

Report Item No: 1

APPLICATION No:	EPF/0106/07
SITE ADDRESS:	4 The Heights Bumbles Green Lane Nazeing Essex EN9 2SG
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr & Mrs Bolton
DESCRIPTION OF PROPOSAL:	Erection of a storage building for garden furniture and maintenance machinery (retention of existing but with reduced ridge height).
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The building shall be reduced in height to the height indicated on the approved drawings within 2 months of the date of this decision.
- 2 The building will be finished with dark stained weatherboarding within 2 months of the date of this consent.
- 3 Within 2 months of the date of this approval details of trees to be planted in the position shown on the approved plans, including, species, size and planting schedule shall be submitted to and agreed in writing by the local planning Authority. The planting shall then be carried out in accordance with the agreed detail and thereafter maintained.
- 4 The building hereby approved shall be used only for the storage of domestic items owned by the occupants of Number 4 The Heights and the storage of equipment needed for the maintenance of the land within the ownership of that property, and for no other purpose.

Description of Proposal:

This application is for a domestic outbuilding erected on land to the rear of 4 The Heights for the use of the residents of that property. The building measures 7m x 4.7m and currently has a ridge height of 5.1metres. The building was constructed without planning permission and last year permission for its retention was refused. This new application follows negotiation with Planning Enforcement and seeks to retain the building but with a revised roof reduced by 0.75 metres to

4.35m in height. The proposals also include the planting of additional evergreen trees in front of the building to further screen it from view.

Description of Site:

The building is located on land to the rear of a residential property, 4 The Heights, a modern house forming part of a cul-de-sac of 5 properties. It is outside the garden area of the house, on land that has no authorised use other than agriculture. The land rises to the south. Trees surround the building. A bridle path runs along the eastern boundary of the site but there is an extensive hedgerow along this boundary.

Relevant History:

EPF/536/06 Erection of a storage building for maintenance machinery. Refused by committee 12/7/06.

Policies Applied:

Structure Plan
C2 Development within the Metropolitan Green Belt

Local Plan and Local Plan Alterations
GB2A Development in the Green Belt.
GB7A Conspicuous development.
DBE1, DBE2, DBE4 relating to design, impact on neighbours and the locality.

Issues and Considerations:

The site is within the Metropolitan Green Belt and the last application was refused for the following reason:

“The application site forms part of the Metropolitan Green Belt, the most important attribute of which is openness. Because of its excessive height the storage building appears unduly prominent and fails to preserve the openness of the Green Belt. No very special circumstances sufficient to override the harm caused exist. It therefore conflicts with the purposes of including land in it and is contrary to Policy C2 of the Essex and Southend on Sea Replacement Structure Plan, Policy GB2 of the Epping Forest District Local Plan and Policy GB2A of the Local Plan Alterations.”

The main concern therefore, given that the policies and circumstances are essentially the same as last year, is whether the 0.75m reduction in height and the planting of additional trees is sufficient to overcome the harm previously identified.

Visual impact

The building is very well screened from view from outside the site. There is an extensive tree screen around the building and along the boundary with the bridle path to the east and currently can only be glimpsed. It is accepted that the building will be more visible in winter but the reduced height combined with its position 7 to 10 metres from the boundary mean that it will not now be unduly prominent or visually intrusive. The design of the building is not particularly traditional but it will be finished in timber boarding to make it more appropriate to its rural setting.

Impact on neighbours:

Concern has been raised that the building overlooks the rear garden of no 5 The Heights, and there is a small first floor window in the roof space that faces obliquely towards the property. The revised application shows that this window will be obscure glazed and fixed shut, which can be required by condition. Given that the proposed use is only storage and that the distance between the building and the garden of number 5 is over 30 metres it is not considered that the development will cause overlooking.

Impact on extent of residential curtilage.

The building is outside the residential curtilage of the dwelling. The building is used for a mixed use of storage of domestic paraphernalia and storage of equipment used for the maintenance of the 6 acres of land within the applicant's ownership. Permission for the building will not confer residential curtilage status on the site.

Use of the building

Concern was raised previously that the building will be used as a residential annexe. This is not what has been applied for, and as it is outside the residential curtilage of the dwelling planning permission would be required for this use. The building does not appear to have been designed with this in mind. A condition can be added to ensure that the building is only used for the purpose for which it is approved.

Flooding

The development is close to a drainage ditch but does not obstruct it. It is not considered that the development will increase the risk of flooding in the locality.

Use of the bridle path

It is not considered that the approved use will result in vehicular movements on the bridle path. Although there is a gated access to the site from the bridle path, storage of maintenance equipment on the site will, if anything, be likely to reduce movements, as there will be no need to bring equipment in from elsewhere.

Covenants

Planning permission does not override any other legislation or restrictions that may exist on the land.

Conclusion:

In conclusion it is considered that the development has only limited impact on the openness of the Green Belt and that the reduction in height proposed is sufficient to overcome the previous reason for refusal. The building will not be unduly prominent or visually harmful to openness, and the building will have no significant impact on neighbours. The application is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

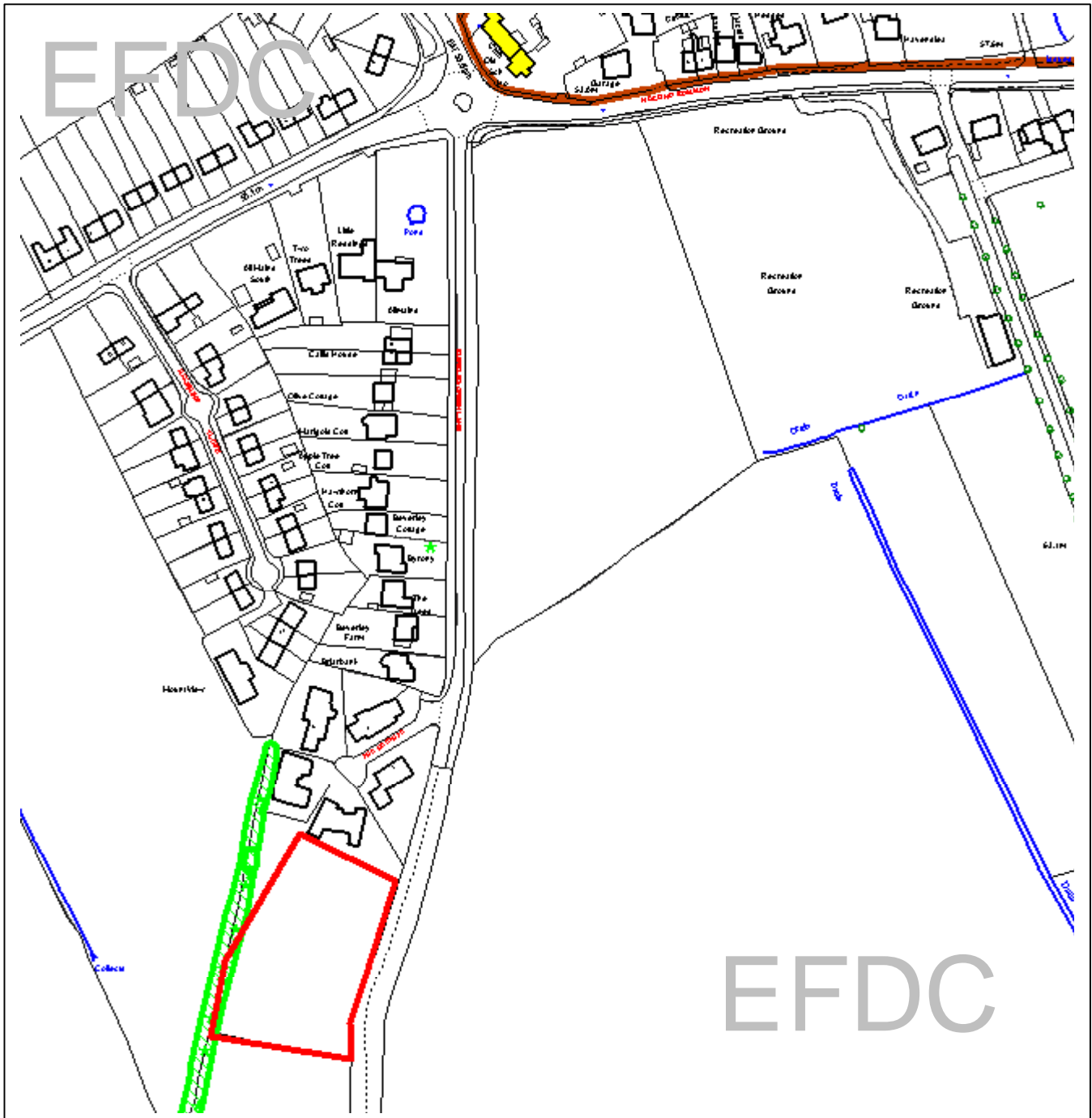
PARISH COUNCIL- Objecting. This retrospective application is contrary to policy GB2 and is conspicuous from the Green Belt, being close to the bridle path. It is therefore contrary to GB7.

5 THE HEIGHTS – This was built without permission and is still standing after the application was turned down last year, shouldn't it have been razed to the ground. My previous objections still apply. (Intrusive in the landscape, loss of privacy, increased flood risk, could be used as an annexe, obstruction of the bridle path, use of the bridle path for access, outbuildings are prevented by covenant).



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/0106/07
Site Name:	4 The Heights, Nazeing
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/0232/07
SITE ADDRESS:	Langridge Barn Paynes Lane Nazeing Essex EN9 2EY
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mrs C O'Connor
DESCRIPTION OF PROPOSAL:	Change of use of granny annexe to separate dwelling with garden.
RECOMMENDED DECISION:	GRANT (with conditions)

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 provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D, E and F shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 Prior to the first use of the building as a separate dwelling details of the proposed internal layout of the building together with any external alterations to the elevations of the building must be submitted to the Local Planning Authority and agreed in writing. The floor plans shall include space within the building for the garaging of two cars and for ancillary domestic storage. The dwelling shall then be completed in accordance with the approved plans and the approved garaging and storage areas shall thereafter be retained for that purpose and shall at no time be converted to habitable floorspace.

Description of Proposal:

Conversion of existing building with use as an annexe to a self contained dwelling with private garden area.

Description of Site:

The site is an irregularly shaped area of land located at the end of Paynes Lane directly opposite Langridge Farm, which is a Grade II listed farmhouse. There is a large rectangular building on the site, originally an agricultural building but subsequently converted to a granny Annexe and leisure building in connection with the residential use of Langridge Barn (itself a residential barn conversion), which lies to the west of the site. There is a tennis court within the site to the north of the building; most of the remaining land is open fields. There is a recently constructed stable block to the north of the tennis court, but this is unauthorised and is the subject of current enforcement investigation.

The barn that it is proposed to convert to the dwelling is 23 metres long by 19.5m wide and currently contains a granny annexe comprising just 14m x 8m at the rear of the building, with the majority of the building having consent only for leisure use and garaging. The building can be used only for purposes incidental to the enjoyment of the dwelling house known as Langridge Barn. Visually the building is not a traditional Essex barn style building but a more modern modular style agricultural building that has been reroofed and reclad with more sympathetic materials, following the approval of the leisure use on appeal.

Relevant History:

EPF/410/90 Conversion of barn to dwelling approved (This is the dwelling now known as Langridge Barn)

EPF/190/02 Conversion of existing barn to provide leisure facilities for Langridge Barn. Approved on appeal.

EPF/1090/04 Conversion of barn to form new dwelling to be used in connection with Langridge Barn as a granny annexe. Granted 27/10/04 subject to a personal permission to Mr and Mrs O'Connor and to the dwelling not being sold or let as a separate unit.

Policies Applied:

Essex and Southend on Sea Replacement Structure plan:

CS1 Sustainable development.

CS4 Sustainable New Development.

C2 Green Belt.

H3 Location of housing.

RE2 Re-use of rural buildings.

T12 Vehicle parking.

Local Plan and Local Plan Alterations:

CP1 Sustainable Development Objectives

CP3 New development.

CP5 Sustainable development.

CP6 Sustainable urban development patterns.

GB2A Development in the Green Belt.

GB8A Change of use or adaptation of buildings.

GB9A Residential conversions.

DBE8 Amenity space.

DBE9 Amenity of neighbours

ST1 Location of development.

ST2 Accessibility of development.

ST4 Road safety.

ST6 Vehicle parking.

