

Report Item No: 1

APPLICATION No:	EPF/1009/07
SITE ADDRESS:	Creeds Farm Bury Lane Epping Essex CM16 5HE
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
APPLICANT:	Linda Hartington
DESCRIPTION OF PROPOSAL:	Retention of a greenhouse.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

Retention of a greenhouse 2.5m wide x 5.6m long x 2.5 high to the ridge, located close to the south-western boundary of the open land in front of the farmhouse.

Description of Site:

The property is a grade II listed detached 2 storey house located on the edge of the built up area of Epping. It is within the Bell Common conservation area and within the Metropolitan Green Belt.

Relevant History:

EPF/2183/02 – Change of use of land to domestic garden area and erection of detached two car garage and store. - Refused

Policies Applied:

DBE9 – Impact on amenity
HC6 – Development within a Conservation Area
HC7 – High standard of development within the Conservation Area
HC12 – Setting of a Listed Building
GB2A – Development in the Green Belt
GB4 – Extensions to Residential Curtilages
GB11 – Agricultural Buildings

Issues and Considerations:

The greenhouse is located in a historically open parcel of agricultural land, opposite the open area of Bell Common.

The main issues in this case are the impact on amenity, the impact on the Conservation Area and the Listed Building and any impact on the openness of the Green Belt.

1. Impact on Amenity

The greenhouse is located in the north west corner of the plot against a background of mature trees and hedgerows. Due to the green colour of the frame and the large amount of glass, it blends into this location and therefore has little impact on the local amenity particularly as it is located some 25m from the road and approx 10m from the nearest neighbours at 5 Creeds Cottages.

2. Impact on the Conservation Area and the Listed Building

In terms of impact on the conservation area and the listed building, the greenhouse is some 30m away from the listed building and is of a modest size and sympathetic in colour to its surroundings and therefore does not adversely affect the character and appearance of the conservation area nor the setting of the listed building. Furthermore, Conservation Officers raise no objections to the building.

3. Impact on the openness of the Green Belt

The greenhouse is a modest building that does not unduly detract from the openness of the green belt at this location because it is heavily glazed and green in colour and is for the purposes of growing fruit and vegetables.

Conclusion

Although the greenhouse is located on an area of land that has been open and free of buildings to date and on land that is not regarded as residential curtilage but adjoining paddock, it is not overly prominent being domestic in scale, green in colour and predominantly glazed. Thus it is felt to be acceptable development that generally accords with the requirements of adopted planning policy. It is therefore recommended that planning permission be granted.

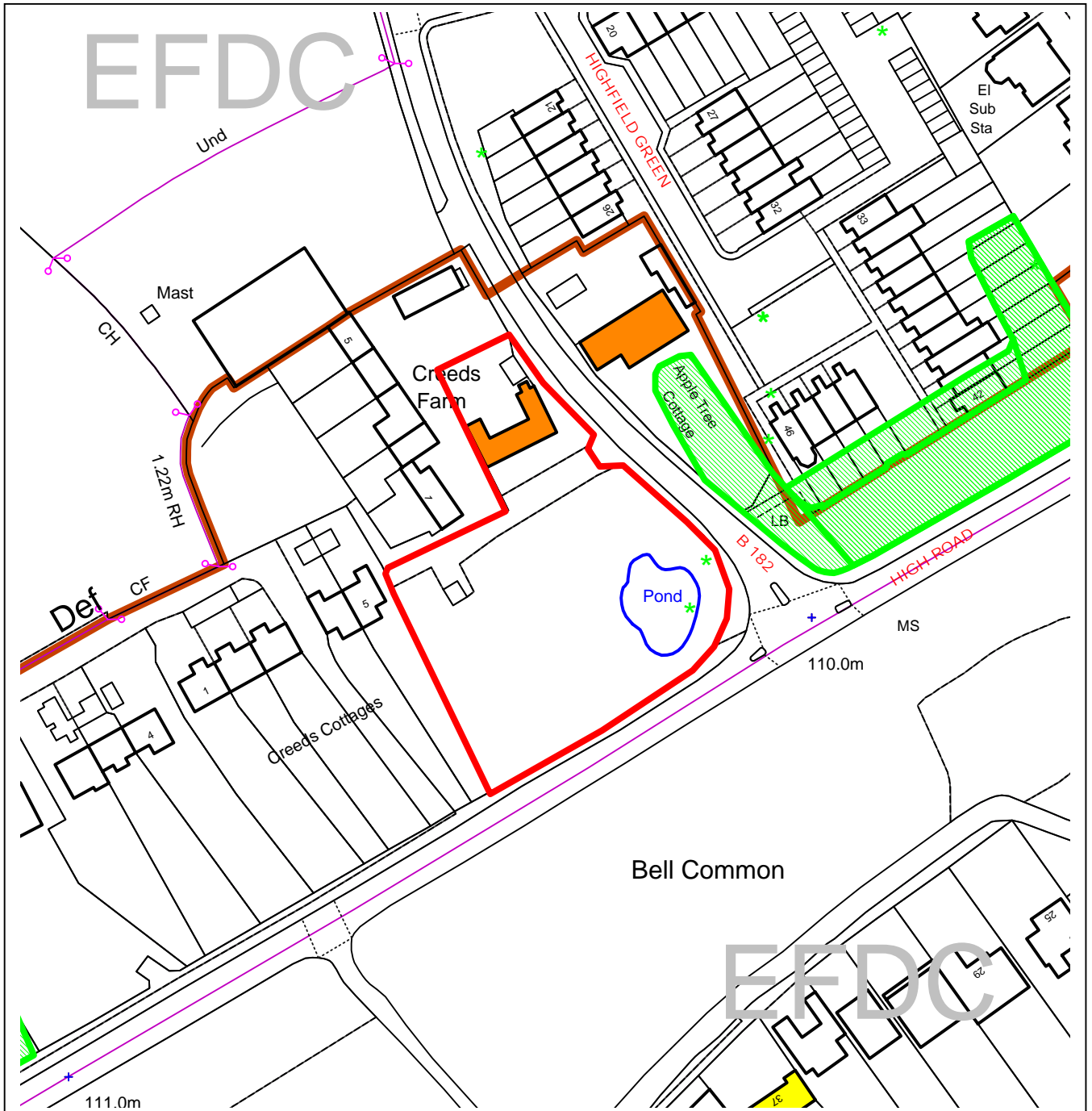
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Object to the retention of the greenhouse adjacent to a listed building within the green belt.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1009/07
Site Name:	Creeds Farm, Bury Lane, Epping
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0698/07
SITE ADDRESS:	Land adj to The Camelot Hoe Lane Lambourne Romford Essex RM4 1NH
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Thames Water
DESCRIPTION OF PROPOSAL:	Change of use of land to Thames Water operational land for the installation of a below ground sewage pumping station.
RECOMMENDED DECISION:	Grant Permission (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 Prior to the first use of the pumping station hereby permitted the site access and hard standing shall be constructed in accordance with the approved drawing 89VF-XX-02007-IN.
- 3 Details of proposed fencing along the northern boundary of the site with Hop Pole Farm shall be submitted to the local planning authority for approval in writing. Prior to the first use of the pumping station hereby permitted the fence shall be erected in accordance with the approved details and retained in that form thereafter.
- 4 Prior to the first use of the pumping station hereby approved the control kiosk shall be painted dark green and retained in that form thereafter.
- 5 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 6 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

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

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

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

Description of Proposal:

This application seeks planning permission for a below ground sewage pumping station, as the existing pumping station (within the vicinity of the site at Chestnut Tree Cottage, Hoe Lane) does not meet health and safety requirements. The application has been submitted by Thames Water who, as a statutory undertaker, have permitted development rights under Part 16 of the General Permitted Development Order 1995 and accordingly, planning permission is only required for the use of the land and the parts of the development taking place above the ground.

The main element of the above ground development would be the erection of a control kiosk, close to the rear boundary of the site, adjacent to Hop Pole Farm. This kiosk would be approximately 3.7 metres in width, 2.15 metres in height and 0.75 metre in depth and would be painted dark green. The other elements of the development would comprise the partial hard standing of the site in a mixture of concrete and grasscrete, three flush access covers and an air vent. A new vehicular access would be created from Hoe Lane. The creation of this access would require the removal of the oak tree on the site boundary nearest to the access. Although the drawings also show the removal of a tree further along this boundary, the applicant has advised that this may not be required.

Description of Site:

The application site forms the rearmost part of the car park of the public house located on the corner at the junction of Hoe Lane and Manor Road. To the rear of the site is the nearest neighbouring property, Hop Pole Farm. The side wall of an outbuilding at Hop Pole Farm would be adjacent to the proposed kiosk. There are a number of trees along the site boundary which provide screening to Hop Pole Farm. There are a number of trees within the site and a further two along the boundary of the site with Hoe Lane.

Relevant History:

Extensive. Relevant history includes:
EPF/0990/84 – Extension to car park. Granted permission on 15/10/1984.

Policies Applied:

GB2A Development in the Green Belt
DBE1 Design of new buildings
DBE2 Detrimental effect on surrounding properties
LL10 Landscaping for retention
LL11 Landscaping schemes

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings;
2. The impacts of the proposed development on the character and appearance of the area;

3. The impact of the proposed development on the Green Belt;
4. The impacts of the proposed development on trees;
5. The impact of the proposed development on the surrounding highway;
6. Other matters.

