

Report Item No: 1

APPLICATION No:	EPF/0983/07
SITE ADDRESS:	Metropolitan Police Cadet Training Centre Lippitts Hill Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Metropolitan Police Authority
DESCRIPTION OF PROPOSAL:	Engineering operation to construct a 'clear area' for Helicopters and provision of lights and wind direction indicator.
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 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 3 Notwithstanding condition 2, there shall be no importation or removal from the site of material forming the clear area.
- 4 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant

protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

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

- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 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.
- 6 With the exception of routine testing and maintenance of the lighting system, or when continuous illumination is necessary for operational safety in cases of fog or similar adverse weather conditions, the lighting of the clear area shall be switched on no more than 5 minutes before the planned time of each landing and take off and shall be switched off within 5 minutes after completion of the landing or take off.
- 7 Drainage from the site shall be as described in the application and no drains shall flow into the Epping Forest SSSI.
- 8 All fuel and chemicals used on the site shall be contained in such a way as to minimise the risk of accidental spillage or leakage. Details of how this is to be done shall be submitted to and agreed by the Local Planning Authority prior to commencement of development. The approved details shall be implemented prior to the first use of the 'clear area' and permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 9 Prior to the commencement of development details of signage to be erected to warn users of the bridleway of imminent helicopter landing and take off shall be submitted to and agreed in writing by the Local Planning Authority. The agreed signage shall be installed prior to the first use of the site by helicopters and thereafter retained. The signage shall be illuminated in accordance with the agreed details.
- 10 No more than 3 helicopters shall be based at the Lippitts Hill Metropolitan Police Cadet Training Centre as defined by the blue line indicating MPA ownership on drawing number D115332-01.
- 11 The 'clear area' hereby approved shall not be used by fixed wing aircraft.

Description of Proposal:

Construction of a "clear area" of level land, 280m long by 30m wide, for the landing and take off of helicopters. The level area is to be surfaced with a perforated surfacing that allows grass to grow through. The proposals also include the provision of white runway lights at the edge of the clear area and red/green lights at the ends and two wind direction indicators.

To create the level area will involve considerable earthworks as the site slopes significantly. The cross section drawing showing the finished development indicates that the western end of the clear area will be about 4m below the existing ground level and that the eastern end will be about 5 metres above the existing ground level. The levelling is to be carried out by cut and fill method with no material being removed from the site and only the perforated paving and lime for soil consolidation being brought in. No additional fill material is to be brought to the site.

The proposed development is intended to meet the needs of the Metropolitan Police Authority, which has recently acquired three new helicopters to replace the ageing fleet of 3 helicopters. The purpose of the development is to enable the helicopters to take off at their full fuel capacity, payload and personnel carrying capability, which cannot be achieved at the existing facility where only vertical take-off and landing at full power is possible. It is intended that this would result in increased flight time between refuelling and therefore reduced numbers of take-off and landing movements.

Description of Site:

The site is located on Lippitts Hill to the south of the existing aircraft hangars in a field that is within the ownership of the Metropolitan Police Association (MPA). The field slopes down to the south. A public footpath runs along the eastern boundary and a bridleway runs along the western boundary. To the north lies the main part of the existing Air Support Unit base and beyond that the residential area of Lippitts Hill. To the west and south is West Essex Golf Club. There is a thick tree belt around the field.

Part of the MPA site is designated as Scheduled Monument and is described by English Heritage as a Heavy Anti Aircraft Gun site.

Relevant History:

There is no planning history relating specifically to this site, although the larger Metropolitan Police site has a long history. The Police Cadet Training School was developed in the 1960s and the helicopter landing pad and hangars were developed in the 1970s.

Policies Applied:

Structure Plan Policies:

- C2 Green Belt
- NR1 Landscape Conservation
- BE6 Polluting, Hazardous or Noisy Development

Local Plan and Local Plan Alterations:

- GB2a Green Belt
- GB7a Conspicuous development
- RP5a Adverse environmental impacts
- HC1 Scheduled Ancient Monuments

Issues and Considerations:

The main issues in the determination of this application are the impact of the proposal on the Green Belt, the scheduled monument, the landscape and wildlife and the impact on the amenity of local residents and people utilising the adjacent footpath, bridleway and golf course.