Issues and Considerations:

The main issues in the determination of this application are considered to be; impact on the Green Belt, sustainability, the highway implications, impact on the amenity of neighbouring residents, and on the setting of the listed buildings opposite.

Green Belt.

The site is within the Metropolitan Green Belt. The reuse of existing buildings in the Green Belt can be appropriate. This building is of permanent and substantial construction and is capable of conversion without major reconstruction and is in keeping with its surroundings in terms of form and bulk. It is not considered that the proposed use would have a materially greater impact on the green belt than the present use, as the site is within an existing domestic use. However there is concern that given the size of the site there is considerable scope for change in the character of the surrounding land that would be harmful. This can however be controlled by condition to prevent extensions, new outbuildings and increased hard surfacing. Which would be harmful to the openness of the green belt. The use would generate only limited traffic, which would not have a significant detrimental impact on the character or amenities of the countryside. The proposed use appears therefore to comply with the requirements of Policy GB8A of the adopted Local Plan.

GB9A however, in accordance with PPS7 which gives preference to reuse for economic purposes rather than residential, seeks further justification for residential conversions, and requires that it is clearly proven that the business reuse of the building is unsuitable. In this instance given the location of the building, over 1.5km along a narrow and winding, poorly surfaced road from the urban area of Nazeing and adjacent to a listed building and residential uses it is not considered that this is an appropriate location for most business uses, which would be likely to generate more and heavier traffic than a small residential unit and be harmful to residential amenity and the setting of the listed building. (Indeed an earlier application to utilise this building as holiday accommodation was refused on the basis of harm to the setting of the listed building.) Although the applicants have not carried out a marketing exercise to establish that there is no demand for business use of the premises, in this location it is considered that alternative uses would be unlikely to prove acceptable in any case. It is therefore considered that reuse, as a residential unit would have less detrimental impact on the character and amenity of the area, and on the Green Belt than business use.

Sustainability.

The policies of both the Structure Plan and Local Plan seek to ensure that new development is directed to urban areas with good transport links to reduce reliance on the car. This site clearly does not meet this criteria. Any residents of the dwelling proposed will be heavily reliant on the private car for access to shops, work and services. The original consent for ancillary use only was restricted on the basis that it would be inappropriate to allow a dwelling, which would result in a further household in this relatively isolated location. However the reuse of existing buildings is seen to be more sustainable than building new properties and this is a substantial building needing very little new work to enable its use as a separate dwelling. No alterations to the building have been put forward with this application. Therefore despite the unsustainable location it is considered that, on balance, the reuse for residential purposes may be acceptable in the wider sustainability argument.

Access and Highway issues.

As has been explored above, the use as a small residential unit will not generate a significant level of additional traffic in this location. Recent appeal decisions with regard to other sites in Paynes Lane have not backed the Councils Highway reason for refusal and the land to the north of Paynes Lane is identified in the Local Plan Alterations as an area where glasshouse development will be acceptable, such uses would inevitably generate far more traffic than one additional dwelling. The new dwelling will utilise an existing established access and it is not considered that there will be any harm to highway safety. More than sufficient space is available on site for the parking and turning of vehicles and a condition can be applied to ensure that a garage space is retained within the building.

Amenity of Neighbours.

It is not considered that the independent residential use of this building will have any significant impact on the residential amenity of adjacent residents.

Setting of the listed building.

As no alterations to the building are proposed, including the insertion of any windows, and the current use is as a residential annexe, it is not considered that there will be any significant visual change to the setting of the listed farmhouse opposite the site. Permitted development rights for additions and alterations to the building can be removed to ensure that the building does not become more domestic in appearance.

Other Issues.

The applicant has submitted a supporting statement explaining that the current occupant of the annexe (Mrs O'Connor) wishes to continue residing in the building, because she is now established in her home and the locality and is satisfied with the medical support and care services that she receives, but the applicant, Mrs O'Connor's son, now wishes to move from his present home, possibly abroad. If he sells his house (Langridge Barn) Mrs O'Connor would also be forced to move as the annexe would no longer be an annexe, contrary to the conditions of the planning consent.

Although the original planning permission for the annexe use took into account the personal circumstances put forward at that time, on balance it is not now considered that there are strong grounds to restrict the use of the building to an annexe.

The site is within the Lee Valley Regional Park and they have raised objection to the proposal on the basis that it will result in harm to the Park and the Green Belt, but have not elaborated on the nature of this harm. In the event that Members are minded to grant consent for the development, the matter will need to be either referred back to the LVRPA prior to any decision being issued, to establish whether they wish the matter to be referred to the Government office for decision, or indeed directly to the Government Office.

Finally, concern has been raised regarding the public footpath that runs to the southern side of the annexe. This application does not propose any diversion to this route and it is an offence to obstruct a public footpath. The footpath will be within the site area and the garden of the new dwelling, which could impact on privacy of the occupants, however suitable hedging or fencing could be erected by the occupant of the dwelling if this were problematic, and it is not considered grounds for refusal.

Conclusion.

It is considered that the proposed reuse of this building as a residential unit will not have a significant impact on the openness of the green belt, on the character and amenity of the area, on the setting of the listed building or on the amenity of neighbours. The application is therefore recommended for approval subject to conditions removing permitted development rights for further extensions, outbuildings and hard surfacing.

SUMMARY OF REPRESENTATIONS:

NAZEING PARISH COUNCIL – Objection. The Council does not consider that the personal circumstances outlined in the application justify the removal of the condition. The change would lead to an intensification of use in both the garden and traffic in Paynes Lane.

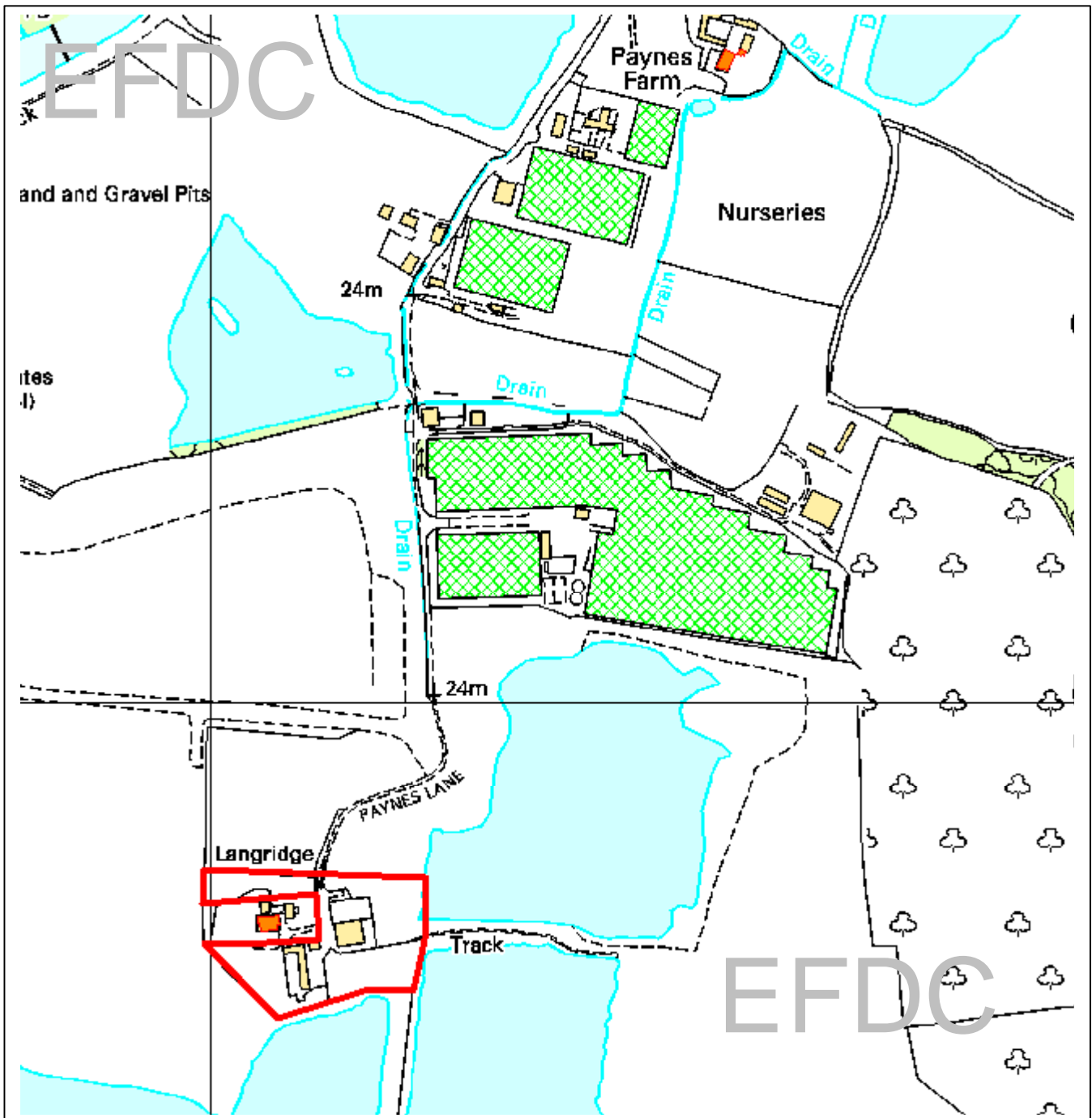
LANGRIDGE FARM, PAYNES LANE - Object. Believe the conditions attached in granting consent for the granny annexe were to protect the amenity of the Green Belt; this application would appear to contradict the original reasons for the earlier application. Concerned about the public footpath that runs alongside this annexe, there appears to be confusion with walkers not knowing where they should be.

LEE VALLEY REGIONAL PARK AUTHORITY – Objects on grounds of detrimental impact on the park and green belt.



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Agenda Item Number:	2
Application Number:	EPF/0232/07
Site Name:	Langridge Barn, Paynes Lane, Nazeing
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/0552/07
SITE ADDRESS:	Willow Lodge Old House Lane Nazeing Essex EN9 2LJ
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Asep Ltd
DESCRIPTION OF PROPOSAL:	Front and rear dormer windows and alterations to elevations. Erection of front porch. Demolition of existing rear extension and erection of new single storey rear extension.
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on the roof of the extension hereby approved without the prior written approval of the Local Planning Authority.

Description of Proposal:

The application comprises the following elements:

1. The erection of four front and four rear dormer windows. The proposed dormers would each have hipped roofs and measure up to 2m high and 1.6m wide.
2. The erection of a front porch. The proposed porch would have a hipped roof and approximate maximum dimensions of 3.3m wide, 2.2m deep and 4m high at the ridge.
3. The demolition of the existing rear extension and erection of a new single storey rear extension. The proposed extension would have a partly pitched, partly flat roof and approximate maximum dimensions of 5.9m wide, 3.1m deep and 3.5m high.

4. The making of various alterations to the elevations of the building. These include changes to the design of the fenestration and doors of the property, the erection of a chimney and the cladding of the building with a mixture of brick, render and timber as shown in the plans submitted.

Description of Site:

The application property is a detached dwellinghouse situated on the west side of Old House Lane. The consent was granted for the erection of a dwelling on the site for an agricultural worker in 1977. The property has subsequently been enlarged by a single storey rear extension. Following an application in 2004 it was determined that the use of the property without compliance with the agricultural occupancy condition imposed upon this dwelling was lawful in planning terms.

The site is in the Metropolitan Green Belt and is bound by the Nazeing and South Roydon Conservation Area to the north and east. The main characteristic of the Conservation Area is its well preserved medieval settlements and "closed field" patterns.

Relevant History:

EPF/0078/77 'Revised details of agricultural workers dwelling and double garage' Granted (1977).
EPF0743/04 'Certificate of Lawfulness for non-compliance with agricultural occupancy condition' Lawful (2004).
EPF1470/06 'Replacement dwelling and detached garage' Refused (2006).

Policies Applied:

Local Plan:

CP2 Rural and Built Environment
DBE9 Neighbour Amenity
DBE10 Extension Design
U2A Flood Risk Area Development
U2B Flood Risk Assessment Zones
GB2A Green Belt Development
GB14A Green Belt Residential Extensions
HC6 Development Within or Adjacent to a Conservation Area

Structure Plan:

CS2 Natural and Built Environment
C2 Green Belt Development
HC2 Conservation Areas

Issues and Considerations:

The main issues in the assessment of the application are the impact of the proposal on the green belt, the character and appearance of the individual property and street scene and upon the adjacent Conservation Area. The implications of the development for the amenities of the occupiers of the neighbouring properties and the site falling within a flood risk assessment zone also need to be considered.