1. Impact on Neighbours

With regard to the impact of the proposed development on neighbouring properties, Hop Pole Farm would be the property that would be most affected by the above ground development. The proposed control kiosk would be located approximately 0.4 metre from the site boundary, adjacent to the side wall of an outbuilding. Due to the height of the kiosk, it is not considered that it would result in any material loss of amenity to Hop Pole Farm in terms of loss of light or outlook. The occupiers of Hop Pole Farm have indicated that they may wish to provide living accommodation within this outbuilding at a future time.

Concern has been expressed by the occupiers of Hop Pole Farm that the proposed development would result in the loss of the 'buffer zone' adjacent to their property. When planning permission was granted for the extension to The Camelot's car park in 1984, it was subject to a landscaping condition. The approved landscaping scheme detailed dense planting along the site boundary. The occupiers of Hop Pole Farm consider that the development within this part of the site would reduce their privacy and security to an unacceptable level. However, it is considered that this may be addressed by the provision of adequate fencing and landscaping along this site boundary. 2.4 metres high palisade fencing is proposed in the application. Whilst it is considered that the height of the fencing would ensure an acceptable level of fencing, it is considered that the style of the fencing would not provide adequate privacy. Alternative fencing may be secured by condition. There are several mature trees along this boundary at present and their retention may also be secured by condition. Furthermore, additional infill planting between the trees could also be secured.

Concern has also been expressed by the occupiers of Hop Pole Farm regarding noise arising from the pump. Thames Water have advised that there would only be noise generated when the pump is in operation (which would not be constant) and that they would not anticipate noise levels being audible above the ground. As a precaution, it is considered that if planning permission is granted, it should be subject to a condition restricting noise levels from the site.

It is not considered that the pumping station would result in the outbuilding at Hop Pole Farm having an unacceptable level of amenity if it is converted into living accommodation in the future.

2. Design and Appearance

The proposed kiosk, due to its size and location, would not be a prominent feature within the area and it is not considered that it would be harmful to the appearance of the area. It is further considered that painting the kiosk green, as proposed in the application, would further reduce its impact on the appearance of the area.

3. Green Belt

Policy GB2A of the local plan sets out development which is considered to be appropriate within the green belt. Criteria iv identifies appropriate uses as uses which preserve the openness of the green belt and do not conflict with the purposes of including land in the green belt. It is considered that the proposed use, which would provide a necessary function, would be appropriate. Furthermore, the proposed development would be functional and, due to its size and design, it is considered that it would be appropriate development within the green belt. It is considered that painting the kiosk green, as proposed in the application, would further reduce its impact on the green belt.

4. Impact on Trees

This proposal includes the removal of two mature oak trees. These trees are not of sufficient quality to justify a tree preservation order, as they have structural faults and also exhibit the features of stress. Accordingly, their removal is considered to be acceptable. Several trees on the site are proposed to be retained and their protection during construction can be secured by planning condition. As discussed above, it is considered that further planting would be necessary as a result of the development and this may also be secured by planning condition if planning permission is granted.

5. Highway Considerations

It is anticipated that maintenance vehicles will visit the site approximately once every two months. A tanker would only visit the site in the event of an emergency, to empty the tank. Having regard to the frequency that vehicles would visit the site, it is considered that the proposed access arrangements would be acceptable.

6. Other Matters

Concern has been raised by both the occupiers Hop Pole Farm and Mistig Farm regarding the potential for the pumps station failing and sewage flooding their properties. Thames Water have explained that there would be a back-up pump, in the event that the main pump failed, in the event of both pumps failing, for example in a power failure, an alarm would be triggered that would alert Thames Water to the failure. An engineer would then arrive and repair the pump and, if this would not be possible, empty the tank. Thames Water anticipate that the engineer would arrive within 2 hours and the pumping station, during peak periods, would have 4 hours storage capacity before it overflowed.

Concern has also been raised by these local residents regarding the siting of the pumping station. Thames Water have confirmed that due to various constraints including location, access and the willingness of existing landowners, this is the only viable site for the proposed pumping station.

Concern has been raised regarding the impact of the proposed development on property values within the vicinity of the site. This is not a material planning consideration and accordingly regard cannot be had to this matter when determining this planning application.

Conclusion

In light of the above appraisal, it is considered that the proposed pumping station would be an acceptable form of development that would not give rise to a material loss of amenity to the occupiers of neighbouring properties, nor result in any material harm to either the appearance of the area or the surrounding green belt. It is further considered that the removal of the two trees along the boundary of the site with Hoe Lane would be acceptable and that subject to protection during construction, there would be no harm to remaining trees on the site. It is also considered that the proposed vehicular access to Hoe Lane is satisfactory, having regard to the anticipated number of vehicle movements. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

LAMBOURNE PARISH COUNCIL. No objection, subject to the following conditions:

- a. The adjoining fence and land to Hop Pole Farm is continued to be maintained by Thames Water according to the current lease as set out in planning application EPF/990/84.
- b. There is a 12 metre 'buffer zone' as in the planning application.

- c. The storm drain on Hoe Lane at the entrance to the site is investigated and cleared and reinforced for the event that a lorry should need to drive over it.
- d. Dumping of septic tank sewage is prohibited at this site (which Thames Water has already agreed to verbally).
- e. There is no sign stating that this is a pumping station and the only signs are those for health and safety issues.
- f. The site is sloped towards the car park so in the event of and seeping does not affect adjoining property. This has been verbally agreed by Thames Water.
- g. Palisade fencing is not installed to the north side of the site where Hop Pole Farm adjoins the site.
- h. The Oak tree at the junction of the proposed south and east facing palisade fence is retained.

HOP POLE FARM. - Objection. At present the boundary between the site and Hop Pole Farm is screened by a row of high trees and the current fence is solid and better for our security than the proposed new fence. This fence is to be maintained by the brewery as per a condition of the sale of the land. The trees also screen light and noise from the pub from our daughter's bedroom. She is autistic and cannot sleep with bright lights shining in the window. Will there be noise from the pumping station? Will the construction make the storm drain, which gets badly blocked at times, any worse? There is concern that there won't be sufficient width for a tanker to manoeuvre into the site. We have regular power cuts which will obviously stop the pumping station from pumping. Concerned that this will lead to sewerage overflowing and flooding my property and cause bad smells and pollute the well. As Hop Pole Farm is a Grade 3 listed building, I am concerned that the pumping station will devalue our property and surely the removal of the oak trees is against regulations. The development shows little consideration for the green belt.

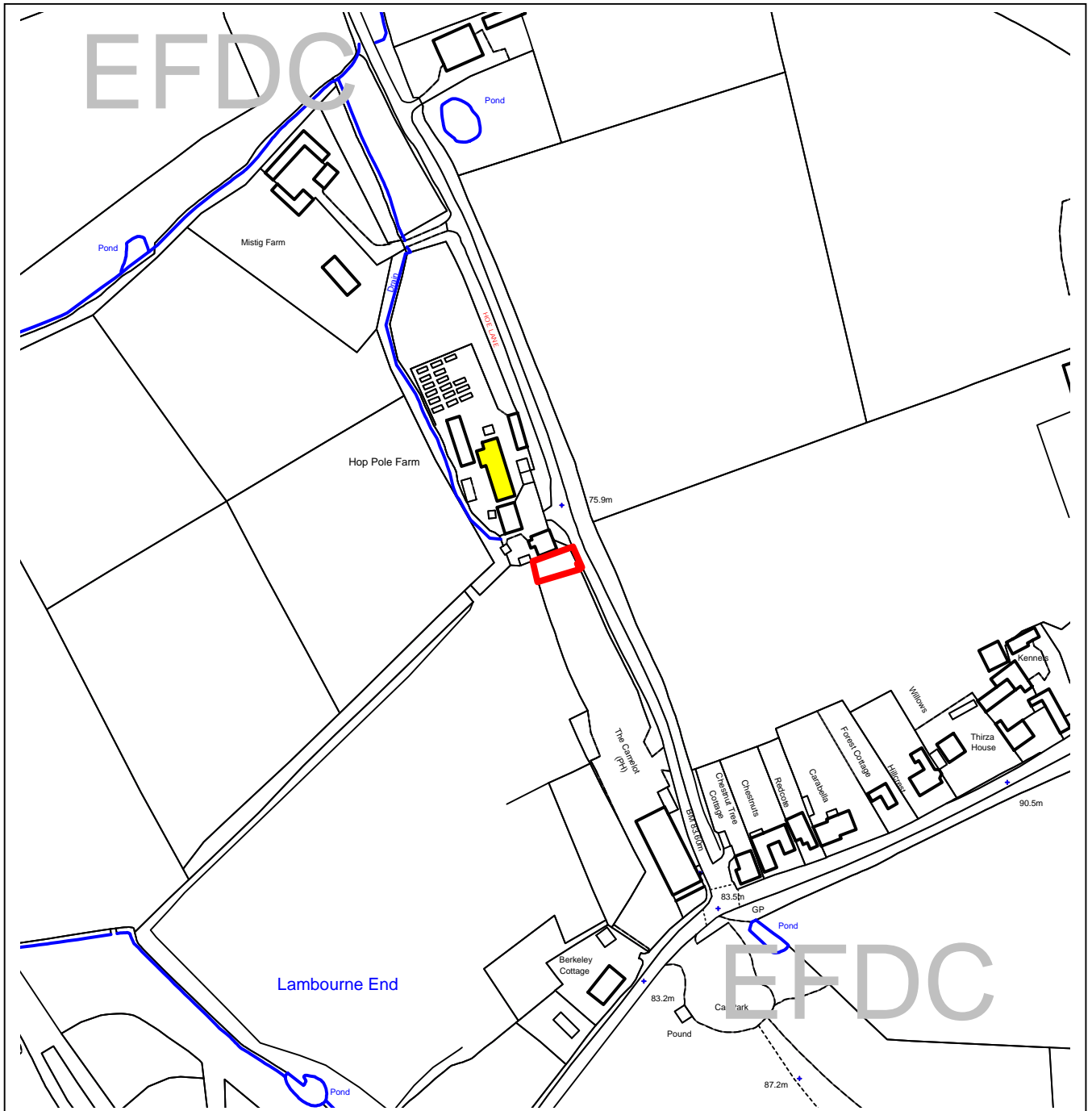
We have visited two pumping stations, the first on an industrial estate had no resemblance to the proposed site. The second, in Reed, Buntingford, was a large area of concrete with exposed pipes. This would not be suitable in a rural location. There are restrictions on the land requiring that the planting should be as thick as possible as it has been agreed by EFDC that there should be a buffer zone between the properties. We may want to make changes to our property in the future to meet our daughter's future needs. Accordingly, we would not want the pumping station to prevent this future development.