1. Green Belt.

The site is within the Metropolitan Green Belt wherein development is generally restricted. Government guidance and local planning policies seek to ensure that the openness of the Green Belt is maintained and that development does not conflict with the purposes of including land within the Green Belt. The proposed development is by definition “open” in character, however the use and the ancillary development associated with it such as the lighting and wind direction indicators are inappropriate in the Green Belt and by definition harmful. Although the impact on openness of the Green Belt from the development is minimal, there need to be very special circumstances applicable to the site and the development to overcome this harm.

The applicant’s supporting statement sets out the need for the clear area and the benefits from the development. Clearly it is important for many reasons that the Metropolitan Police are able to meet the demand for air support. The existing helipad facility requires helicopters to take off vertically (and slightly backwards for safety reasons) hovering to reach full power and without a full load of equipment, which restricts the efficiency of the helicopters. The proposed runway will enable the helicopters to get safely airborne whilst maximising their fuel capacity, payload and personnel carrying capability. As a result the new helicopters will be able to maximise their flying hours and reduce the number of ineffective flying hours lost on refuelling transits. This will, according to their statement, result in a potential 57% efficiency saving. The Police Air Support Unit (ASU) currently fly approximately 9 hours a day. The 1.5 hour flight duration possible using the existing helipad equates to an average of 6 flights a day from Lippitts Hill. The proposed clear area would allow for a flight duration of 3.5 hours, thereby enabling the 9 hour flight time to be completed using just over 2.5 flights. The reduced number of movements together with the helicopters not needing to take off at full power means that noise disturbance will be reduced from the current situation. The proposed approach and take off directions are easterly and westerly in line with the orientation of the runway, and this will direct helicopters away from neighbouring properties.

It is considered that the development is directly related to the existing Metropolitan Police Site and that the development will maximise the capabilities of the new helicopters, and reduce the noise and disturbance from the operation of the helicopters. It is considered that this amounts to very special circumstances sufficient to outweigh the limited harm to the Green Belt that will result from the inappropriate development.

2. Scheduled Monument

Part of the Lippitts Hill site is designated as a scheduled monument (SM). The heavy anti-aircraft gun site is seen as an exceptional survival of its type in the country and it is therefore important that new development does not adversely affect the site. The proposed clear area does not directly affect the SM, which lies to the north. An existing hedge line screens the development site from the SM. Although there will be a short term impact on the SM during the construction works it is not considered that there will be any adverse impact on the SM in the long term.

3. Impact on landscape.

The works involved to create the clear area are quite extensive due to the slope of the land. Topsoil to a depth of 400mm is to be stripped and 9540cu.m of material will be excavated and redistributed. The landing area will be sunken at the western end and raised at the eastern end and will by its very nature be an unnatural feature in the landscape. The works also include the removal of several mature trees at the western end of the site, which will make the development quite visible to the bridle path users, however a replacement hedge is proposed that when mature will minimise the impact.

Whilst the works are extensive and during construction and establishment of proposed seeding it will be a visual scar on the landscape, it is considered that once it has been established and the grass has grown through the proposed perforated surface and the banks and reinforced area have been greened over the development will not be overly prominent from long views, and will have an acceptable appearance set against the backdrop of the police camp beyond.

4. Ecology and wildlife

Given the size of the development and the relative proximity of the site to Epping Forest Site of Special Scientific Interest and Epping Forest Special Area for Nature Conservation (about 250metres to the south east) the application has been submitted with an ecological appraisal to assess whether there will be any adverse impact on any protected species or on the ecology of the area.

The site itself consists of poor neutral grassland and is managed as a paddock for police horses and the report concluded that the area is of negligible ecological value and that there would not be a significant adverse effect on ecological receptors as a result of the project. Natural England were consulted on the application and have considered as well as the ground works proposed the potential impact of helicopters having a closer approach to the SSSI, against the potential for fewer flights as a result of the development. They do not wish to object to the proposals although a number of planning conditions have been suggested, which can be imposed to help minimise impact.