Metropolitan Green Belt:

Council policies require that extensions to existing dwellings in the green belt do not impair the open character and appearance of the green belt; unduly harm the character and appearance of the buildings in their setting; and result in disproportionate additions of more than 40% over and above the total floor space of the original dwelling (up to a maximum of 50m²). Following the alterations proposed the approximate total floor area of extensions to the property would be 23.71m². As 40% of the floor area of the original property would exceed 50m² the proposal is deemed to comply with this aspects of green belt policy. Furthermore, the design and scale of the extensions proposed are considered to be such that they would not impair the open character and appearance of the green belt or unduly harm the character and appearance of the buildings in their setting. As such the proposal is felt to be acceptable in green belt terms.

Character and appearance and impact on setting of the Conservation Area:

Council Local Plan Policies require that residential extensions and alterations complement the existing building and street scene. They also require that development within the setting of conservation areas should preserve or enhance their character or appearance.

Having regard to the character of the area and existing building and the size, scale, siting and design of the proposed extension, it is considered that the development would preserve the character and appearance of the existing property and setting of the adjacent Conservation Area. It is noted that the dormer windows have hipped roofs and not a more vernacular gable style roof. However, it is not considered that this would constitute a reason to refuse planning permission in this instance, as it would not result in any demonstrable harm.

Amenities of the occupiers of the neighbouring properties:

Council Local Plan Policies require that proposals do not result in the occupiers of the neighbouring properties suffering an excessive loss of amenity. It is considered that the size, siting and design of the proposed extension is such that, as could be controlled with suitable conditions, the proposal would not result in the occupiers of the neighbouring properties suffering a loss of amenity.

Flooding matters:

The size of the proposed extensions is such that, while the site falls within a flood risk assessment zone, it is not considered that the proposal presents a concern with regard to flooding. The Council land drainage department have not raised any objections to the scheme or request that any land drainage conditions be imposed on a grant of consent.

Conclusion:

Since the proposed development is acceptable in terms of its design, impact on the Green Belt, setting of the Nazeing and South Roydon Conservation Area and amenity it is accords with Council policies. The application is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

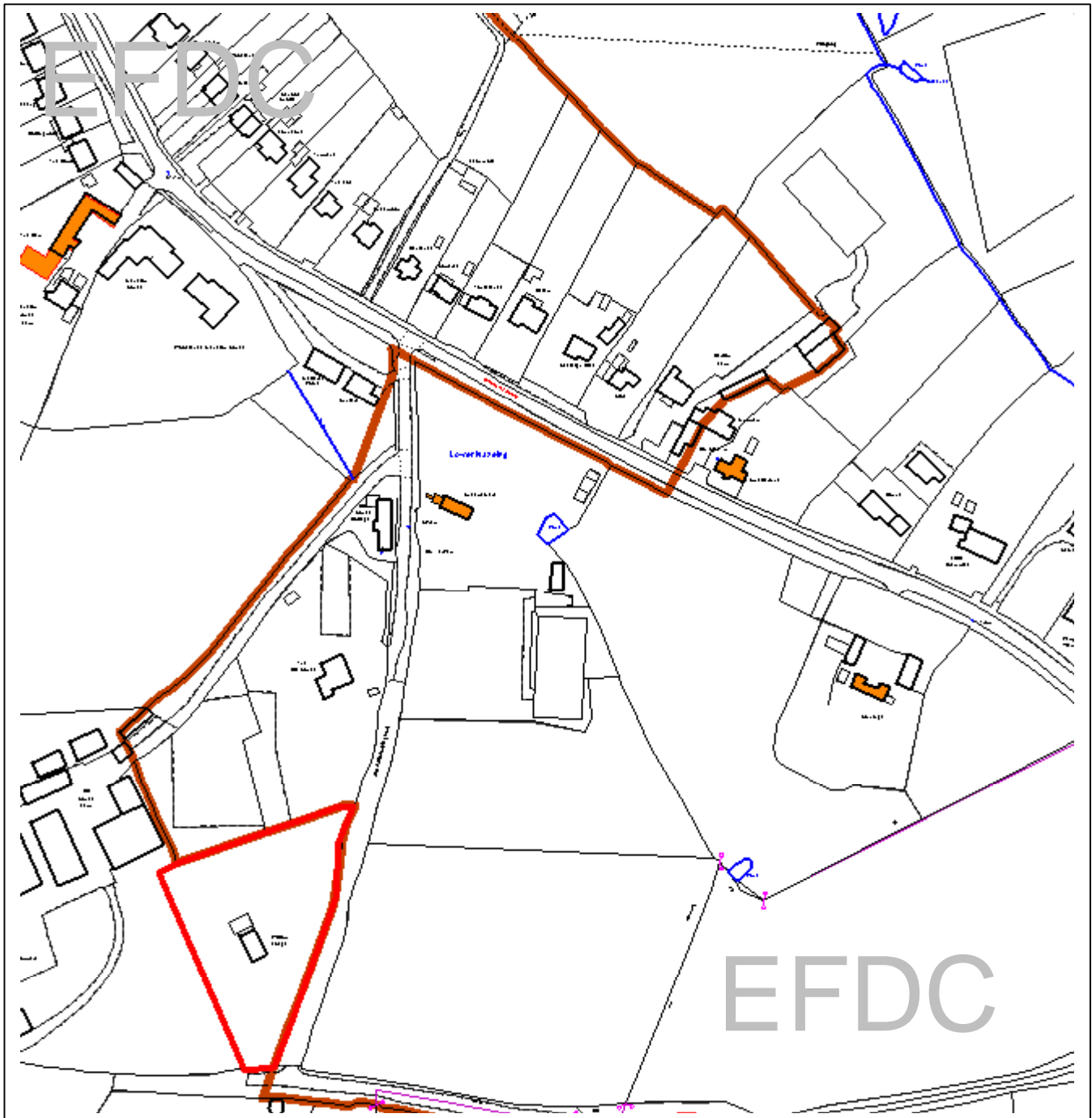
NAZING PARISH COUNCIL: In the opinion of the Parish Council the application does not meet the criteria of Policy GB14A. In particular the open character of the Green Belt will be impaired.

OLD HOUSE FARM, OLD HOUSE LANE: No objection raised.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	3
Application Number:	EPF/0552/07
Site Name:	Willow Lodge, Old House Lane, Nazeing
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0302/07
SITE ADDRESS:	Greenacres Hamlet Hill Roydon Harlow Essex CM19 5LD
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr & Mrs C Thompson
DESCRIPTION OF PROPOSAL:	Proposed front, side and rear dormers.
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The proposed dormer windows on the south-east and north-east roofslopes shall be fitted with obscured glass and shall have fixed frames and shall be permanently retained in that condition.
- 4 The development shall be carried out in accordance with the amended plans received on 31st March 2007 unless otherwise agreed in writing with the Local Planning Authority.

Description of Proposal:

This application is for dormer windows to front, side and rear.

The dormer windows would all have hipped roofs and casement windows. The front and side elevation would have one dormer each while the rear elevation would contain 3 dormers. They would provide light to a stairwell, two bedrooms and a bathroom that would be formed in the roof space.

Description of Site:

The site comprises a detached house built in the 1930's, set back off Hamlet Hill and accessed via a private driveway. The site is extensively landscaped with panoramic views westwards across Lea Valley.

The site is situated in the Metropolitan Green Belt and the Nazeing and South Roydon Conservation Area. The Conservation Area is characterised by well preserved medieval settlements and "closed field" patterns.

Relevant History:

EPF/287/94 Two storey side extension, granted permission in 1994.

Policies Applied:

Structure Plan:

C2 Development in the Green Belt
HC2 Development within conservation areas

Local Plan:

GB2A Development in the Green Belt
GB14A Residential Extensions
DBE9 Impact on amenity
DBE10 Design of extensions
HC6 & HC7 Development in conservation areas.

Issues and Considerations:

The main issues with this application relate to the suitability in terms of the Green Belt, impact on the Conservation Area and design, as well as impact on neighbours.

Green Belt

This is a loft conversion with no increase in footprint – merely the provision of a dormer on the rear and side elevations and 3 dormers on the front. There will thus be no impact in Green Belt terms.

Conservation Area/Design

This is a rural Conservation Area of poor mixed quality housing in the immediate area. The dormers are tasteful and discrete, set high on the roof slope and all 6 have small hipped and tiled roofs. There will be no harmful effect on the Conservation Area and the dormers will add to the visual character of this 1930's dwelling.

Amenity

There are no properties close to the site and the garden boundaries are well screened naturally. The dormer on the north side (rear), which faces adjoining gardens serves the staircase and will be obscure glazed. In any case, the rear boundary contains a row of mature 10m high Leylandii and there will thus be no adverse effect on any of the surrounding properties.

Conclusion

This is an acceptable proposal that accords with adopted planning policy and approval is recommended.

SUMMARY OF REPRESENTATIONS:

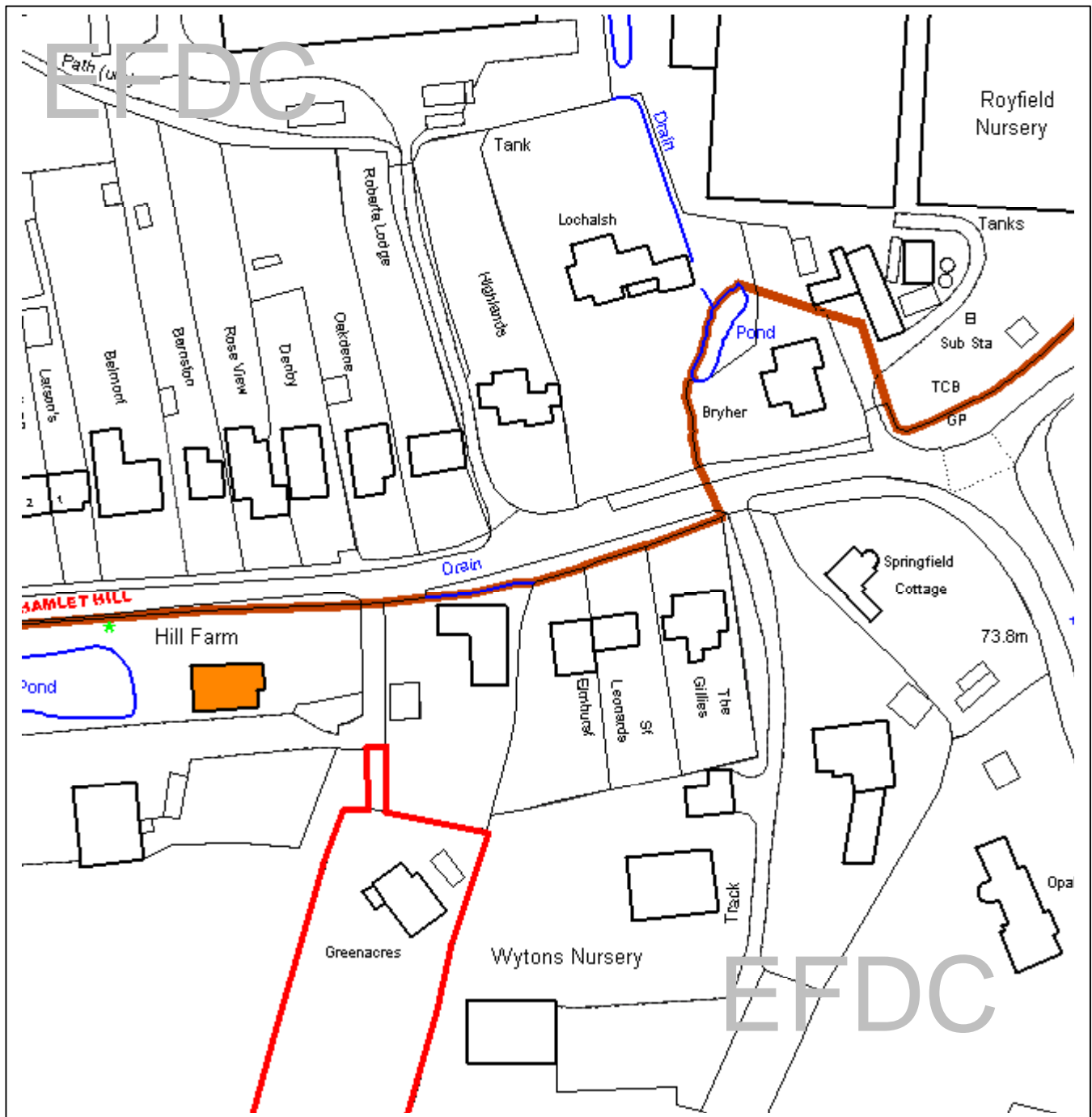
PARISH COUNCIL – Object – overdevelopment. Alterations to form a three storey building would have an adverse effect on the street scene.