MISTIG FARM. - Objection. Main concern is the possibility of overflow from the tanks if they fail. Any effluent would be discharged into the adjoining drainage ditches which run alongside our property. Also, our water pipes run through this piece of ground and our meter is on the highway immediately in front of it. We understand that there would be a back up tank should the first one fail. And in the unlikely event that both fail, an emergency alarm would alert them and someone would be on site within 2 hours. As anyone living in the area is aware, power failures are not uncommon and response times are not particularly good. There are other pumping stations within the area (one in Abridge) if the power goes on a large scale would they have enough tankers to cover all the units at the same time? If not, who would be given priority? We fail to understand why the unit should be located this far from the properties it is built to serve. Most houses in Hoe Lane have had their own private sewage systems installed at considerable expense because access to main drains was not available. I understand that the reason for the application is because the owner of the property wishes to sell. It seems unfair that because they want to move they wish to move the problem onto someone else.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/0698/07
Site Name:	Land adj to The Camelot, Hoe Lane, Lambourne
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/0779/07
SITE ADDRESS:	Land at Merlin Way North Weald Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Epping Forest District Council
DESCRIPTION OF PROPOSAL:	Outline application for erection of buildings for B1 and/or B8 uses.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout and landscaping of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the scale and appearance of each of the buildings and the means of access thereto.

Description of Proposal:

The application seeks outline planning permission for the erection of buildings for B1 (Business) and/or B8 (Storage and Distribution) uses with all matters reserved for determination at a later stage. As a 100% B1 use the upper limit of development proposed would comprise two buildings each measuring up to 36.5m long, 17m wide and 9m high (two storey). This would provide up to 2482m² of floor area and for such a scheme 76 parking spaces are indicated. As a 100% B8 use the upper limit of development proposed would comprise two buildings respectively measuring up to 44.1m long, 15m wide and 8m high (single storey) and 36m long, 15m wide and 8m high (single

storey). This would provide up to 1202m² of floor area and for such a scheme 10 parking spaces and 4 lorry spaces are indicated.

Description of Site:

The application site is an area of presently open land in the North Weald Airfield Industrial Estate. The site is situated to the south of a roundabout in Merlin Way and has commercial premises to its west. The land falls outside the Metropolitan Green Belt, but within one of the existing employment areas identified in the Local Plan and Alterations.

Relevant History:

None

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);
CP8 (Sustainable Economic Development);
CP9 (Sustainable Transport);
RP3 (Water Quality);
RP4 (Contaminated Land);
RP5A (Environmental Impact);
ST1 (Location);
ST2 (Accessibility);
ST4 (Road Safety);
ST5 (Travel Plans)
ST6 (Parking);
U2A (Flood Risk Area Development);
U2B (Flood Risk Assessment Zones);
U3A (Catchment Effects);
U3B (Sustainable Drainage Systems);
E1 (Employment Areas);
DBE1 (Design);
DBE2 (Amenity);
DBE3 (Buildings and Spaces);
DBE9 (Neighbour Amenities);
LL10 (Landscape Protection);
LL11 (New Planting);
HC1 (Archaeological Sites)

Structure Plan:

CS1 (Sustainable Urban Regeneration);
CS2 (Natural and Built Environment);
CS3 (Economic Success);
CS4 (New Development);
BE1 (Urban Intensification);
BE6 (Polluting, Hazardous or Noisy Development);
EG4 (Energy Conservation);
BIW1 (Employment Land Provision);

BIW3 (The Sequential Approach);
BIW4 (Safeguarding Employment Land);
BIW5 (Business Location);
BIW6 (Small Firm Location);
T3 (Accessibility);
T6 (Walking and Cycling);
T8 (Route Network);
T11 (Traffic Management);
T12 (Parking);
HC5 (Archaeology)

Issues and Considerations:

The main issues in this case relate to the suitability of the site for a B1 or B8 use, the impact of the development on the character and appearance of the locality, its effect on the amenities of the occupiers of neighbouring properties, the suitability of the parking proposed, the development's implications for highway safety and the sustainability of the scheme.

1. Principle of the use:

The application site falls within one of the existing employment areas, as identified in the Local Plan and Alterations. Policy E1 of this document specifically supports schemes proposing business and warehouse uses in these locations. As such the principle of the development of the site for these purposes is deemed to be acceptable.

2. Design, character and landscaping matters:

New buildings must respect their setting, relate suitably to the surrounding spaces, be of a size and position that they adopt a significance appropriate to their function, safeguard character and townscape and employ materials which are sympathetic to their context. Proposals are also required to provide adequate scope for acceptable landscaping. As the application is for outline consent with all matters reserved no detail has been provided in respect of many of these issues. However, it is considered that within the framework of the details submitted all of the relevant design, character and landscaping policy requirements can be satisfied.

3. Amenity of neighbouring occupiers:

As the application is for outline planning consent only limited details have been submitted regarding the exact nature of the development proposed for the site. However, it is considered that a scheme can be accommodated on the site which falls within the framework specified in the details that are provided which would comply fully with Council planning policies on the amenity of the occupiers of neighbouring and surrounding properties.

4. Parking, access and highways:

Council policies require that proposed developments provide suitable access, an adequate number of parking spaces and 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. Highways Officers consider that, as could be controlled with suitable conditions, the proposal is acceptable in all these regards.

5. Sustainability, flooding, environmental and other matters:

The design and layout of the buildings shown on the plans gives rise to some shortcomings in terms of sustainability. However, this information is only indicative and officers are satisfied that there is suitable scope for the provision of suitably sustainable units at the reserved matters stage.

In terms of flooding, the Council Land Drainage Group have requested that a condition be placed upon any grant of consent requiring the submission of a flood risk assessment. Officers support this position and recommend the imposition of this condition.

The application site falls within the area designated as historically important airfield at North Weald. However, the Essex Historic Environmental Record shows that the proposed development would not affect any historic structures. On this basis the County Council Archaeological Advisory Group have not raised any objections to the scheme or requested that archaeological related conditions be placed upon any grant of consent.

Conclusions:

As can be controlled with the conditions imposed upon this application, and any subsequent applications for the discharge of the reserved matters, officers are satisfied that the proposal is in accord with the relevant Council planning policies. Furthermore, there are no other material planning considerations that mean the proposal should be refused. The application is therefore recommended for approval subject to conditions.

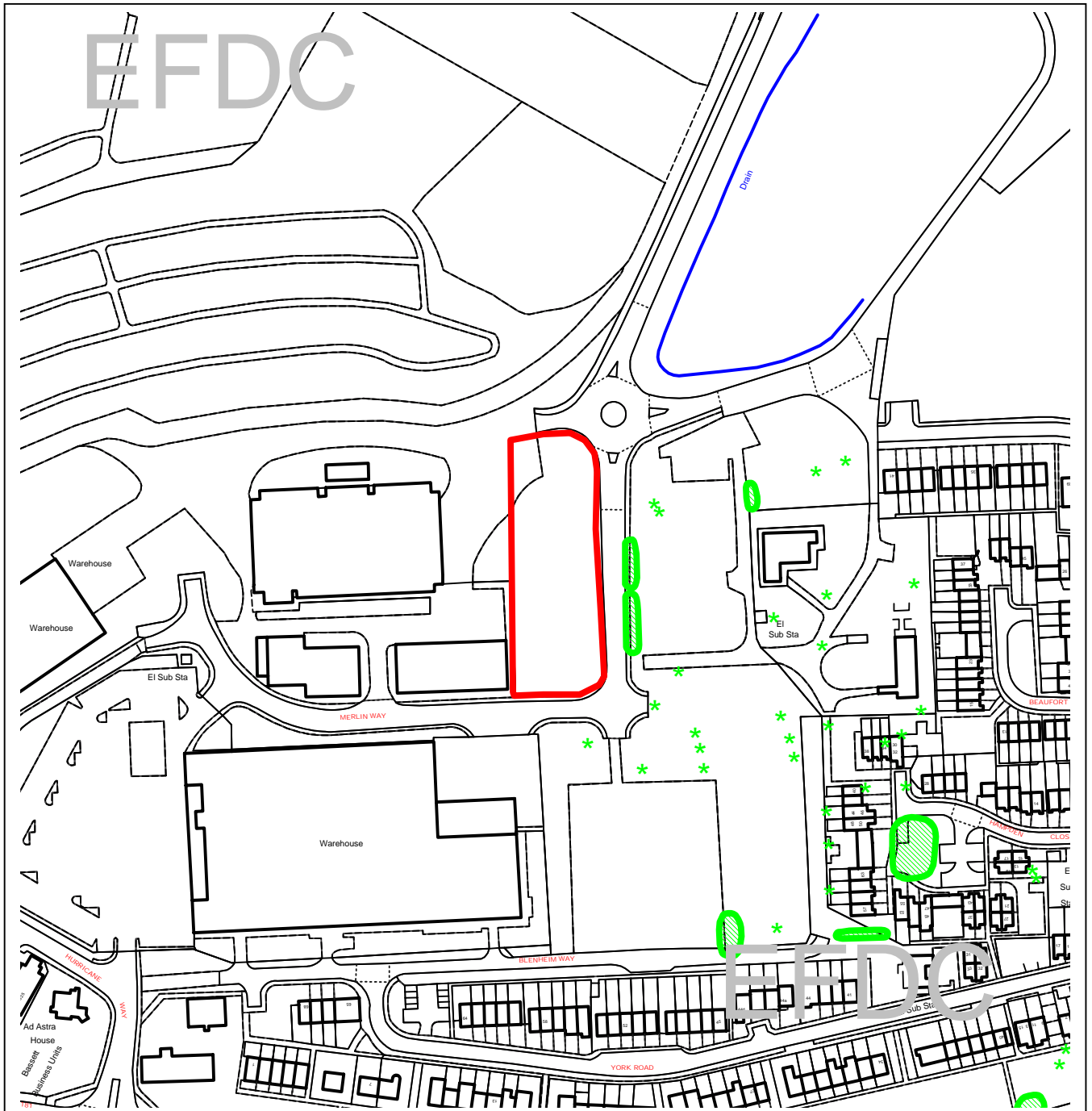
SUMMARY OF REPRESENTATIONS:

No representations have been received in respect of the proposal. Any received after the preparation of this Agenda will be reported orally to the Committee.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	3
Application Number:	EPF/779/07
Site Name:	Land at Merlin Way, North Weald
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0844/07
SITE ADDRESS:	20 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Mr John Hall
DESCRIPTION OF PROPOSAL:	Retention of a satellite dish.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

This application is for the retention of a satellite dish located at the rear of the dwelling.

Description of Site:

The application site is a two storey dwelling located on the southern side of Great Stony Park, a gated community estate that lies on the south eastern corner of The Four Wantz roundabout and is accessed from the northern end of the A128. The front of the site overlooks a large, oval green open space that serves as a central focal point for all the dwellings.

Relevant History:

None

Policies Applied:

Residential Development Policies from Epping Forest District Council's Local Plan and Alterations:-

DBE9 and DBE10 – Residential Development Policies
HC7 – Development in Conservation Areas

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the Conservation area and neighbouring properties.

The proposed satellite dish is small and of a relatively standard design. It is situated at the rear of the property and it would not be visible from the front of the site or the highway.

The satellite dish in its current location would not cause undue harm to the amenities of adjoining neighbour. It would not be detrimental to the character or appearance of the conservation area and neither would it cause an imbalance to the design of the existing dwelling.

Conclusion

The application is considered acceptable and complies with Local Plan Policies DBE9, DBE10 and HC7 and is therefore recommended for approval.

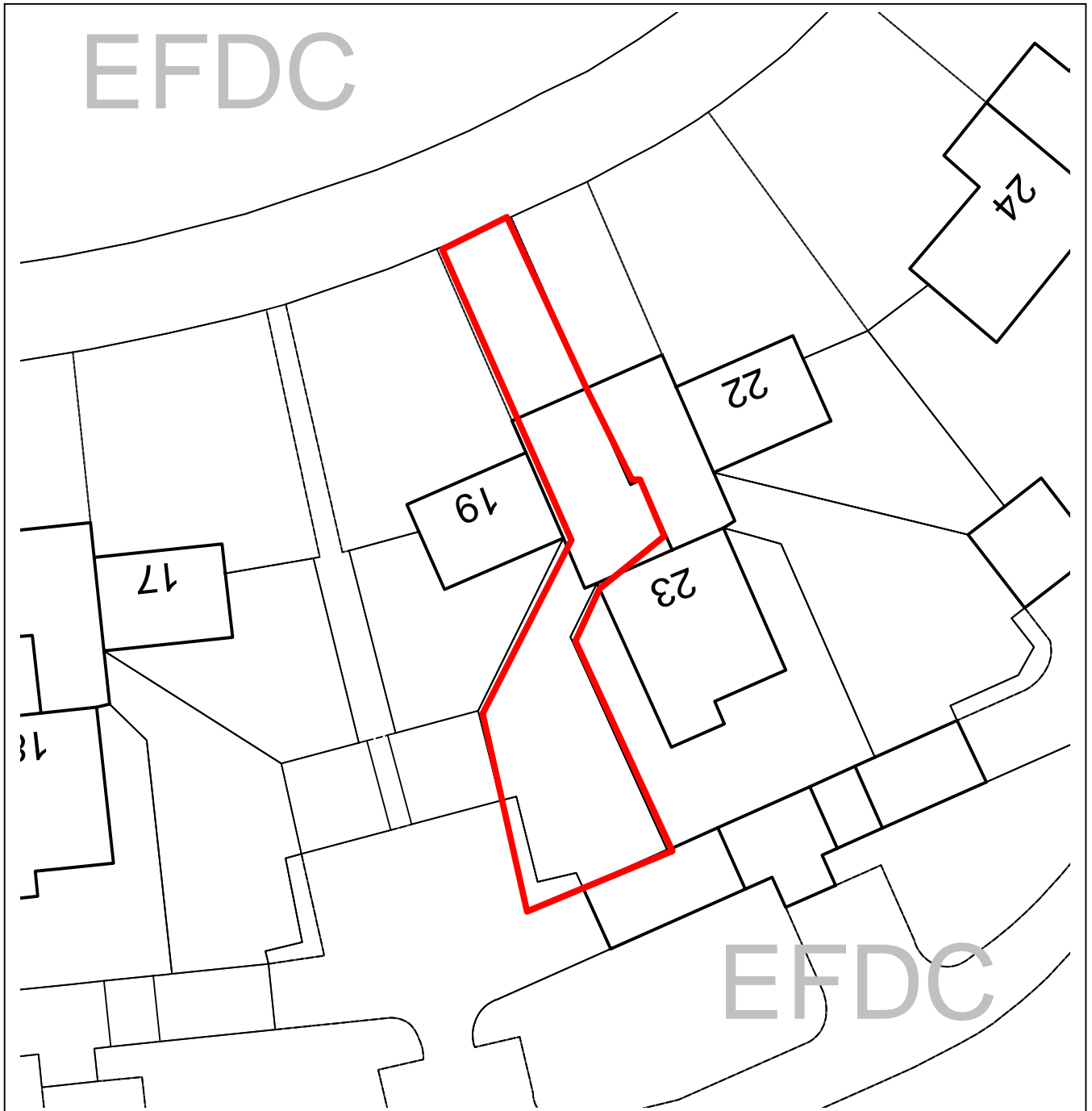
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – The Council considered that the erection of a satellite dish is inappropriate in a conservation area with significant heritage value.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	4
Application Number:	EPF/844/07
Site Name:	20 Great Stony Park, High Street, Ongar
Scale of Plot:	1/500

Report Item No: 5

APPLICATION No:	EPF/0879/07
SITE ADDRESS:	23 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	R G V Cottrill
DESCRIPTION OF PROPOSAL:	Retention of three velux roof lights and a satellite dish.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

This application is for the retention of three velux roof lights and a satellite dish located at the front of the dwelling.

Description of Site:

The application site is a two storey dwelling located on the southern side of Great Stony Park, a gated community estate that lies on the south eastern corner of The Four Wantz roundabout and is accessed from the northern end of the A128. The front of the site overlooks a large, oval green open space that serves as a central focal point for all the dwellings.

Relevant History:

None

Policies Applied:

DBE9 and DBE10 – Residential Development Policies
HC7 – Development in Conservation Areas

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the neighbouring properties and the effect on the Conservation area.

The proposed satellite dish is small and of a relatively standard design. Although it is situated at the front of the property this property sits behind No. 19-22 and has an enclosed front garden. Due to this and its siting at ground floor level it would not be visible from outside of the site or from the highway.

The satellite dish in its current location would not cause undue harm to the amenities of adjoining neighbour. It would not be detrimental to the character or appearance of the conservation area and neither would it cause an imbalance to the design of the existing dwelling.

The velux windows, although not traditional conservation style, are small black framed windows not out of character with the original property. Although these windows would be visible from the rear parking area and access ways they would not be unduly detrimental to the character and appearance of the conservation area.

Given the nature and position of the three velux windows these would not result in a loss of amenities to neighbouring dwellings.

Conclusion

The application is considered acceptable and complies with Local Plan policies DBE9, DBE10 and HC7 and is therefore recommended for approval.