5. Amenity

The existing helicopter landing pad at Lippitts Hill Camp has historically caused considerable concern to the residents of Lippitts Hill and users of surrounding land due to the noise and disturbance that low flying helicopters can inevitably cause as they take off from and land at the site. There are residential properties immediately adjacent to the northern boundary of the camp and it is inevitable that helicopters will cause disturbance, although the Metropolitan Police have worked hard to try and minimise this impact.

The current proposal is not intended to result in any increase in helicopter movements, indeed as explained earlier the creation of this landing area should result in a significant drop in the number of daily movements in and out of the site. There is no intention to increase the number of helicopters operating from the site. It appears that the new helicopters that have recently been brought in to operation are noisier on takeoff than the previous fleet, however again if the landing area is developed the helicopters will need to use less power to take off and there will be a reduction in noise as a result. The proposed development is located further from the residential properties than the existing helipad and the landing and take off route is not directly over residential properties. Furthermore, since the facility is not for the use of fixed wing aircraft, the take off and landing noise profiles would generally take place within the length of the proposed runway.

It is considered that subject to conditions restricting number of helicopters based at the land at Lippitts Hill in the ownership of the Metropolitan Police Authority to no more than the three currently based at the site and prohibiting the use of the site by fixed wing aircraft, the proposed development will improve the residential amenity of the area. The Town Council have requested that a strict condition restricting the annual number of flights from the site should be imposed. It is not considered that this would be reasonable or enforceable. There may always be exceptional circumstances and incidents that may require the use of the landing site to increase temporarily. It is considered that restricting the number of helicopters that can be based at the site to 3 is more reasonable and enforceable and should, as explained above, result in fewer flights than at present.

Concern has been raised with regard to the possible impact of helicopters landing and taking off in proximity to the bridleway that runs immediately to the west of the site. Clearly, such movement and noise can easily frighten horses and this could result in serious accidents if horses bolt or throw their riders. Whilst most take offs and landing will actually take place near to the centre of the clear area, away from the east and west ends it is considered that it would be appropriate for some warning to be given to riders of the imminent arrival or departure of a helicopter, so that they can either leave the area or dismount as necessary. The Epping Forest Riders Association have not objected to the application but have suggested that two warning signs, perhaps with illumination linked to the landing lights, should be erected alongside the bridleway (stating "Caution. Helicopter movement imminent") to be illuminated prior to any take offs and landings. This appears to be a reasonable suggestion, subject to details of siting and design.

The West Essex Golf Course lies to the west of the application site and it is likely that golfers may be disturbed by the helicopter movements, but again the number of movements and the noise generated should be less as a result of the development and it is not considered that the impact will be unreasonable.

Conclusion

In conclusion it is considered that there are very special circumstances relating to this development with regard to ensuring adequate, safe, police air support and reducing the noise impact of the use of Lippitts Hill Camp for helicopter landing, that outweigh the limited harm to the openness of the Green Belt. The impact on the visual amenity of the area is acceptable and there will be no significant harm to the wildlife and ecology of the area. It is considered therefore that the development is in accordance with the adopted policies of the Local Plan and the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL- No objection subject to strict planning condition on no increase in flight use or service use.