THE BARN – stair dormer will overlook patio, invasion of privacy.



Epping Forest District Council

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Agenda Item Number:	4
Application Number:	EPF/0302/07
Site Name:	Greenacres, Hamlet Hill, Roydon
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0425/07
SITE ADDRESS:	Claverhambury Manor Claverhambury Road Galley Hill Waltham Abbey Essex EN9 2BL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mr & Mrs J Clarke
DESCRIPTION OF PROPOSAL:	Conversion of domestic storage barn to dwelling.
RECOMMENDED DECISION:	GRANT (with conditions)

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 provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 The two remaining outbuildings within this site, shaded black on the approved block plan (drawing G.H.5), shall be used only for garaging and domestic storage ancillary to the main use of the dwelling hereby approved and shall not at any time be converted to habitable floorspace or used for any other purpose.
- 4 Details of the types and colours of the external finish of the roof of the building 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 commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

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

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

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

Description of Proposal:

Conversion of existing buildings in use for domestic storage to a self contained two bed dwelling, with outbuildings and private garden area.

Description of Site:

The site is situated in the Metropolitan Green Belt and comprises a roughly rectangular area of land located within the garden area of Claverhambury Manor. The site fronts Claverhambury Road and contains three large barn style buildings, which are currently used as domestic outbuildings to the Manor. The site has an existing access separate from the main access to the Manor. The Manor is set much further back from the road and to the northeast off an access track.

The barn that it is proposed to convert to the dwelling is a part two storey and part single storey dark weatherboarded building with a corrugated roof and visually it already looks like a dwelling, with domestic scale windows with elaborate decorative white painted shutters, eaves details and an array of carriage lamps. However internal inspection shows that it currently largely empty but only used for storage purposes and has not been fitted out for habitable use. There is a small lawn in front of the building and a very domestic looking courtyard, parking and turning area to the rear. There are two other large barn like buildings adjacent to the main building, which the applicants intend to utilise as ancillary storage and parking in connection with the proposed dwelling.

Opposite the site and along this part of Claverhambury Road generally are large detached residential properties, to the south west there is an extensive area of greyhound kennels.

Relevant History:

None Relevant.

Policies Applied:

Essex and Southend on Sea Replacement Structure plan:
CS1 Sustainable development.
CS4 Sustainable New Development.

C2 Green Belt.
H3 Location of housing.
RE2 Re-use of rural buildings.
T12 Vehicle parking.

Local Plan and Local Plan Alterations:

CP1 Sustainable Development Objectives
CP3 New development.
CP5 Sustainable development.
CP6 Sustainable urban development patterns.
GB2A Development in the Green Belt.
GB8A Change of use or adaptation of buildings.
GB9A Residential conversions.
DBE8 Amenity space.
DBE9 Amenity of neighbours
ST1 Location of development.
ST2 Accessibility of development.
ST4 Road safety.
ST6 Vehicle parking.

Issues and Considerations:

The main issues in the determination of this application are considered to be; impact on the Green Belt, sustainability, access and impact on the amenity of neighbouring residents.

Green Belt.

The site is within the Metropolitan Green Belt. The reuse of existing buildings in the Green Belt can be appropriate. This building is of permanent and substantial construction and is capable of conversion without major reconstruction and is in keeping with its surroundings in terms of form and bulk.

Very little external alteration to the building is proposed although it is proposed to replace the existing corrugated roof with more appropriate clay tiles. It is not considered that the proposed use would have a materially greater impact on the green belt than the present use, as the site is within an existing garden area and the land is already domestic in character. The use would generate only limited traffic which would not have a significant detrimental impact on the character or amenities of the countryside. The proposed use appears therefore to comply with the requirements of Policy GB8A of the adopted Local Plan.

GB9A however, in accordance with PPS7 which gives preference to re use for economic purposes rather than residential, seeks further justification for residential conversions, and requires that it is clearly proven that the business re use of the building is unsuitable. In this instance given the location of the building, over 2.5 km along a narrow and winding, poorly surfaced road from the urban area of Waltham Abbey and close to other residential properties it is not considered that this is an appropriate location for most business uses, which, would be likely to generate more and heavier traffic than a small residential unit. Although the applicants have not carried out a marketing exercise to establish that there is no demand for business use of the premises, in this location it is considered that alternative uses would be unlikely to prove acceptable in any case. It is therefore considered that reuse, as a small residential unit with ancillary outbuildings is the use that would have least detrimental impact on the character and amenity of the area, and on the Green Belt.

The fact that there are already outbuildings at the site that can be used as ancillary storage and garaging means that the use will not result in the need for any additional buildings at the site, and permitted development rights can be removed to prevent further extensions and outbuildings that would be harmful to openness. Additionally Claverhambury Manor itself still retains a number of outbuildings located closer to the Manor to meet the storage and garaging needs for that dwelling.

Sustainability.

The policies of both the Structure Plan and Local Plan seek to ensure that new development is directed to urban areas with good transport links to reduce reliance on the car. This site clearly does not meet these criteria. Any residents of the dwelling proposed will be heavily reliant on the private car for access to shops, work and services. However the re use of existing buildings is seen to be more sustainable than building new properties and these are substantial buildings that are visually prominent and need to be maintained to prevent harm to visual amenity. Therefore despite the unsustainable location it is considered that on balance their re use for residential purposes is acceptable.

Access and Highway issues.

As has been explored above, the use as a small residential unit will not generate a significant level of additional traffic in this location. The new dwelling will utilise an existing established access and it is not considered that there will be any harm to highway safety. More than sufficient space is available on site for the parking and turning of vehicles.

Amenity of Neighbours.

The barn is set far enough away from any other dwellings not to cause harm from overlooking, and the additional traffic that would be generated by residential use would not cause noise and disturbance.

Conclusion.

It is considered that the proposed reuse of this prominent building, as a residential unit will not have a significant impact on the openness of the green belt, on the character and amenity of the area or on the amenity of neighbours. The application is therefore recommended for approval subject to conditions removing permitted development rights for further extensions and outbuildings.

SUMMARY OF REPRESENTATIONS:

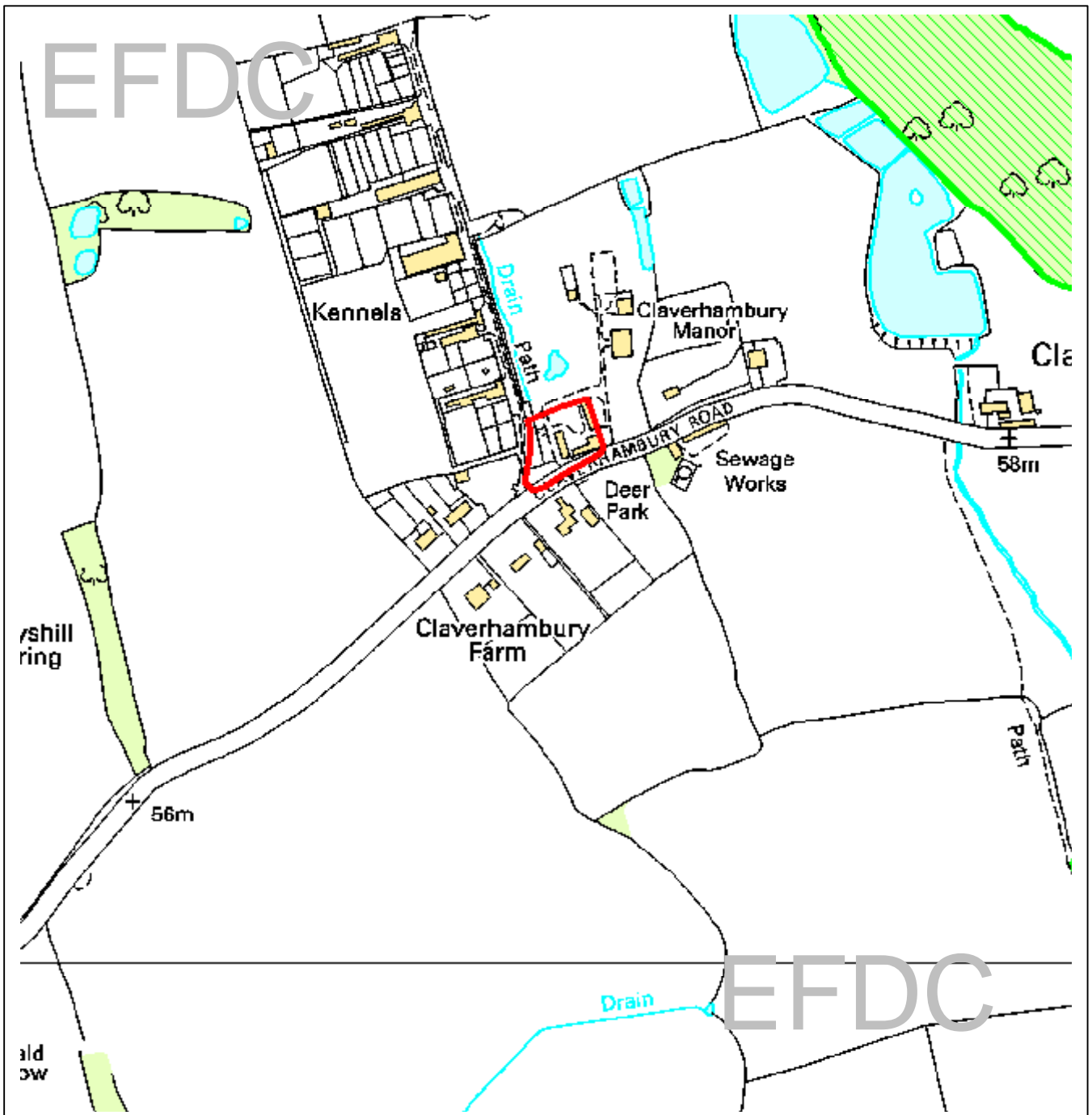
WALTHAM ABBEY TOWN COUNCIL – Objection. Additional dwelling in the Green Belt.

NEIGHBOURS – No comments received.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	5
Application Number:	EPF/0425/07
Site Name:	Claverhambury Manor, Claverhambury Road, Waltham Abbey
Scale of Plot:	1/5000

Report Item No: 6

APPLICATION No:	EPF/0439/07
SITE ADDRESS:	Former Garage Block Homefield Waltham Abbey Essex EN9 3LS
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Paternoster
APPLICANT:	Estuary Housing Association/EFDC
DESCRIPTION OF PROPOSAL:	Erection of 1 no. three bedroom and 2 no. two bedroom residential houses with parking. (Revised application)
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of 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.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plans shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in southern flank of the semi-detached dwelling facing No. 17 Harries Court shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 8 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.
- 9 The parking spaces shown on plan number 0549(PL)01 Revision B shall be provided prior to the first occupation of the development and shall be permanently retained free of obstruction for the parking of residents and visitors vehicles.
- 10 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Description of Proposal:

The application seeks planning permission for the erection of three houses with associated parking. The properties would take the form of a pair of semi-detached two bedroom houses situated to the south of the site and a detached three bedroom house located on the northern part of the site. Each dwelling has a private garden extending westwards from the building. The pair of semi-detached houses would be separated from the detached dwelling by an access leading to five parking spaces situated to the north-west of the site.

The application has been submitted by Estuary Housing Association working in partnership with Epping Forest District Council and is one of eight Council owned sites that have previously been

granted outline planning permission, to provide a total of 57 properties, 39 of which would be affordable, with the remaining 18 to be sold on the open market to cross subsidise the cost of providing the affordable housing. The scheme under consideration with this application would form part of the open market element.

Description of Site:

The application site is roughly rectangular and located north of the dwellings in Harries Court and south of 61 Homefield. The north-western most part of the site adjoins the end of the gardens of residential properties in Pick Hill. The site slopes from east to west and also slopes down towards the bungalows along Pick Hill. The site is hard surfaced and has previously been used as a garage court. The area is predominantly characterised by semi-detached dwellings.