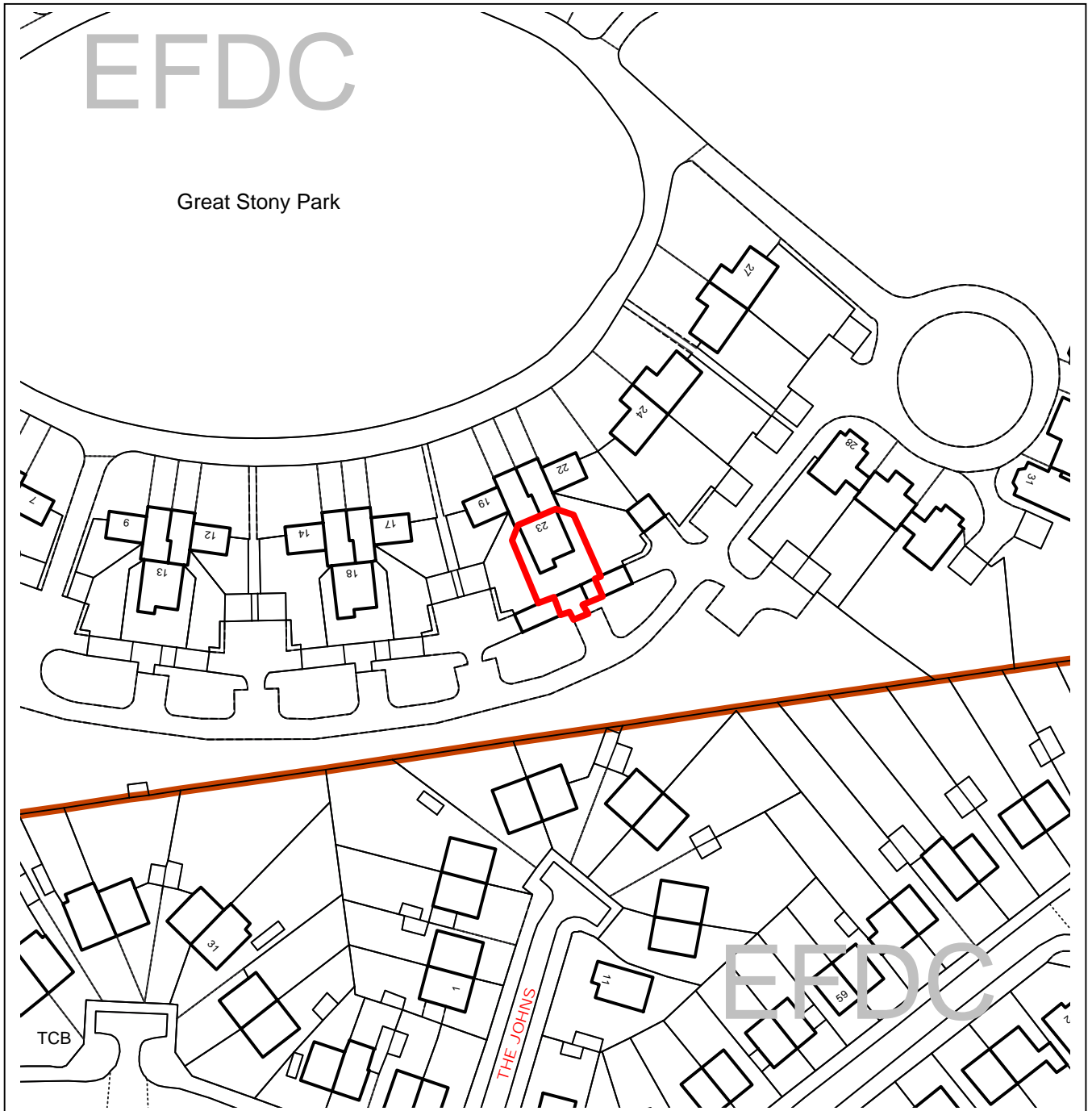
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object – The Council considered that the erection of a satellite dish is inappropriate in a conservation area with significant heritage value.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	5
Application Number:	EPF/0879/07
Site Name:	23 Great Stony Park, High Street, Ongar
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0882/07
SITE ADDRESS:	26 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Colin Croft
DESCRIPTION OF PROPOSAL:	Retention of satellite dish to side of property.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

This application is for the retention of a satellite dish located at the side of the dwelling.

Description of Site:

The application site is a two storey dwelling located on the eastern side of Great Stony Park, a gated community estate that lies on the south eastern corner of The Four Wantz roundabout and is accessed from the northern end of the A128. The front of the site overlooks a large, oval green open space that serves as a central focal point for all the dwellings.

Relevant History:

None

Policies Applied:

DBE9 and DBE10 – Residential Development Policies
HC7 – Development in Conservation Areas

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the neighbouring properties and the effect on the Conservation area.

The proposed satellite dish is small and of a relatively standard design. It is situated at the side of the property behind a chimney breast at ground floor level and it would not be visible from the front of the site or the highway.

The satellite dish in its current location would not cause undue harm to the amenities of adjoining neighbour. It would not be detrimental to the character or appearance of the conservation area and neither would it cause an imbalance to the design of the existing dwelling.

Conclusion

The application is considered acceptable and complies with Local Plan policies DBE9, DBE10 and HC7 and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

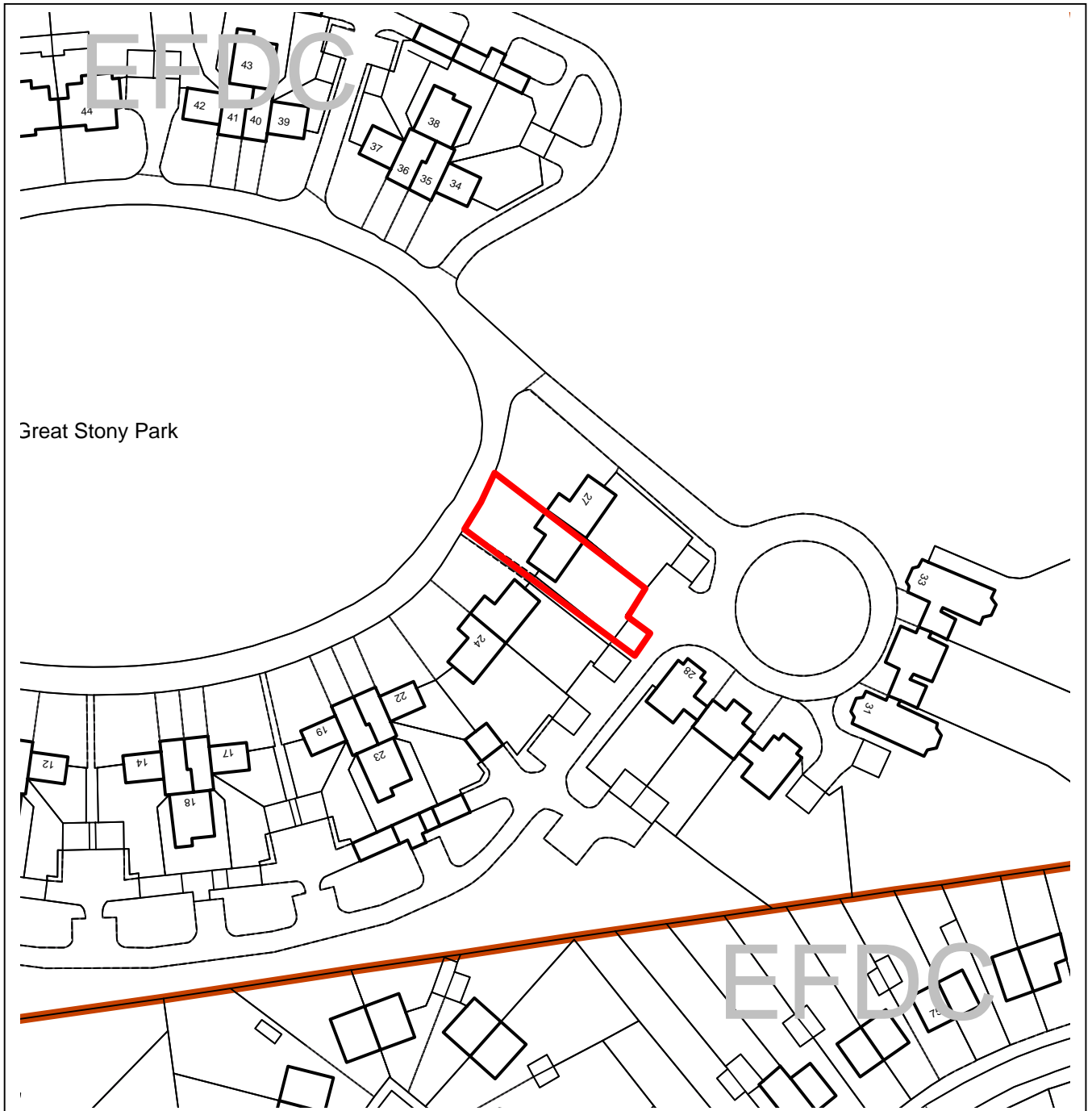
PARISH COUNCIL – The Council considered that the erection of a satellite dish is inappropriate in a conservation area with significant heritage value.

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Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	6
Application Number:	EPF/0882/07
Site Name:	26 Great Stony Park, High Street, Ongar
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0883/07
SITE ADDRESS:	25 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Pamela Dorren Holloway
DESCRIPTION OF PROPOSAL:	Retention of satellite dish.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

This application is for the retention of a satellite dish located at the rear of the dwelling.

Description of Site:

The application site is a two storey dwelling located on the eastern side of Great Stony Park, a gated community estate that lies on the south eastern corner of The Four Wantz roundabout and is accessed from the northern end of the A128. The front of the site overlooks a large, oval green open space that serves as a central focal point for all the dwellings.