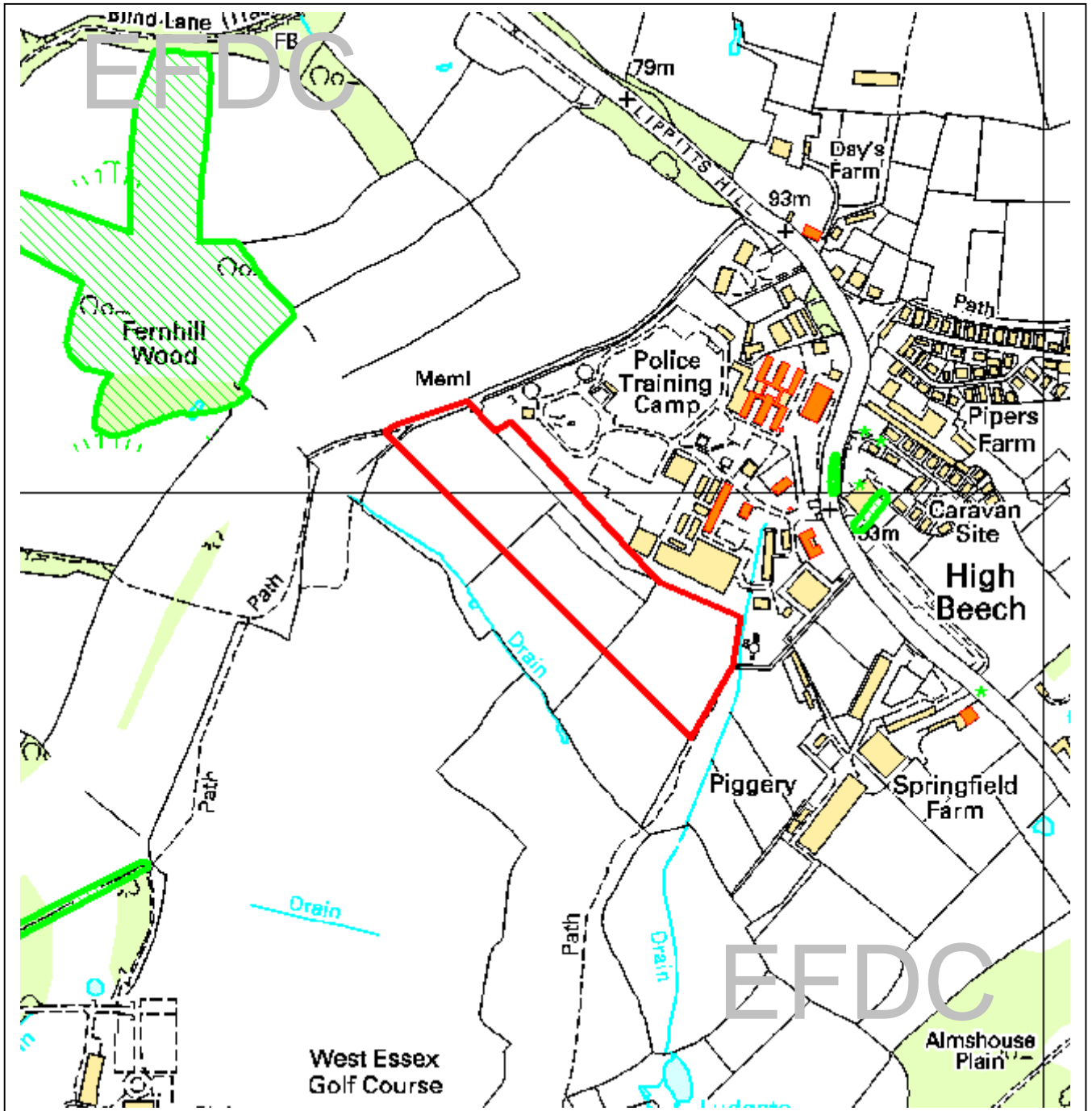
EPPING FOREST RIDERS ASSOCIATION – Would like to suggest conditions. Any trees removed should be replaced and two illuminated warning signs shall be erected alongside the neighbouring bridleway to be illuminated when take off and landings are imminent.

CARLTON HOUSE STABLES, LIPPITTS HILL – Concerned because the end of the runway is extremely close to my home, only a few hundred yards away. Helicopters taking off and landing in my direction will be directly overhead and will be very noisy, plus the nuisance of the big spot lights they carry. Also worried about safety. If a helicopter has problem while taking off or landing we would be in the direct line.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/983/07
Site Name:	Metropolitan Police Cadet Training Centre, Lippitts Hill, Waltham Abbey
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/0432/07
SITE ADDRESS:	Leaside Nursery Sedge Green Nazeing Waltham Abbey Essex EN9 2PA
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr A Marino
DESCRIPTION OF PROPOSAL:	Replacement of greenhouse on footprint of existing and new storage and equipment store (including boundary hedge and landscaping) (Revised application)
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 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.