Relevant History:

EPF/1156/02 'Outline application for erection of 2 no. two bedroom houses and 1 no. three bedroom house (all matters reserved)' Granted (2002).

EPF/0791/06 'Erection of 3 no. four bedroom residential houses with parking' Withdrawn (2006).

EPF/1639/06 'Erection of 3 no. four bedroom residential houses with parking' Refused (2006).

Policies Applied:

Local Plan:

CP2 Rural and Built Environment

CP3 New Development

CP4 Energy Conservation

CP5 Sustainable Building

CP6 Sustainable Urban Development

CP7 Urban Form and Quality

CP9 Sustainable Transport

RP5A Environmental Impact

H2A Previously Developed Land

H3A Density

H6A Affordable Housing Threshold

U2A Flood Risk Area Development

U2B Flood Risk Assessment Zones

U3A Catchment Effects

U3B Sustainable Drainage Systems

ST1 Location

ST2 Accessibility

ST4 Road Safety

ST6 Parking

I1A Planning Obligations

DBE1 Design

DBE2 Amenity

DBE3 Buildings and Spaces

DBE6 Parking

DBE8 Amenity Space

DBE9 Neighbour Amenity

LL11 New Planting

LL12 New Trees

Structure Plan:
CS2 Natural and Built Environment
CS4 New Development
BE1 Urban Intensification
BE5 Planning Obligations
H2 Sequential Approach
H3 Location
H4 Form
H5 Affordable Housing
EG4 Energy Conservation
T3 Accessibility
T6 Walking and Cycling
T12 Parking

Issues and Considerations:

The main issues in this case relate to the provision of affordable housing, the impact of the development on the character and appearance of the locality, its effect on the amenities of neighbouring residential properties, the adequacy of private amenity space provision, the suitability of the parking proposed and the developments implications for highway safety.

Parking, access and highways:

Council policies require that proposed developments provide a suitable number of parking spaces, are well related to the road hierarchy, unlikely to lead to excessive congestion, would not be detrimental to highway safety and are not likely to result in excessive adverse effects from traffic generation. The site would continue to be served by the existing access and the proposal provides parking spaces in accord with Council parking space standards. Such parking provision can be secured through the imposition of a suitable condition. The scheme would accord with Council parking, access and highways policies.

Design, character and landscaping matters:

Council policies require that new buildings respect their setting, relate suitably to the surrounding spaces, are of a size and position that they adopt a significance appropriate to their function, respect local character and townscape and employ materials which are sympathetic to their context. Proposals such as the present scheme, which would result in urban intensification, are also required to maintain the quality of an area.

The footprints and heights of the proposed buildings would be similar to those found at the adjacent properties and surrounding area more widely. The area contains examples of both hipped and gable ended roofs and subject to a condition controlling the materials used for the external surfaces, the design of the buildings proposed is deemed acceptable. The siting of the dwellings on the plot would not appear overly cramped and would make positive contribution to the character and appearance of the area, when compared to the present situation on the site. Being situated to the rear of the site the parking proposed would not result in cars dominating the street scene.

Schemes are required to make adequate provision for the landscaping of the site. While only limited information has been submitted in this regard it is considered that this issue is suitably addressed with the imposition of conditions, as there is scope for this within the details provided.

Amenity of neighbouring occupiers:

Council policies require that new buildings do not have a detrimental effect upon the existing neighbouring or surrounding properties in either amenity or functional terms. The relationship of the proposed houses to the neighbouring properties accords with the criteria specified in the Essex Design Guide and it is considered that the development, as could be controlled with suitable conditions, would comply with policies that seek to protect neighbouring and surrounding properties in terms of their amenity and function. The proposal would not result in an unacceptable visual impact, overlooking, loss of light, noise, smell or disturbance to the neighbouring and surrounding occupiers. One of the reasons for refusing the scheme determined in 2006 was its impact on the amenities of 61 Homefield. However, under the present amended scheme the relationship of the nearest property to 61 Homefield has been significantly improved and would no longer cause either overbearing or overshadowing of this site. The proposal is therefore deemed to have overcome this reason for refusal.

Provision of private amenity space:

Policy DBE8 expects new dwellings to have a minimum of 20m² of amenity space per habitable room. The proposed dwellings would fail to accord with this policy. The total amount of amenity space proposed for each house is similar to that proposed in the previously refused scheme for 3 four-bedroom houses. One of the reasons for refusal in that case was the under provision of amenity space. However, in this instance the amenity space provided is for three 2 two bedroom and 1 three bedroom houses as apposed to the 3 four bedroom units previously proposed. In light of this reduction in the number of habitable rooms the current revised proposal is considered to have successfully addressed concerns regarding the provision of amenity space. The garden sizes proposed are appropriate for the smaller houses and, having regard to their means of enclosure by close boarded fencing, it is considered the proposed gardens would provide an adequate standard of private amenity space.

Flooding, sustainability and environmental matters:

Due to the site falling within flood risk assessment zone one and being of a nature that it will result in additional surface water run-off the Council's Land Drainage Group have requested that a condition be placed on any grant of consent requiring a flood risk assessment be submitted prior to the commencement of any work. Officers support this position. Council policies require that proposals seek to conserve energy, make efficient use of resources and protect environmental features and local amenity. In this instance it is considered that these matters are adequately addressed by the proposal together with the planning conditions proposed and the requirements of other legislation, particularly the building regulations.

Conclusions:

The proposed development is considered to have overcome the reasons for refusing the previous scheme and would result in the provision of much needed affordable housing in other locations. The application is considered to be in accord with the relevant Council policies and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL – Objection. We believe revised layout is still an overdevelopment of the site.

NEIGHBOURS – None received.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	6
Application Number:	EPF/0439/07
Site Name:	Former garage block, Homefield, Waltham Abbey
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0448/07
SITE ADDRESS:	92 Crooked Mile Waltham Abbey Essex EN9 1QN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mr D Demitriou
DESCRIPTION OF PROPOSAL:	Two storey side extension and change of use from residential to mixed use of residential and learning disability home.
RECOMMENDED DECISION:	REFUSE

REASONS FOR REFUSAL

- 1 The proposed extension and change of use of the building results in an unacceptable intensification of use of the site which will result in excessive harm to the amenities of neighbouring occupants from visual impact from the extension and disturbance from additional activity at and around the site. The proposal is therefore contrary to policies DBE9 and CP7 of the adopted Local Plan.
- 2 The proposed extension by reason of its size and its position relative to the adjacent property fails to complement or enhance the appearance of either the streetscene or the existing building, contrary to policy DBE10 of the adopted Local Plan.
- 3 The proposed development is within a flood risk area, with a recent history of flooding and it has not been demonstrated to the Local Authority that this development will not result in an increased risk of flooding, either on site or elsewhere. The scheme is therefore contrary Policy U2A of the adopted local Plan and Local Plan Alterations.
- 4 The proposals fail to provide adequate usable amenity space for the number of residents proposed and in addition there is inadequate internal communal space to compensate in any way for this shortcoming. The proposal is therefore contrary to policy DBE8 of the adopted Local Plan and Local Plan Alterations.
- 5 The proposed development will result in additional on street parking, additional turning movements off and onto the Crooked Mile and additional manoeuvring movements within Hereward Close, close to the junction with the Crooked Mile. Additionally the proposal fails to include adequate provision for the parking of bicycles and powered two wheeled vehicles. The proposal is therefore likely to result in harm to highway safety and is contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations.

This application is brought before committee because the applicant is a District Councillor.

Description of Proposal:

The proposal is for the erection of a two-storey side extension and change of use of the premises from a single dwelling house to a mixed use of residential and a residential learning disability care home, for up to 9 adults with learning disabilities. The proposed extension is designed to mirror the existing house and it is proposed to convert the existing garage to a dining room with office above.

The proposal seeks to maintain the proprietors private accommodation within part of the upstairs of the existing building along with a staff lounge and staff bedroom. The plans indicate provision of a new vehicular access into the site off Hereward Close and provision of 5 parking spaces within the front garden area, with a small garden area retained at the rear.

Description of Site:

Number 92 Crooked Mile is a 4 bed detached two-storey house located at the corner of Crooked Mile and Hereward Close within the residential area of Waltham Abbey. The site has a large side garden and only a small rear yard area. There is a detached garage at the rear with garaging for two cars with access off the turning area within Hereward Close. To the front of the site is a watercourse and there is a large Willow tree within the front garden area.

An electricity sub station abuts the rear garden to the southeast. The adjacent house to the north, 96 Crooked Mile faces towards the site.

Relevant History:

EPF/740/06 Proposed dwelling house. Refused.
EPF/1225/06 Proposed dwelling house. Refused.
EPF/1621/06 Proposed dwelling house. Refused
EPF/2481/06 Extension and change of use to residential and learning disability home. Withdrawn for additional information.

Policies Applied:

Structure Plan Policies
CS2 protecting the Environment
CS4 Sustainable new development
BE1 Urban intensification
BE2 Mixed use development.
T3 Accessibility
T12 vehicle parking.

Local Plan and Local Plan Alterations
CP1 – CP7 sustainable development objectives
CF2 Health care facilities
DBE9 Amenity provision
DBE10 Design
ST1 Location of development
ST4 Road safety
ST6 vehicle parking
U2A, U2B, U3A, U3B Flooding and sustainable drainage.

Issues and Considerations:

The proposed development results in a building with 18 habitable rooms, to provide for 9 people with learning difficulties, two live in staff and the proprietors accommodation. The intention is that 4 additional full time staff would be present during the day.

The main issues in the consideration of this application are: Whether the use is appropriate in this location, the design and impact on the street scene, impact on adjacent residents, the living conditions provided for residents, parking and highway issues and flooding.

The Proposed Use:

Policy CF2 of the adopted Local Plan and Alterations, allows for the development of health care facilities to meet local needs provided there is no adverse impact on the locality. In principle this kind of use is appropriate within a residential area; it is essentially an intensive residential use, and the main issue therefore is whether the intensity of use is such as will result in harm to the character and amenity of the area. These issues are examined below.

Design and Impact on the Street Scene

The proposals involve essentially doubling the size of the existing building with a part two storey, part single storey side extension. This results in a property approximately 29m wide situated on a plot just 32 metres wide. It is considered that the resulting building, which sits considerably forward of the adjacent property to the north is excessive in size and is out of character with the street scene and harmful to the visual amenity of the area.

Impact on Adjacent Residents.

The scheme has been carefully designed to ensure that there is no direct overlooking of the private amenity areas of any of the surrounding properties and to minimise loss of light and overshadowing. Whilst it is accepted that surrounding residents may be concerned about the large increase in volume of the building it is unlikely that the building itself will result in a significant loss of amenity to neighbours.

The use of the site is however very intensive, with at least 12 people in full time residence and 4 staff on site each day. The use will inevitably result in considerable comings and goings of staff, residents and visitors, all utilising Hereward Close for access to the site. Hereward Close is a small cul-de-sac of just 8 single-family houses. It is considered that such an intensification of use will have a harmful effect on the residential amenities of adjacent residents and is out of character with this quiet cul-de-sac.

Living Conditions of Residents of the New Development.

The proposed development results in a development with 18 habitable rooms to provide living accommodation for 12 people. If this were a single family dwelling the policy on amenity space would require 360 square metres of private usable amenity space to be provided. The proposal includes a small garden area of only about 150 square metres, which will be directly overlooked by first floor windows in number 96. Given that the internal communal space for residents is also very limited it is considered that the amenity space provided falls well below that which would be necessary to provide for the needs of the residents and is an indication that the development is too large for the site.

Parking and Highway Concerns.

The proposals indicate the provision of 5 car parking spaces within the site close to the front boundary with access from a new crossover to be created about 11 metres from the junction with Crooked Mile. The plans also indicate a further 3 parking spaces outside the site within the turning head of the cul-de-sac but as these 3 are not within the site they cannot be taken into consideration. No provision is made for parking and/or loading and unloading of service vehicles on the site.

As the site is within the urban area of Waltham Abbey the adopted maximum standard for parking for a facility of this type is 8 spaces. Technically therefore the 5 spaces proposed would be an appropriate number. However the spaces shown appear somewhat difficult to access and there is no clear turning space within the site, such that vehicles are likely to exit from the site in reverse gear. It is considered that to do so in such close proximity to the junction with Crooked Mile would be likely to cause a hazard to highway safety. Additionally given the intensity of the use proposed it is considered that staff and visitors to the site are likely to visit at times when bus services are limited and that they will use private transport. It is likely therefore that people visiting the site will park on street in Hereward Close and may well utilise the turning area, this again may result in large vehicles needing to reverse away from the site out on to Crooked Mile which is a classified road. In the interests of highway safety all vehicles should exit and enter the development in a forward gear but this proposal fails to achieve this. Finally the application does not indicate any provision for the parking of bicycles and two wheeled powered vehicles in accordance with adopted standards.