Relevant History:

None

Policies Applied:

DBE9 and DBE10 – Residential Development Policies
HC7 – Development in Conservation Areas

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the neighbouring properties and with the effect on the Conservation area.

The proposed satellite dish is small and of a relatively standard design. It is situated at the rear of the property at ground floor level and it would not be visible from the front of the site or the highway.

The satellite dish in its current location would not cause undue harm to the amenities of adjoining neighbour. It would not be detrimental to the character or appearance of the conservation area and neither would it cause an imbalance to the design of the existing dwelling.

Conclusion

The application is considered acceptable and complies with Local Plan policies DBE9, DBE10 and HC7 and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

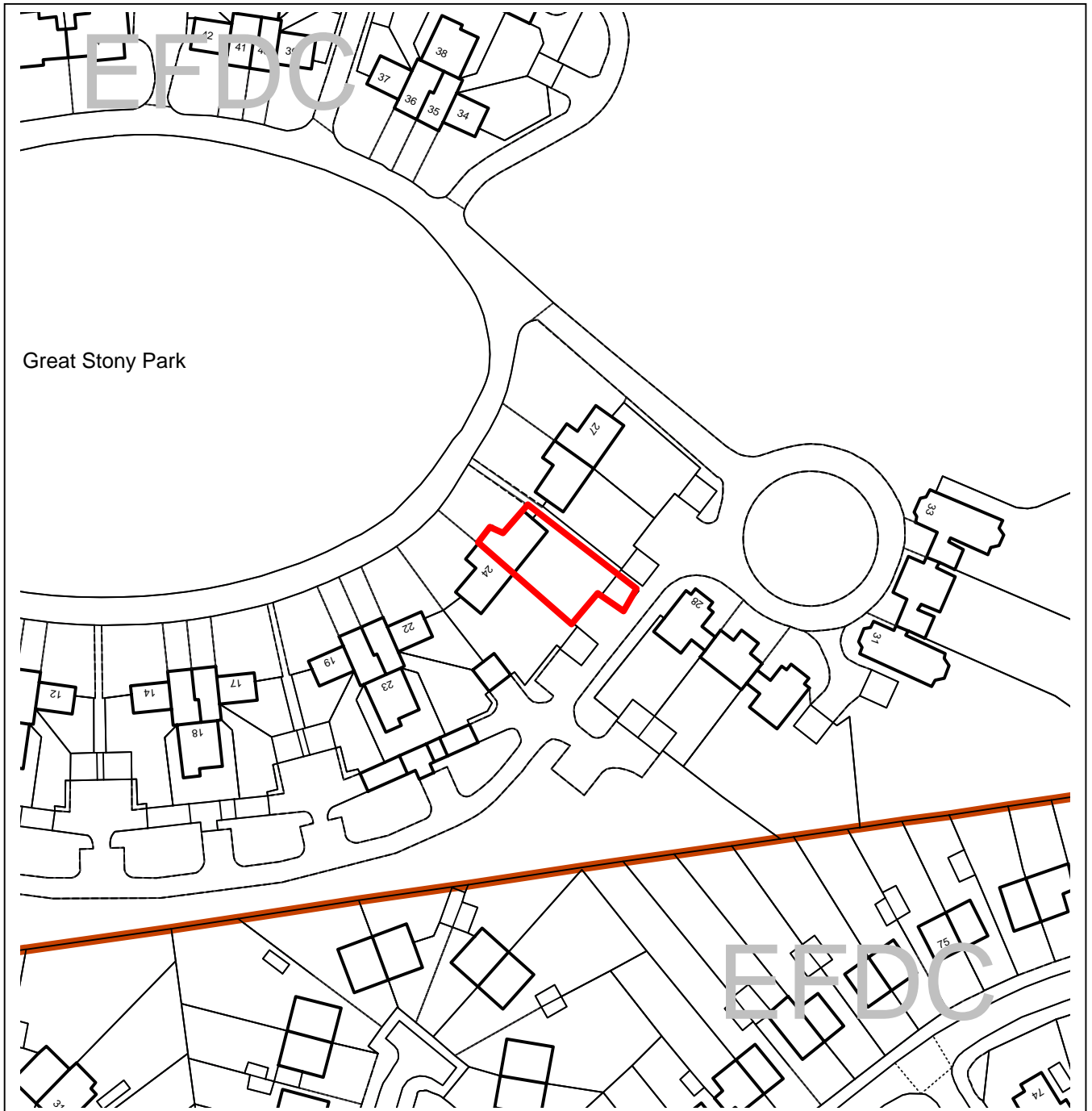
PARISH COUNCIL – The Council considered that the erection of a satellite dish is inappropriate in a conservation area with significant heritage value.

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Agenda Item Number:	7
Application Number:	EPF/883/07
Site Name:	25 Great Stony Park, High Street, Ongar
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0904/07
SITE ADDRESS:	38 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	C J Wood
DESCRIPTION OF PROPOSAL:	Retention of satellite dish on outbuilding.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

This application is for the retention of a satellite dish located on an outbuilding to the rear of the dwelling.

Description of Site:

The application site is a two storey dwelling located on the northern side of Great Stony Park, a gated community estate that lies on the south eastern corner of The Four Wantz roundabout and is accessed from the northern end of the A128. The front of the site overlooks a large, oval green open space that serves as a central focal point for all the dwellings.

Relevant History:

None

Policies Applied:

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

DBE9 and DBE10 – Residential Development Policies
HC7 – Development in Conservation Areas

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the neighbouring properties and the effect on the Conservation area.

The proposed satellite dish is small and of a relatively standard design. It is discretely hidden and situated on an outbuilding located at the rear of the property at ground floor level and it would not be visible from the front and rear of the site or the highway.

The satellite dish in its current location would not cause undue harm to the amenities of adjoining neighbour. It would not be detrimental to the character or appearance of the conservation area and neither would it cause an imbalance to the design of the existing dwelling.

Conclusion

The application is considered acceptable and complies with Local Plan Policies DBE9, DBE10 and HC7 and is therefore recommended for approval.

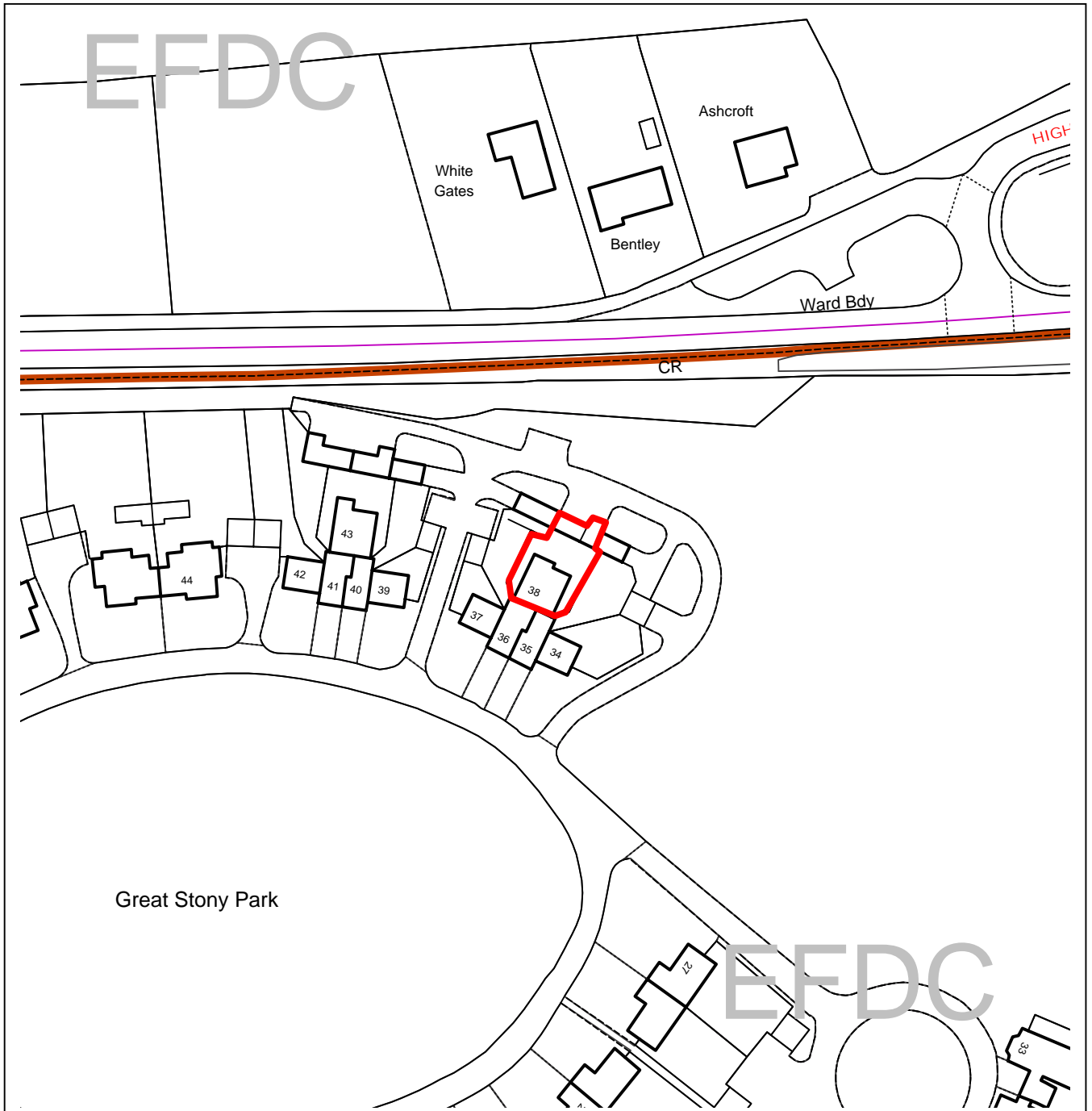
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – The Council considered that the erection of a satellite dish is inappropriate in a conservation area with significant heritage value.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	8
Application Number:	EPF/0904/07
Site Name:	38 Great Stony Park, High Street, Ongar
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0801/07
SITE ADDRESS:	Riverside Kebab Pizzas Antiques Centre The Maltings Station Road Sawbridgeworth Hertfordshire
PARISH:	Sheering
WARD:	Lower Sheering
APPLICANT:	Mr Tahir Yildiz
DESCRIPTION OF PROPOSAL:	Retention of the change of use to A5.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The A5 premises hereby granted consent shall be closed to customers purchasing products from the unit after the hours of 21:30 every day. The premises may remain open for home deliveries until the hours of 23:15 Sunday to Friday and 00:30 Saturdays.
- 2 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority within 6 months of the date of this decision notice. Applicants are strongly advised to consult with guidance produced by Department for Environment, Food and Rural Affairs Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, published January 2005 for guidance on minimum requirements for odour control. Annex B of the guidance provides advice on the information required to enable the Local Planning Authority to assess the suitability of a ventilation scheme. The guidance is available at:
www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf

Description of Proposal:

This retrospective application seeks consent for a change of use of the premises to A5 (hot food takeaway). There is a small waiting area, although the trade is mainly deliveries but with some customer collections.

The applicant seeks consent to open from 17:00 to 23:15 Sunday to Friday and 17:00 to 00:30 Saturdays.

Description of Site:

The premises is situated within the Maltings, a complex of Listed Buildings close to Sawbridgeworth station, on the eastern side of the River Stort. The premises itself is within a Grade II Listed Building.

The site is also within a Conservation Area.

Relevant History:

EPF/0101/98 - Change of use of class B1 unit to A3 takeaway (Unit 2D, first floor, North of site) - Approved.

EPF/1081/06 - Change of use of part of first floor area to cafe/take away. (Retrospective application) - Refused

EPF/1113/06 - Change of use to preparation only of hot food snacks despatched to local schools, and kitchen and catering equipment hire (sui generis) - Approved

Policies Applied:

Adopted Local Plan and Alterations

DBE9- Amenity

HC7- Development within Conservation Areas

HC10- Works to Listed Buildings

ST6A- Vehicle parking

Issues and Considerations:

The key issues relevant to this case relate to the appropriateness of an A5 use in this location, the impact upon the amenities of the area, parking issues and alterations to the Listed Building itself.

This application was originally refused consent in 2006 due to insufficient information supplied to support the application. Officers concluded therefore that there could be in the future an unacceptable loss of amenity in the area. In addition, there was also a lack of information regarding an odour abatement system (for example a flue) to mitigate against cooking smells.

1. The principle of an A5 use

The principle function of this part of the Maltings area of Sheering is mixed retail and B1 business units. Whilst there have been other catering related uses permitted at the site, (see planning history above), such uses have received careful scrutiny to assess the possible impacts on the amenities of the area.

The most appropriate location for hot food takeaway establishments would generally be in a town centre. However, these particular premises receive few customers direct to the site and most of the trade is conducted through deliveries. It is therefore considered that in principle the premises is acceptable as an A5 hot food takeaway use.

2. Impact upon Amenity

There have been two representations regarding impact of the retention of this hot food takeaway use. The nearby Allen Properties have made representations to this scheme on the basis that the premises attracts customers from pubs and late night train passengers, which creates noise,

disturbance and litter in the area. The Parish Council also have concerns regarding rubbish and noise. However, in the immediate vicinity there are no residential properties and it can be ensured through the imposition of a planning condition that the takeaway is closed after 21:30 in the evening to customers, (although remain open for home deliveries until the hours specified on the application).

The business has been operating for some years with no other complaints and it would be disproportionate to attribute the litter problems of the area solely to these premises.

3. Parking Issues

The application details that 1 staff and 2 visitor parking spaces are provided to service the establishment. Whilst there have been concerns regarding congestion and parking, the use is not considered to generate large volumes of vehicle movements and the trade is principally constituted of deliveries. Highways Officers raise no objections. In any event, parking in the evenings is not so problematical.

4. Works to the Listed Building

The previous application was refused partly on the basis of the unsightly appearance of an unauthorised flue (which has since been removed from the building) and a lack of information for an alternative extraction system. Whilst this application still does not detail this information, the applicant is willing to fit an extraction method acceptable to both Environmental Health and Conservation Officers.

There are two realistic options. Firstly an internal system of carbon filters which would clearly be most preferable or an alternative system would be a more sympathetically designed flue. Either possibility can be adequately secured through the imposition of a planning condition.

Conclusion

The retention of the A5 use is considered acceptable at this premises and is not considered to unduly impact on the amenities of the area, (especially with the premises being closed for customer collections after 21:30). The installation of an appropriate odour abatement system can be secured through the imposition of a planning condition. Approval is therefore recommended.

SUMMARY OF REPRESENTATIONS:

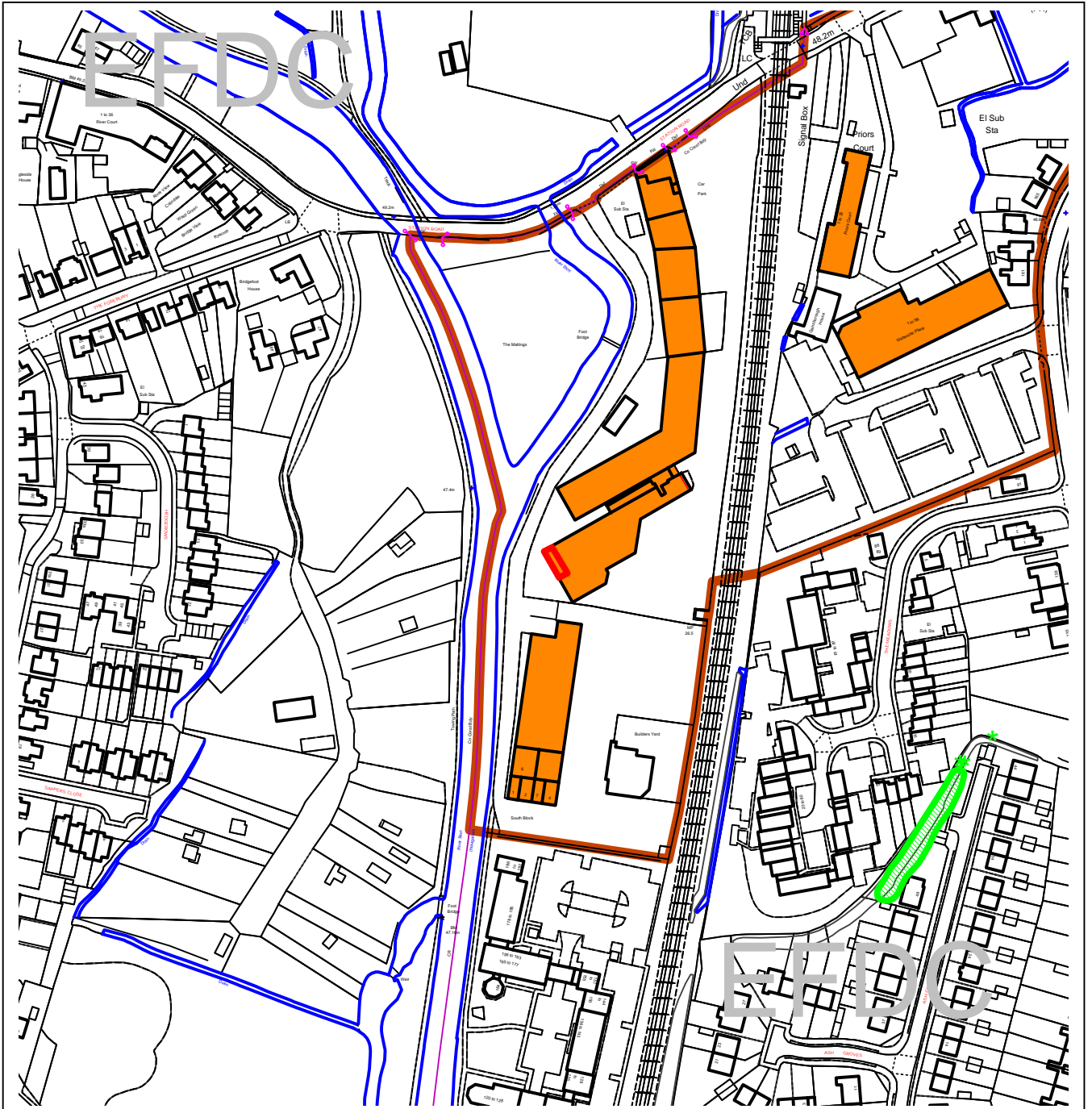
SHEERING PARISH COUNCIL - Strongly object. Inappropriate development of the site. Environmental concerns regarding rubbish and noise, as well as increased traffic.