- 3 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.
- 4 Prior to the commencement of the development hereby approved details of the provision for drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be implemented, maintained and permanently retained as such, unless previously agreed in writing by the Local Planning Authority.
- 5 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.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 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 All surface water inside the curtilage of the site that may be polluted must pass through an interceptor tank to remove any pollutants, before discharging to the surface water system. Details of the interceptor tank system, including an adequate impermeable surface, must be agreed in writing with the Local Planning Authority prior to the commencement of the development. The works shall be implemented in accordance with the approved details, maintained and permanently retained as such unless previously agreed in writing with the Local Planning Authority.
- 9 The proposed garage and store building hereby approved shall be used solely for the purposes of storage in relation to the agricultural activities at the site and for no other purpose, including any other purpose in Class B8 of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Description of Proposal:

The application comprises the following elements:

1. Replacement of the existing greenhouse with a new one on the footprint of the existing structure.
2. The erection of a new building for storage purposes. As part of the proposal the section of the site surrounding the new building would be re-landscaped. This also includes the formation of hardstanding to create 8 new parking spaces.

Description of Site:

The application site is located on the west side of Sedge Green and is accessed by a narrow track from this road. The premises is an established nursery and contains glasshouses that cover a significant proportion of the site. It also includes a number of packing sheds that are in a poor state of repair. The site is located within the Metropolitan Green Belt, Lee Valley Regional Park and an area identified for new and replacement glasshouses on the proposals map under policy E13A. An application for the erection of replacement glasshouses, a packing/storage shed and an agricultural workers dwelling on the site was refused in November 2006. This was refused on the grounds that the Local Planning Authority was not satisfied that a dwelling was essential on site or that alternative accommodation could not be found within a reasonable travelling distance from the location. No objection was raised to the replacement glasshouses and packing/storage shed.

Relevant History:

EPF/0835/92 'Erection of packing/storage shed' Granted (1992).

EPF/1888/05 'Erection of nursery packing shed and storage shed for boxes and crates' Refused (2006).

EPF/1080/06 'Erection of one agricultural workers dwelling and erection of packing/ storage shed and erection of replacement glasshouses' Refused (2006).

Policies Applied:

Local Plan:

CP1 – CP9	Sustainable Development
ST1	Location
ST2	Accessibility
ST4	Road Safety
ST6	Parking
RP3	Water Quality
RP4	Contaminated Land
RP5A	Environmental Impact
U2A	Flood Risk Area Development
U2B	Flood Risk Assessment Zones
U3A	Catchment Effects
U3B	Sustainable Drainage Systems
DBE1	Design
DBE2	Amenity
DBE4	Buildings and Spaces
LL1	Rural Landscape
LL2	Rural Landscape

LL3	Settlement Edge Development
LL10	Landscape Protection
LL11	New Planting
E13A	Glasshouses
E13B	Glasshouse Protection
E13C	Glasshouse Dereliction
GB2A	Green Belt
GB11	Agricultural Buildings
RST24	Lee Valley Regional Park

Structure Plan:

CS2	Natural and Built Environment
CS3	Economic Success
CS4	New Development
C2	Green Belt Development
BE6	Polluting, Hazardous or Noisy Development
LRT2	Lee Valley Regional Park
EG4	Energy Conservation
T3	Accessibility
T7	Road Hierarchy
T8	Route Network
T11	Traffic Management
T12	Parking
T13	Freight Movement

Issues and Considerations:

The main issues for consideration in the assessment of this proposal are the appropriateness of the development in the Green Belt, the impact of the development on the Metropolitan Green Belt and Lee Valley Regional Park and the acceptability of the proposal in terms of sustainability matters, character, the amenity of surrounding occupiers, parking and highways matters, landscaping and access.

1. Parking, access and highways:

Council policies require that proposed developments provide suitable access, numbers of parking spaces, are well related to the road hierarchy, unlikely to lead to excessive congestion and would not be detrimental to highway safety or be likely to result in excessive adverse effects from traffic generation. The County Council Highways Group have not raised any objections to the proposal. Officers support this view and are of the opinion that, when the impact of the existing lawful use of the site is considered, the proposal is in accord with the relevant policies.

2. Amenity of neighbouring and surrounding occupiers:

Council policies require development not to have a detrimental effect upon the existing neighbouring or surrounding properties in either amenity or functional terms. They also specify that permission will not be granted for development where it could cause excessive noise, vibration, or air, ground waters or light pollution for neighbouring land uses. Having had regard to the size, siting and design of the proposed development it is considered that the scheme, as could be controlled with suitable conditions, would be acceptable in all these regards.