It is therefore considered that the proposal would result in harm to highway safety.

Flooding.

The site is within a flood risk zone and has been flooded in the past. No information has been provided with the application to show that the development will not be at risk of flooding or increase the risk of flooding elsewhere.

Conclusion.

In conclusion it is considered that the proposed development is excessive in size and harmful to the character and amenity of the area. The proposed use is likely to result in additional traffic and activity within the small residential cul-de-sac that would be harmful to the residential amenity of the area. The proposal fails to provide adequate suitable private amenity space to meet the needs of the residents of the scheme. The proposal is likely to result in additional on street parking and traffic movements that would be harmful to highway safety and additionally no evidence has been provided that the proposal will not result in an increase in flood risk either to the development itself or to other properties. Whilst there is sympathy with the aims of the development, on the basis of planning merits the development is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Overdevelopment of site and insufficient off street parking.

1 HEReward CLOSE – Strongly object. New building and its use is not appropriate for the area. Business use 24 hours a day seven days a week. The level of occupancy is totally inappropriate, the dining room indicates “22 covers” which suggests a higher occupancy rate. The appearance of the building is unsatisfactory; access ramps, fire escapes etc as well as the size will have a dramatic impact on the surrounding area. Proposal will cause pollution, noise, flooding and other

environmental problems. The proposal overlooks our property, loss of privacy. The building is bulky overbearing and out of scale. Road safety will be adversely affected. The parking is inadequate and includes use of a turning area. There is limited on street parking in the Close for existing residents and visitors. There are likely to be deliveries and servicing in connection with the use. The proposals include land at the front boundary, which we believe is not within the applicants ownership and we object to the loss of any public green space.

2 HEReward CLOSE – Shocked by the scale of the proposal. The new building is totally business premises there are no residential areas within it, this is an inappropriate location for business use. The rear garden overlooks a sub station. Flood risk area and this will increase risk to both the site and properties in the Close. Increased highway danger from increased use of the turning off Crooked Mile. Parking is inadequate and sited too close to the road. The crossover is too close to the junction. The Close is unsuitable for the additional parking and traffic that will be generated. Harm to environmental peace and tranquillity. Harm to amenity of No 96 crooked Mile.

3 HEReward CLOSE – Object. Inadequate parking and turning facilities, loss of property values, dangerous road and a black spot for accidents, noise pollution, flood risk will increase, environmental problems, loss of privacy, the building will be unsightly and overbearing and out of character.

4 HEReward CLOSE – Object. The extension is huge and overbearing, out of scale and inappropriate. Inadequate parking facilities, the cul-de-sac already suffers parking problems, the new access is not well sited, the access onto crooked Mile is notoriously dangerous, extra traffic will cause problems. Harm to environment of quiet peaceful cul-de-sac.

5 HEReward CLOSE – Oppose. Change from residential to commercial out of keeping with the area, parking in the close cannot be allocated to this development. The development is in the flood plain; the proposal will create traffic difficulties on the Crooked Mile. The close cannot contain the extra parking.

7 HEReward CLOSE – Already parking problems in the close that will be exacerbated. The access drive is too close to the junction and will cause problems; the proposed use is 24/7 commercial business use and is not suitable to a residential area. The 5 parking spaces have no turning area, which means vehicles would have to back out. Are 5 spaces enough?

88 CROOKED MILE – Oppose. Commercial use is inappropriate in the residential area. The development is out of scale with the adjacent residential properties. The area is liable to flood, the parking area is over an underground viaduct, if it collapsed this would be catastrophic for Crooked Mile residents, the proposal will cause additional problems on the Crooked Mile, further congestion to an overcrowded cul-de-sac. Inadequate parking is provided.

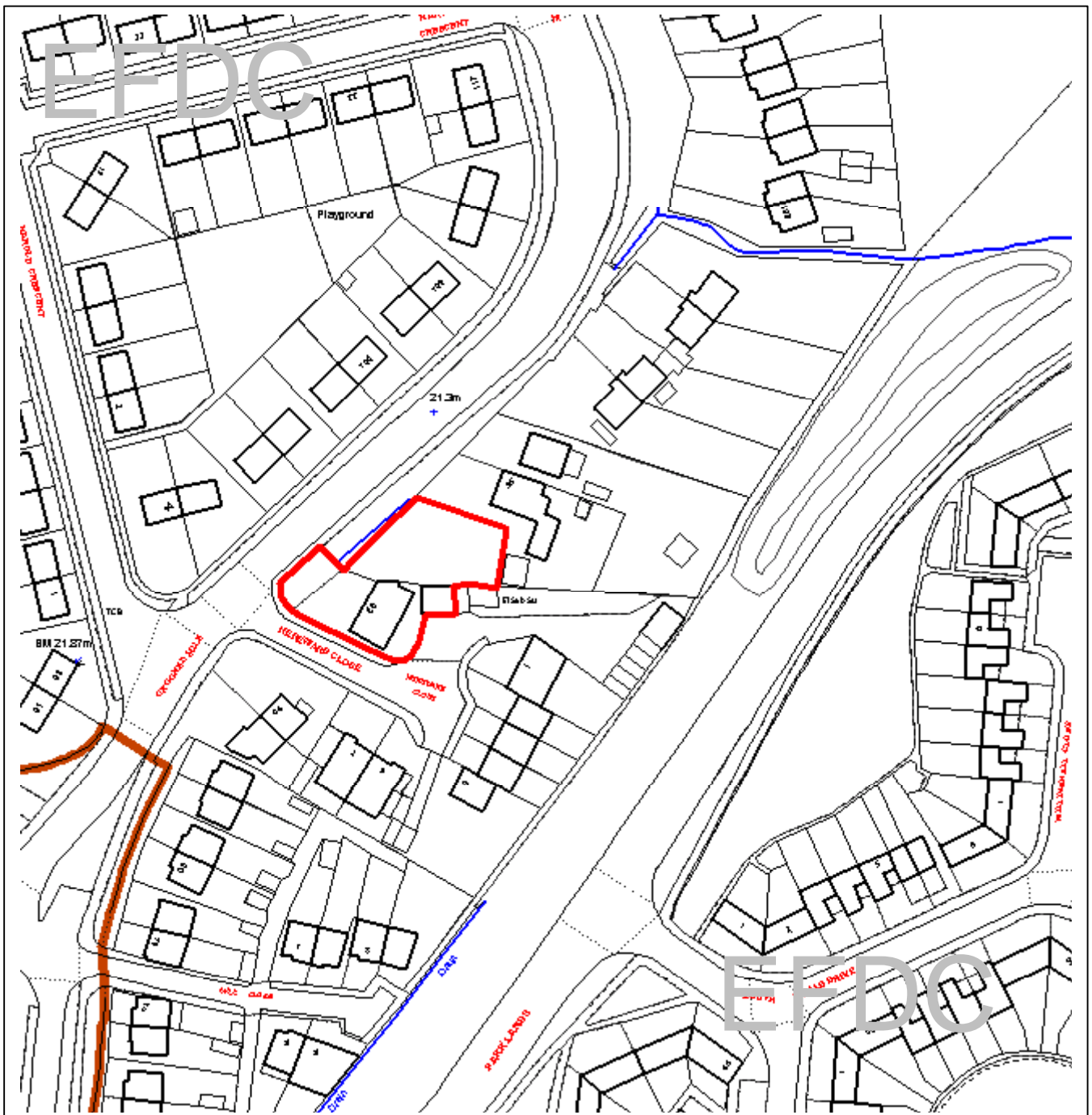
90 CROOKED MILE – Concerned about existing parking problems being made worse. Possible damage to my garage in Hereward close, use of the turning area for parking will cause problems, increased movements off Crooked Mile will cause highway hazard.

6 HEReward CLOSE – The building will completely block our view. There will be constant noise and pollution, there are no allocated parking spaces in the close, the use is commercial not residential, access into and out of the close would be awkward due to new crossover proposed for all residents and emergency vehicles. There will be a loss of property value.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	7
Application Number:	EPF/0448/07
Site Name:	92 Crooked Mile, Waltham Abbey
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0544/07
SITE ADDRESS:	111 Monkswood Avenue Waltham Abbey Essex EN9 1LJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mr N Savage
DESCRIPTION OF PROPOSAL:	Erection of a detached dwelling with garage and access and revised access to no. 111 Monkswood Avenue.
RECOMMENDED DECISION:	GRANT (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of 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.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 6 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 compliance with the principles of Sustainable Drainage Systems (SuDS). 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..

Description of Proposal:

Erection of a detached 3-bedroom house with detached garage to the rear and access and parking for existing dwelling.

The proposed house would front Monkswood Avenue and have a simple modern design with a gabled roof and projecting front gable. It would be set 1.5m rear of the front wall of 111 Monkswood Avenue and its rear wall would be set 2m beyond that of no. 111.

The vehicular access to the proposed and existing houses would be off The Cobbins at the rear of the site. The garage would be set 6m from the site boundary with The Cobbins. It would also be a simple gabled roof structure and would have a ridge height of 4m.

Description of Site:

The site comprises part of the side garden of number 111 Monkswood Avenue, which is a semi-detached property situated within the built up area of Waltham Abbey at the junction of Monkswood Avenue with The Cobbins. The house is at the eastern end of the Avenue and the road curves round the side of the plot. There is an existing large detached garage on the site and an outhouse with parking to the front.

Relevant History:

None relevant.

Policies Applied:

Structure Plan:

CS1, CS2, CS3 relating to sustainable development

BE1 Urban intensification

H2 Sequential approach to housing

H3 Location of residential development.

Local Plan:

CP1 – CP7 relating to sustainable development issues.

H2a previously developed land

H3A Housing density

DBE1 design

DBE2 Impact on neighbours

DBE3 Development in urban areas

DBE6 car parking

DBE8 private amenity space

DBE9 impact on neighbours

ST4 Road Safety

ST6 Vehicle Parking.

Issues and Considerations:

This application is for the erection of a residential property within the residential area, and it generally accords with the structure plan and local plan policies that seek to make the best use of

urban land and to direct housing to the urban areas to minimise the need for less sustainable development. The main issues therefore relate to the impact of the proposal on the street scene, on the character and amenity of the area and on the amenities of neighbours. Additionally parking provision and highway safety issues need to be considered.

Design and impact on Street Scene

Monkswood Avenue is characterised by semi detached mid-20th century housing. There have been a few more recent infill developments of detached houses, in the locality notably at Number 85, which is a very similar plot to this. The proposed house is to be sited slightly back from the front of number 111 and with a gap of 1m from the side elevation of that property. The access and parking are to be removed from the front of the site and a single detached garage and one parking space are to be provided in the rear garden of the proposed house and behind that access and parking for 2 cars is to be provided for the existing dwelling. This will require the installation of a new vehicular crossover from The Cobbins, into the site. It is considered that the proposed dwelling, replacing the existing garage building would be in keeping with the general character of the area and would not be out of scale or harmful to the visual amenity of the area subject to the use of suitable materials. It will create an end block feature the same as the unit already built at the other end of this block.

Impact on Neighbours

The proposed dwelling is sited such that it will not have an excessive impact on any of the surrounding properties, in terms of overlooking or overshadowing. Concern has been raised by the occupants of 16 Windsor Wood opposite the site that the development will be overbearing and take away natural light. Given that the property is about 25metres away on the opposite side of the road and to the south of the proposed development it is not accepted that there will be such an impact.

The proposed garaging and access to the rear of the property is adjacent to the rear boundary of number 28 Thaxted Way, but it is not unusual for parking to be provided in this way and given that the rear garden of that property is some 18 metres in depth it is not considered that the impact will be unreasonable.

Parking and Highway safety.

The scheme proposed removes parking from the front of the site and puts it to the rear with access off The Cobbins. The parking proposed is still convenient and usable and is overlooked by properties in the Cobbins, which should discourage crime. The provision of two spaces for each dwelling is considered appropriate in this location. Subject to the provision and maintenance of pedestrian sight lines it is not considered that there will be harm to highway safety.