ALLEN PROPERTIES, ALLEN HOUSE, THE MALTINGS - Concerns regarding customers using the Kebab shop and disturbing nearby residents. Customers are attracted after pub closing time and loutish behaviour disturbs local residents. Also worries concerning parking and traffic problems. However, no objections if the café were to open during normal business hours, '8am to 7pm Monday to Saturday' and could provide parking.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	9
Application Number:	EPF/0801/07
Site Name:	Riverside Kebab Pizzas, Antiques Centre, The Maltings, Station Road, Sawbridgeworth
Scale of Plot:	1/2500

Report Item No: 10

APPLICATION No:	EPF/0697/07
SITE ADDRESS:	Land to rear of 11 Barn Mead Toot Hill Road Ongar Essex CM5 9SE
PARISH:	Stanford Rivers
WARD:	Passingford
APPLICANT:	
DESCRIPTION OF PROPOSAL:	Erection of stable block and tack room.
RECOMMENDED DECISION:	Grant Permission (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 stables hereby approved shall be used for private stabling purposes only and not for any commercial or business activity, including livery.
- 3 The development shall be carried out in accordance with the amended plans received on 18/05/07 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 There shall be no external lighting of the stable yard, manege or roadway.
- 6 Burning of manure and other animal waste shall not take place on the site.
- 7 Manure shall be stored in a manner that does not give rise to nuisance from odour, vermin or flies, and run-off shall not pollute any surface or groundwaters.
- 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 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:

Consent is being sought for the change of use of an area of vacant land to private equestrian use with the erection of a stable block and tack room.

The stable block would consist of 1 stable, 1 tack room, and 1 hay barn. It would be 10m wide and 3.6m deep with a shallow pitched roof to a maximum height of 2.65m and would be located in the southeast corner of the site.

Access to the site would be via an existing access drive off Toot Hill Road, which is currently used to access the site, a second vacant piece of land, and some garages. Although this driveway is owned by the Council the owner of the application site has both pedestrian and vehicular right of way across this.

Description of Site:

One acre site located behind properties on the western side of Toot Hill Road, Ongar within the Metropolitan Green Belt. The site adjoins the rear gardens of No's 6-13 Barnmead, an area of vacant land and the rear of the Green Man public house to the east, and open fields to the north, south and west.

Relevant History:

None

Policies Applied:

Structure Plan:
C2 – Development within the Metropolitan Green Belt.

Local Plan:
GB2A – General Approach to Development in the Green Belt.

RST4 – Use of land for horse keeping.

DBE9 – Amenity considerations.

LL1 – The countryside.

ST4 – Highway safety.

Issues and Considerations:

The main issues here are the effects of the development on the Green Belt and the surrounding area, its design and visual impact, and any effects on highway safety.

Green Belt

Whilst horse-keeping is not an activity that falls within the classification of agriculture, Green Belt policies permit changes of use for such activities that preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Additionally, Policy RST4 permits changes of use for equine purposes providing (inter-alia) that the development would not affect the character of the landscape, and the amount of horse-riding would not lead to excessive highway danger.

In terms of the principle of keeping horses on this site, it is considered that it represents an activity that would not harm the objectives of the Metropolitan Green Belt. The proposed stable, tack room and hay barn are only big enough to serve one horse and would be for private use to the occupier of No.11 Barn Mead, which backs onto the area of land. The scale of the stable is not unduly bulky and would only be to a maximum height of 2.65m, and this will be well screened by existing trees and proposed new planting.

Design

The stable block is to be 2.65m tall to its ridge, and its overall size is not considered excessive or unduly bulky. Its appearance is fairly traditional for a small stable and would be clad in weatherboarding. It would have terracotta steel roofsheets that give the appearance of traditional roof tiles. Examples and details of these materials would be submitted for approval prior to the development taking place and would be handled via a condition.

This site is currently well screened from most of the houses backing onto the site and the area of the proposed stable block is heavily screened from the public house and the neighbouring field. The rear of the public house is an area of unused land located behind a large carpark, and there would be no impact on this business. The stable block would not be located close to any other neighbouring properties and would therefore have no impact on the surrounding occupiers.

Highway issues

The area of land used to access the site partly belongs to the Council, however the owner of the piece of land to the rear (under consideration here) has right of way over this land. This access way also serves a second piece of vacant land (under separate ownership) and some garages. Due to this there are no issues with regards to the use of the access.

As this application is for a single stable for personal use there would be little additional traffic generated as a result of this change of use. Due to this there would be no detrimental impact on highway safety.

Other Matters

With regard to the Parish Council comments: the application has been revised to reduce the scheme to one stable only and to show the shed on the submitted location plan. Access appears to be secured and there is plenty of space to turn vehicles within the site. Electricity and water is connected to the shed on the site and it is for the applicant to decide if he wishes to supply the stable building at his own cost. The Council's Land Drainage team have considered the scheme and find the location satisfactory with regard to run-off to ditches. The stable would be over 75m to the public house and over 60m to the nearest residential property and over this distance objection to visual intrusion or to other disturbance could not be sustained.

Conclusion:

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

Summary of Representations:

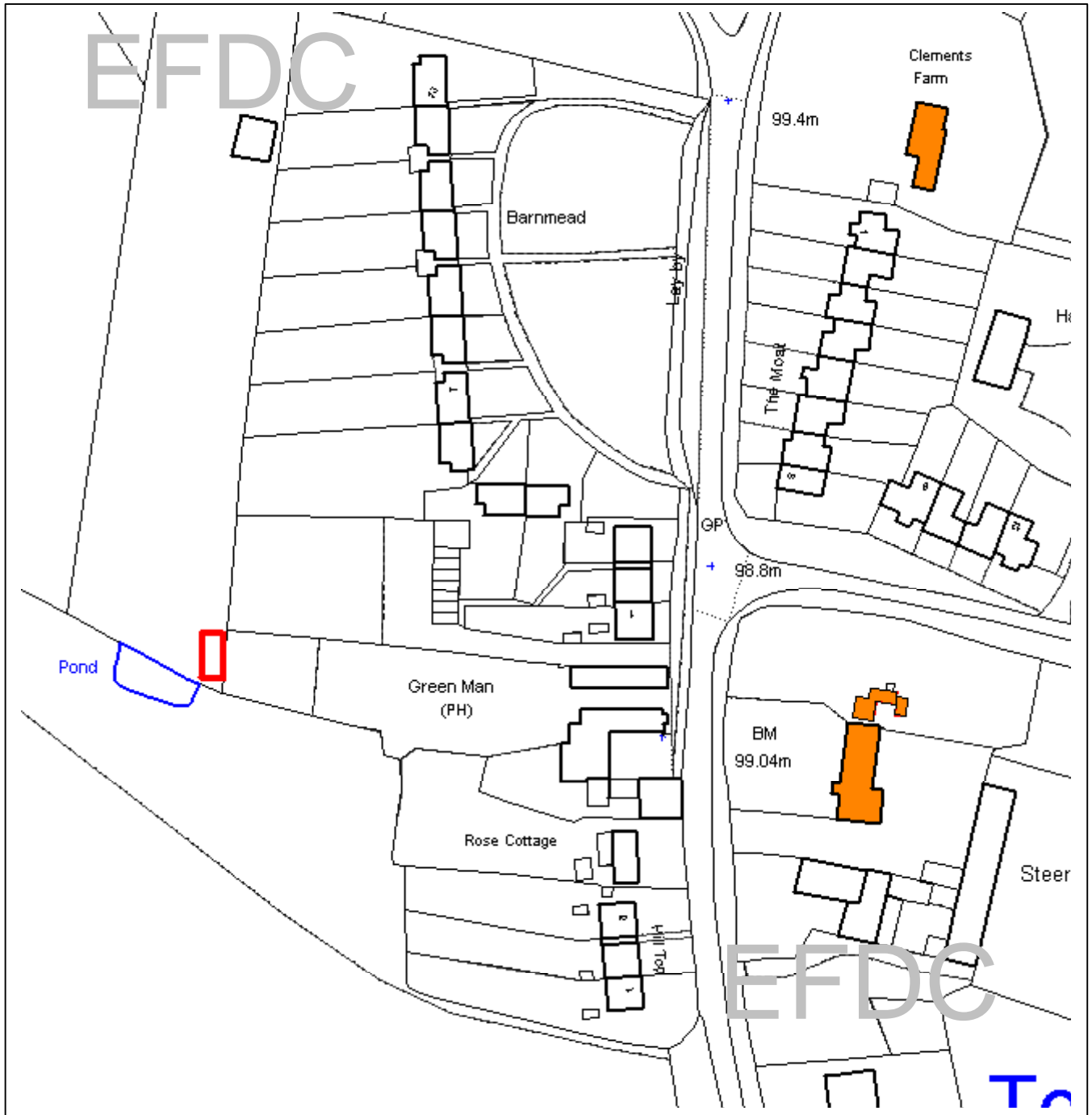
PARISH COUNCIL – Object as too small for two horses, stables need to be away from ditches, the shed and greenhouse is not shown on the plan behind No. 12, there is a question over access to the site, there is no provision for turning vehicles, access to water, electricity and drainage is questionable, and it would be visible in present location as it is too close to dwelling in Barnmead, the Public House and others.

ROSE COTTAGE, TOOT HILL – Object as there is no running water or electricity, it is close to a stagnant pond and the front of the building won't get much sun after midday. Also concerned the site would be used to store building materials and to park work vehicles on.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	10
Application Number:	EPF/0697/07
Site Name:	Land rear of 11 Barnmead, Toot Hill, Stanford Rivers
Scale of Plot:	1/1250