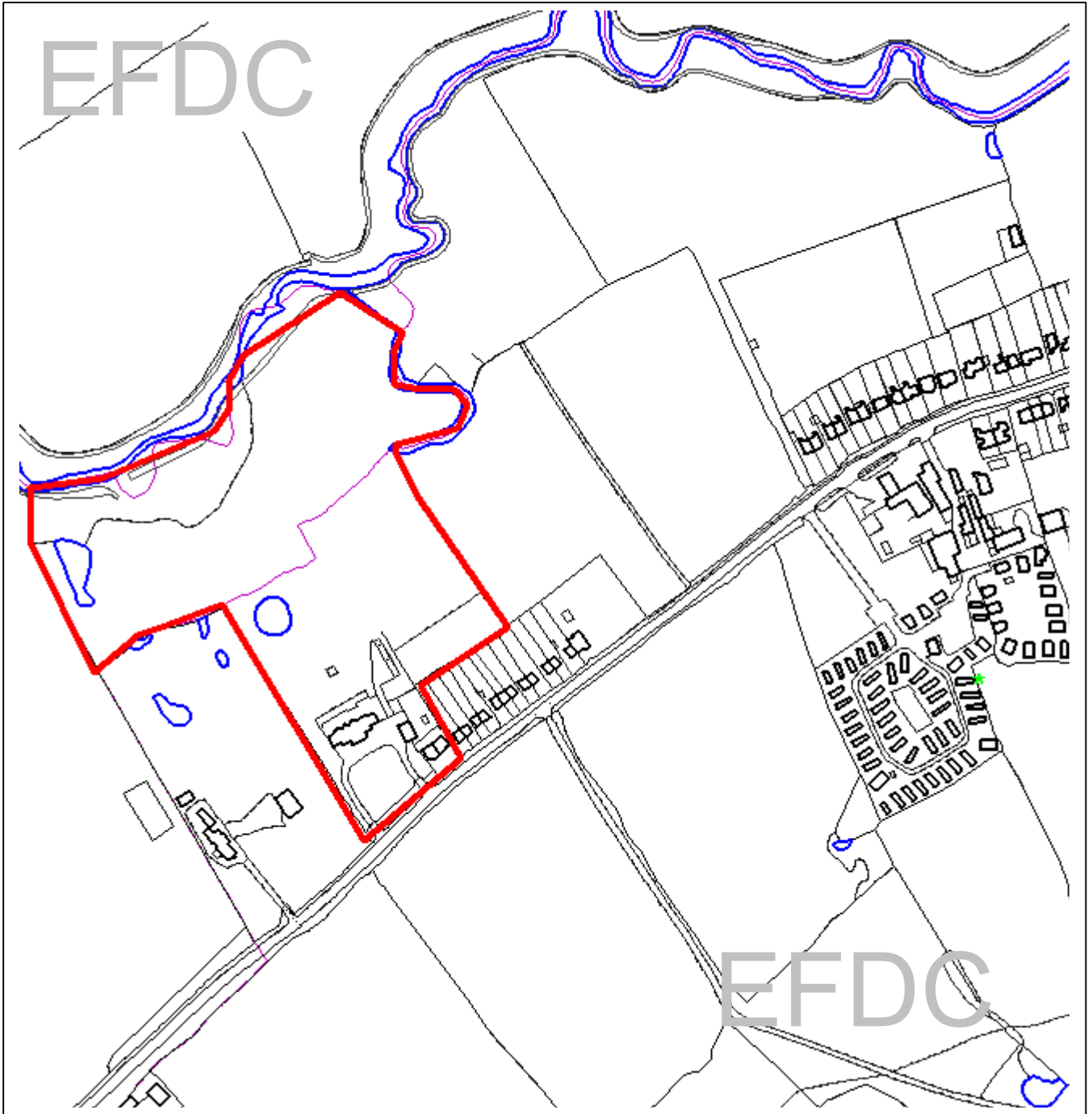
PARISH COUNCIL – OBJECT, previously objected to the brick wings at the end of the walls which do not appear on the planning application and they will still be present. These wings, or at least the pillars on these wings restrict the vision of cars entering/exiting the drives of the house next to Chase Meadow from cars travelling from the Gravel Lane Roundabout. Cars coming off their drives are not seen by oncoming traffic. It was also still felt that this wall is not in keeping with the street scene. We are aware that there are many similar walls within Essex County that have been grated permission. However, on travelling along this road, or in fact most of the village, you do not see any walls of this kind and feels this stands out.

134 LONDON ROAD COTTAGES – OBJECT, although out of character it is not obtrusive, but the brick wall projections out to the pavement interfere with the sight lines when trying to get out onto the London Road.



# Epping Forest District Council

## Area Planning Sub-Committee B/C



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<b>Agenda Item Number:</b>	<b>14</b>
Application Number:	EPF/0033/07
Site Name:	Chase Meadow, 140 London Road, Abridge
Scale of Plot:	1/3000