Other Issues Raised

The Town Council have raised concern that the development is partly on "amenity land". The proposed development is wholly within the site owned by 111 Monkswood Avenue and which is currently fenced off by a 2-metre fence, providing privacy in their rear garden. The proposed vehicular crossover will result in the removal of a small area of grass verge, but it is not considered that this loss is sufficient grounds to warrant refusal of the planning application.

Loss of property value and noise and disruption during construction do not carry weight in the determination of planning applications.

Conclusion.

In conclusion it is considered that the proposed development is in accordance with the adopted policies of the Structure plan and Local Plan and that it will maintain the character and amenity of the area and will not impinge on the amenities of neighbours. The application is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL - Objection. Part of the development appears to be on amenity land.

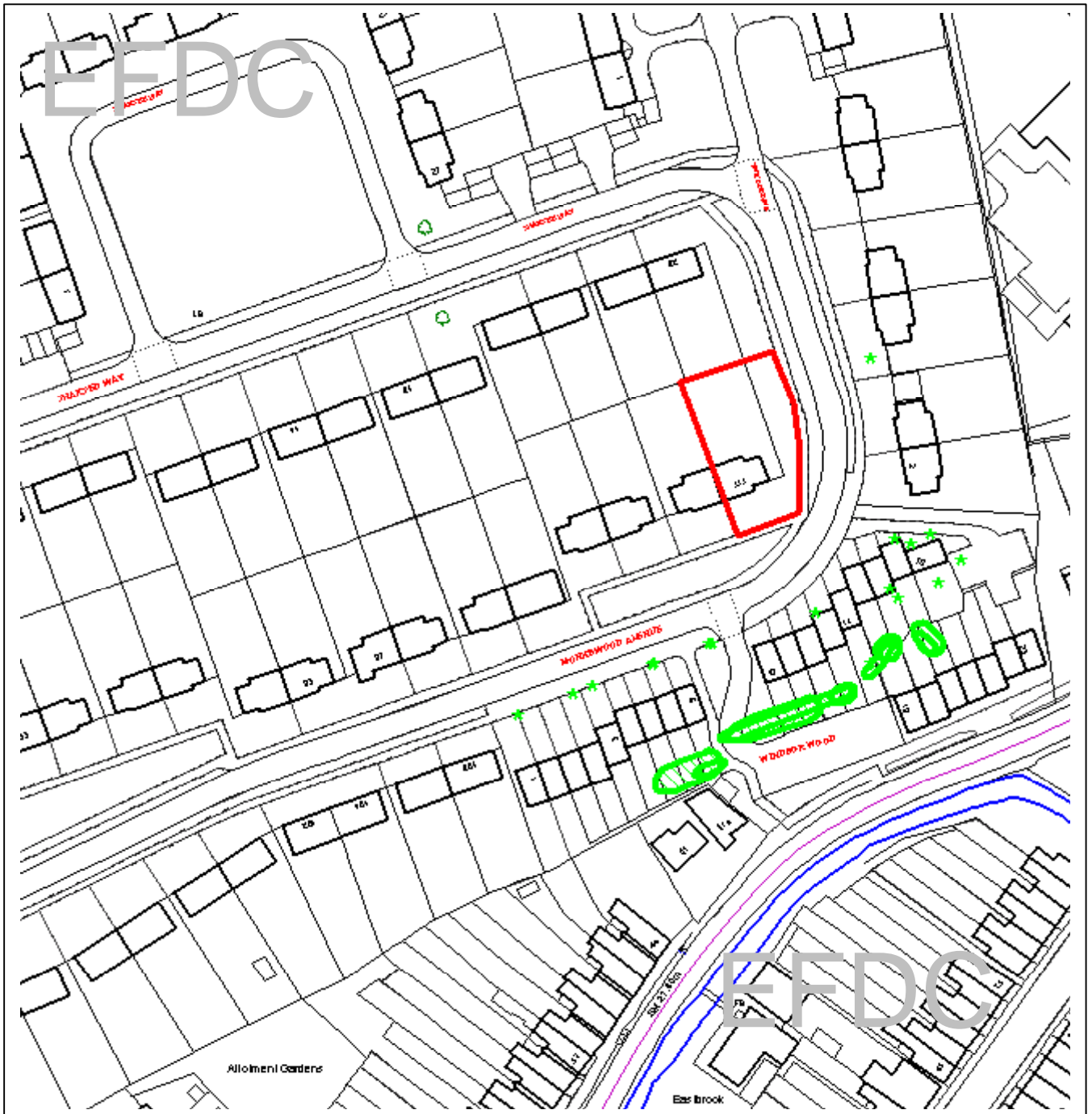
16 WINDSOR WOOD - The property would be directly opposite our house and would bear down on our property and take away our only natural light and privacy. Parking is a problem. Loss of quality of life from noise, parking and general stress. The noise and disruption of building work are not wanted.

8 THE COBBINS - Strong objection. This is a very narrow road and has been turned into a blind spot at this corner by their cars and vans parked on the pavement and grass verge. This is extremely dangerous they block emergency access. We understand that the owners of 111 do not live there and rent out the property, with a second house this will mean more vehicles parked, the verges will be churned up. The estate used to be open and pleasant but is now becoming cramped as large extensions and additional houses are built.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	8
Application Number:	EPF/0544/07
Site Name:	111 Monkswood Avenue, Waltham Abbey
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0581/07
SITE ADDRESS:	Monkhams Farm Holyfield Road Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Viewplace Ltd & J E Strutt (Farming) Ltd
DESCRIPTION OF PROPOSAL:	Demolition of buttery and Dairy Cottage and erection of one new replacement detached dwelling.
RECOMMENDED DECISION:	GRANT (with conditions)

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 construction of the dwelling hereby approved shall not be commenced until the buildings identified on the approved plans as to be demolished (The Buttery and the Dairy) have been entirely demolished above ground level.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Classes A, B, and E of Part 1 of Schedule 2 shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 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.

- 8 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.

- 9 Prior to the site being used for residential occupation, adequate provision for drainage shall be submitted to and approved by the Local Authority. The approved drainage shall be retained while the site is in use.

Description of Proposal:

The applicant is seeking planning permission for the erection of a two-storey detached house and demolition of two single-storey buildings: a three bedroom detached house and adjacent redundant agricultural building.

The proposed dwelling would be predominantly two-storey with single storey side additions half the depth of the two-storey element. The two-storey part of the house would have a ground area of 11m by 10.5m with an overall height of 7.7 metres to the ridge of the double-pitched hipped roof. The single storey elements would have a ground area of 3.2m by 3.2m with an overall height of 4.5m to the ridge of a hipped roof. The dwelling will be located slightly to the east of where the existing dairy cottage is located at present. A number of trees, that are not preserved, will have to be removed to make way for the development and the hard surface. The dwelling will comprise of 4 bedrooms and bathrooms on the first floor and a kitchen, living room, dining room, study and a utility room on the ground floor.

Description of Site:

The subject site is known as Monkams Farm, which is located to the east of Holyfield Road. The site is relatively large in area and it is located within the Metropolitan Green Belt.

A group of redundant farm buildings and Monkams Hall are situated on higher ground and are very prominent. There are residential flats within Monkams Hall, which are owned by the applicant. Scattered throughout the buildings are large mature trees. Access to the site is via a track that runs off Holyfield Road.

Open fields surround the subject site, which comprise of farm houses and outbuildings. The primary use of the surrounding area is mainly for horticulture and agriculture.

Relevant History:

There has been a number of planning applications submitted to Council dating back to 1951. The most relevant applications are as follows:

EPF/2019/01 – Conversion of existing barns and stables to form 3 dwellings and the conversion of stables to a car port/garage (approved)

EPF/0389/07 - Conversion of existing barns and stables to form 3 dwellings and the conversion of stables to a car port/garage (approved)

Policies Applied:

Structure Plan;
C2 Development Within the Metropolitan Green Belt Areas

Local Plan Policies;
DBE1, DBE2, DBE4 and DBE9 relating to design, impact on neighbours and locality.
GB2A Development in Green Belt
GB15A Replacement Dwellings
ST6 Vehicle Parking

Issues and Considerations:

The site is within the Green Belt and the main concerns are whether the development would be acceptable in the Green Belt in terms, the visual amenity of the area and on the amenities of neighbours.

Green Belt

Policy GB15A of the Local Plan states that the replacement of existing permanent dwellings in the Green Belt, on a one for one basis, may be permitted where the new dwelling would not have a greater volume than that of which it is replacing, will not have a greater impact to the openness of the Green Belt and will not result in the curtilage being extended.

The existing cottage has a floor area of 116 square metres and the existing agricultural building has a floor area of 78 square metres. In total a combined 194 square metres is being removed from the site.

The proposed new dwelling is to have a floor area of 222 square metres, which is an increase of 28 square metres or 14% of the floor space of the existing buildings combined.

The proposed development would be replacing a dwelling on a one for one basis, which includes an outbuilding and it will only have a slightly larger floor area than the existing buildings that are being removed. Furthermore, the development would remove the possibility of a new dwelling being formed in the redundant agricultural building leading to the establishment of two dwellings on the land rather than one as proposed. It is therefore considered that the proposed development will not have a significant impact to the Metropolitan Green Belt and is in accordance with Council's policies. However, any consent given should be subject to a condition requiring the demolition of the existing dwelling and agricultural building prior to the commencement of construction of the new house in order to ensure the openness of the Green Belt is preserved.

Visual Amenity:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seek to ensure that a new development is satisfactory located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

Dwellings and converted buildings in the area range from single to double fronted facades, with many incorporating a porch, decorative details and a mixture of materials to provide visual interest. The proposed dwelling would be symmetrical and of traditional design with shallow pitched roof while contrasting materials would be used to create quoins at the corners of the building and dressings around window and door openings. Each façade would be appropriately articulated to reflect the general patterns found within the surrounding area and would create visual interest.

New buildings should be consistent with the overall bulk, scale and design of those dwellings in the surrounding area. It is considered that the two-storey nature of the proposed dwelling would not appear dominant in relation to the form of the area, while the bulk and scale of the proposed dwellings would reflect the character of the area without causing material detriment to adjoining property owners.

It is considered that the proposed development complies with the objectives of the above policies and would integrate with the surrounding environment in terms of scale, form, bulk and siting.

Residential Amenity Space:

Policy DBE8 of the Epping Forest District Local Plan in respect to amenity space requires that new dwellings should have at least 20 square metres of private open space for each habitable room in the dwelling over 13 square metres in size. The proposed dwelling would have 8 habitable rooms (four bedrooms, kitchen and living areas over 13 sqm), which means that 160 square metres of amenity space would be required. Although the boundaries of the proposed curtilage have not been established it is considered that this is an adequate amount of recreational space to serve the needs of the residents. A condition is to be placed on the recommendation to grant permission to provide details of landscaping and location of boundaries before any works take place.

Listed Buildings:

Monkhams Hall has recently been added to Councils List as a Locally-Important Listed Building. As the development is going to be located close to the listed building the application was referred to Council's Heritage Advisor where the following comments were made:

"No objections on the grounds of impact on the character of the adjacent locally listed building".

TPO issues:

As mentioned above a number of trees will be required to be removed to make way for the proposed development and the hard surface. A Tree Preservation Order does not protect these trees, so there is no control on the removal of them. However after discussion with Council's Landscape team it was decided to place conditions on the permit for a landscape plan before any works commence.

Highway/Parking Issues:

Policy ST6 of the Epping Forest District Local Plan Alterations states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards.

There would be more than enough room on the proposed hard surface in front of the dwelling to provided adequate car parking to meet the needs of the residents. This is considered to be in compliance with the above policies. It should also be noted that it is not considered that proposed development would have an impact in relation to traffic movements in Holyfield Road.

It should be noted that there was no objection from Essex County Council's Highway Department in relation to traffic movement to and from the site.

Impact on Neighbours:

It is not considered that the proposed conversion of the stable/barn would have a significant impact to adjoining property owners. However given that the location of the building is in a prominent location as it is on top of a hill, it will be conditioned that the applicant needs to provide a landscaping plan before the occupation of the dwelling in order to help screen the development from adjoining properties.

The orientation of the proposed dwellings in relation to the flats in Monkhams Hall and other adjoining properties would result in no significant impacts in relation to overlooking or overshadowing.

Conclusion:

In conclusion it is considered that the proposed development does not have a significant impact on the openness of the Green Belt and therefore is an appropriate development. There is no significant harm to the amenities of neighbouring properties or to the visual amenity of the area while the development would provide a standard of accommodation in accordance with Council policy. Accordingly, the application is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

WALTHAM ABBEY TOWN COUNCIL: No objection.

NEIGHBOURS: Two anonymous representations were received raising the following concerns:

The Design and Access Statement is inaccurate. In fact the existing house has previously been extended twice and the agricultural building to be demolished has no permitted development rights to be extended. Furthermore, it is not possible to form a drive without causing the removal of a lot of trees.

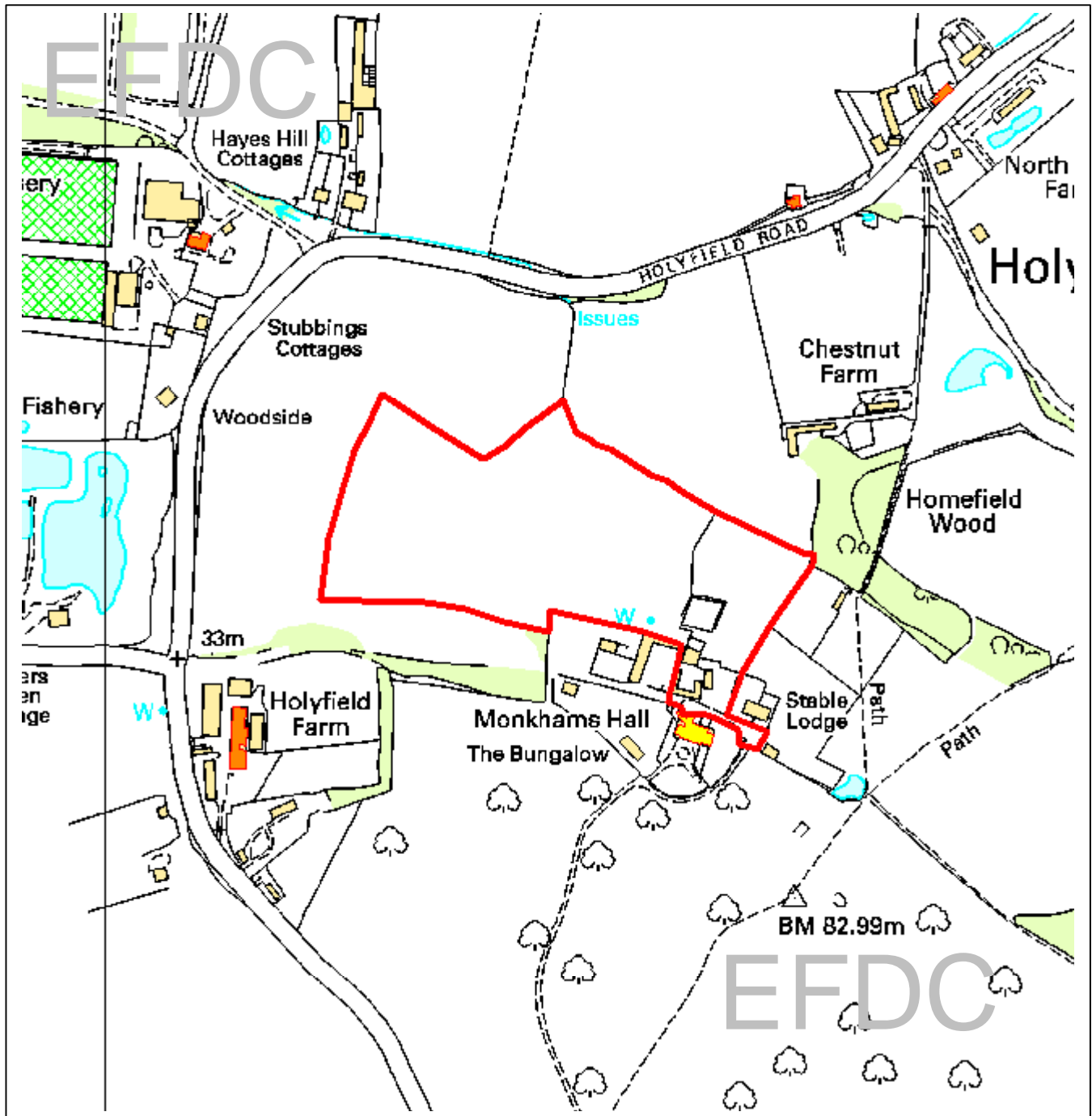
The loss of the two existing buildings would be harmful to the character of the group of existing buildings at Monkams Farm since it would result in the loss of buildings that visually represent the historical development of the farm estate.

CAMPAIGN TO PROTECT RURAL ESSEX: We object to this application because it is in a Green Belt area and the proposed replacement dwelling is much larger than the existing dairy cottage proposed for demolition.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	9
Application Number:	EPF/0581/07
Site Name:	Monkhams Farm, Holyfield Road, Waltham Abbey
Scale of Plot:	1/5000

Report Item no. 10

APPLICATION No:	EPF/0603/07
SITE ADDRESS:	Gilwell Park Bury Road E4
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	The Scout Association
DESCRIPTION OF PROPOSAL:	TPO/EPF/21/06 - 1x Horse Chestnut, 3 x Lime, 2 x Oak - fell. 5 x Oak - crown lift to 5m on trackside only. 1x Lime, 1x Hornbeam - remove overhanging branches.
RECOMMENDED DECISION:	GRANT

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days' notice of such works.
- 2 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

Description of Development:

T6. Horse chestnut – Fell, T7,8 & 9. Lime – Fell, T10 & 11. Oak - Fell.
T1 – 5. Oak. Remove overhanging branches; T12. Hornbeam. Remove overhanging branches;
T13. Lime. Remove overhanging branches.

Description of Site:

The trees subject of this application form part of a woodland, (W6) which encloses the main body of the activity centre. They contribute to this feature mainly by virtue of their group effect. Individually, they are less developed and visible than other more mature individuals within the larger area of woodland, which have been retained.

Relevant History:

TPO/EPF/21/06 was served on this woodland and other many other trees to update an Essex County Council Order TPO/ESX/1/50. The resurvey clarified and selected individual trees and woodlands worthy of protection.

No recent records of pruning to these trees under this new order exist.

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

Introduction

The application is made on the basis that the trees are obstructing access to an area of land designated for major event activities. Other means of access have been considered but rejected in favour of this route due to the threat posed to certain veteran and landmark trees from alternative routes to the site.

Considerations

It is suggested that the following questions need to be addressed:

1. What is the condition of the trees?
2. How great would be the loss to amenity in the felling of the trees?
3. What other alternatives have been considered?

1. What is the condition of the trees?

The trees are naturally grown and in generally normal physiological condition, though some trees display quantities of minor deadwood, probably due to shading out by larger neighbours. Structurally, their forms tend to be drawn up and sparsely crowned.

2. How great would be the loss to amenity in the felling of these trees?

Particular attention has been paid to selecting the weaker specimens where possible to form the route through the wood.

The loss of public amenity following the removal of this section of trees will be minimal and will be largely mitigated by the generally dense and mature tree stock in this area. The amenity loss will be further lessened by the ready regeneration of self-sown seedlings afforded more light and better growing conditions around the access route.

3. What other factors should be considered?

The purpose of the Woodland Order, which stipulates that beneficial management including thinning and felling, should not be hindered but should safeguard the woodland unit as a whole. Therefore, the requirement to replant trees at, or as close to, the original location of the felled trees may be disregarded in this case, due to this provision.

By taking the chosen route to the site the sacrifice of these minor trees safeguards the impressive veteran oak, known as 'The Gilwell Oak' from root compaction and potential crown damage. The threat of high sided vehicles damaging low branches of several other large and prominent trees would also be avoided. Extensive pruning works to these trees is regarded as less desirable than trimming works to the seven trees included in this application. This must be seen as a considerable factor in favour of the proposed course of action.

Summary

This case is presented very simply and hinges primarily on the need to gain access to a piece of ground to be used as a focal point of event activities imminently and into the future. Other site locations have been considered but were deemed unsuitable. The two access options to this site explored by the applicant have been presented to the council and the route which avoids risk to the most important oak and other specimen protected individuals in very prominent central locations within the site meet with reserved approval subject to permission being granted by members.

As detailed in the report, it is recommended to grant permission to this application on the grounds that the felling of these trees is justifiable and necessary and therefore accord with Local Plan Landscape Policy LL9.

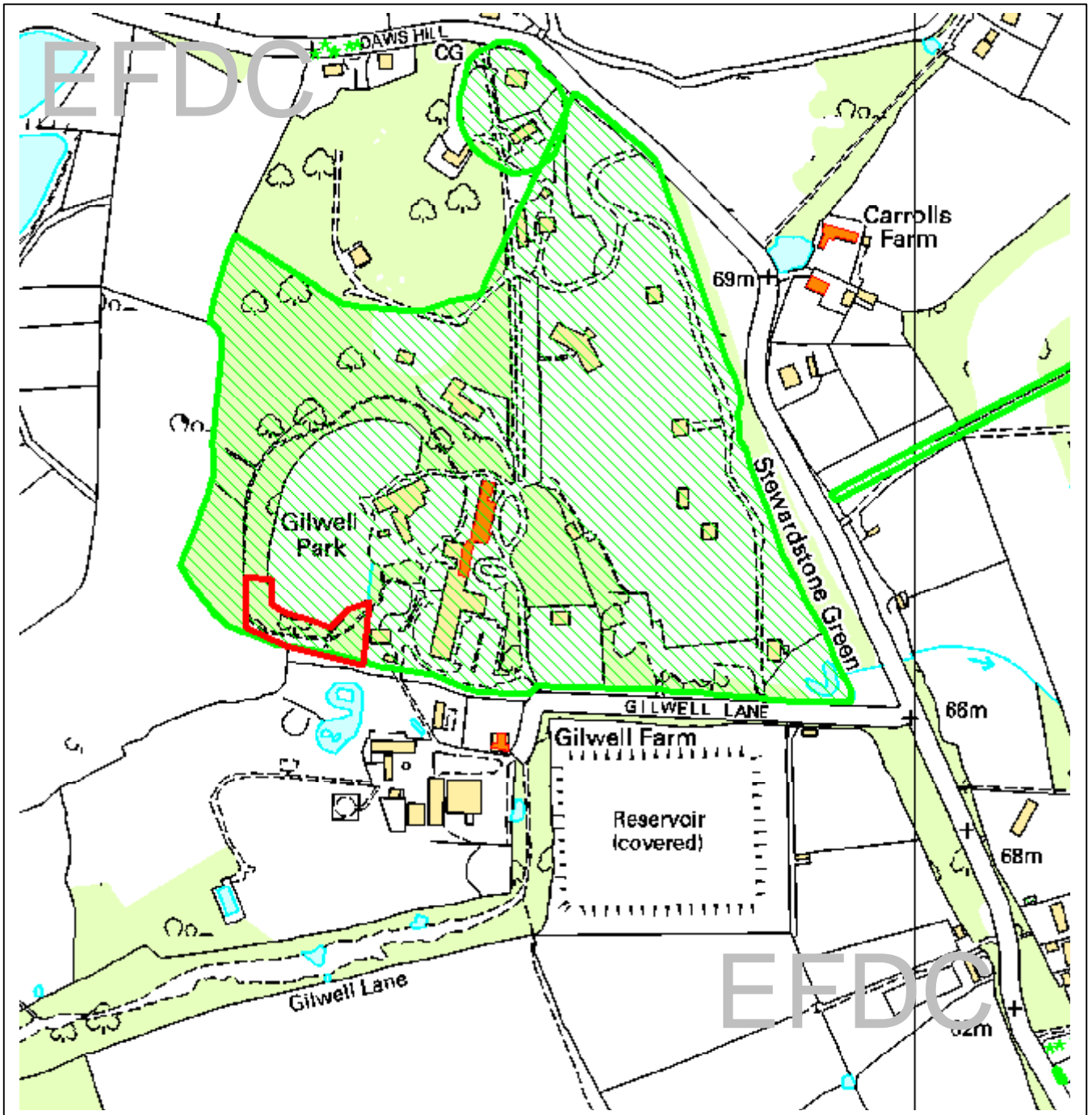
Summary of Objections/Observations

Waltham Abbey Town Council made no representations.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	10
Application Number:	EPF/0813/07 TRE
Site Name:	Gilwell Park, Sewardstonebury
Scale of Plot:	1/5000