3. Metropolitan Green Belt and Lee Valley Regional Park matters:

The proposed development is for the purposes of horticulture and as such it is appropriate, in principle, for location within the Metropolitan Green Belt. Policy GB11 states that consent will be granted for an agricultural building providing that the proposals meet the following criteria:

- (i) are demonstrably necessary for the purposes of agriculture within that unit;
- (ii) would not be detrimental to the character or appearance of the locality or to the amenities of nearby residents;
- (iii) would not have an adverse effect on highway safety or, with regard to water quality and supply, any watercourse in the vicinity of the site;
- (iv) would not significantly threaten any sites of importance for nature conservation.

Criteria (ii) and (iii) are considered elsewhere in this report and are found to be met. In terms of criteria (i) the proposed greenhouse is by its very nature a building necessary for the purposes of carrying out horticultural operations on the site. That it replaces an existing structure which is used for the same purpose further supports the case for taking this view. In terms of the new storage building, the applicant contends that the existing facilities are inadequate for the production and legislative demands of their business. They indicate that the applicant is required to provide individual storage compartments for various items resulting from their business. This case is accepted by officers as an adequate demonstration of the need for the building and is deemed to be entirely reasonable, particularly given the state of repair of the existing storage structures. In respect of criteria (iv), it is not considered that the proposal would threaten any site of importance for nature conservation. It is considered that any concerns regarding alternative uses for the buildings can be adequately addressed with suitable conditions. The proposal is not deemed to conflict with policies relating to the Lee Valley Regional Park.

4. Sustainability and flooding matters:

It is noted that concerns have been raised that the proposal would fail to accord with planning policies and guidance in respect of aspects sustainability matters. However, having had regard to the requirements of other legislation and the relevant national, regional and local policies and guidance it is considered that the proposal is acceptable in this regard with the conditions recommended. Indeed a more modern structure would be expected to offer greater sustainability in terms of matters such as thermal efficiency. The Council Land Drainage Group have stated that any concerns relating to the proposal falling within a flood risk assessment zone can be suitably addressed with the conditions recommended. Issues relating to the site potentially containing contaminated land are deemed to be adequately addressed with the informative suggested.

5. Character, appearance, landscaping and design 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, safeguard character and employ materials which are sympathetic to their context. More generally proposals need to maintain the quality of the rural and built environment and provide adequate scope for acceptable landscaping. Having had regard to the character of the area and existing building and the size, scale, siting and design of the proposal, it is considered that, as could be controlled with suitable conditions, the development would preserve the character and appearance of the site and area more generally. Landscaping issues are deemed to be adequately addressed with the conditions recommended.

6. Other matters:

Numerous concerns have been raised that the title on the drawings initially submitted with the application refer to a new dwelling. This discrepancy has been removed and amended plans

submitted with an alternative title that no longer refers to a dwelling. Furthermore, both the initial and amended drawings do not show a new dwelling of any sort.

Conclusions:

The proposed development is deemed by officers to be acceptable, subject to conditions. The application is therefore recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

NAZING PARISH COUNCIL: Members have no objection to upgrading the existing greenhouses, but would object to a new storage and equipment store which would incur more traffic movement in a controversial area. Members were also concerned by the plans denoting a 'new house' statement on the application drawings.

HOLMSFIELD NURSERY, MEADGATE ROAD: Objection on grounds that property already has two buildings which are used for the same purpose, the buildings will be situated on the edge of the Lea Valley Park and will be used as a factory dealing with vehicle engines.

SEDGEGATE, SEDGEGREEN ROAD: Objection, on grounds that the proposal involves a massive workshop building which will be used for an industrial/motor trade use right on the boundary with Lea Valley regional Park, provides excessive parking, includes information which is inaccurate and that certain of the buildings are not necessary.

SEDGEGREEN BUNGALOW, SEDGEGREEN: Objection on grounds that plans and information submitted contain discrepancies and that the intention is to use the site for an engine reconditioning/machine shop with a view to establishing an industrial estate. Concerns have also been expressed that the new buildings proposed are excessive and beyond what is required for the business.

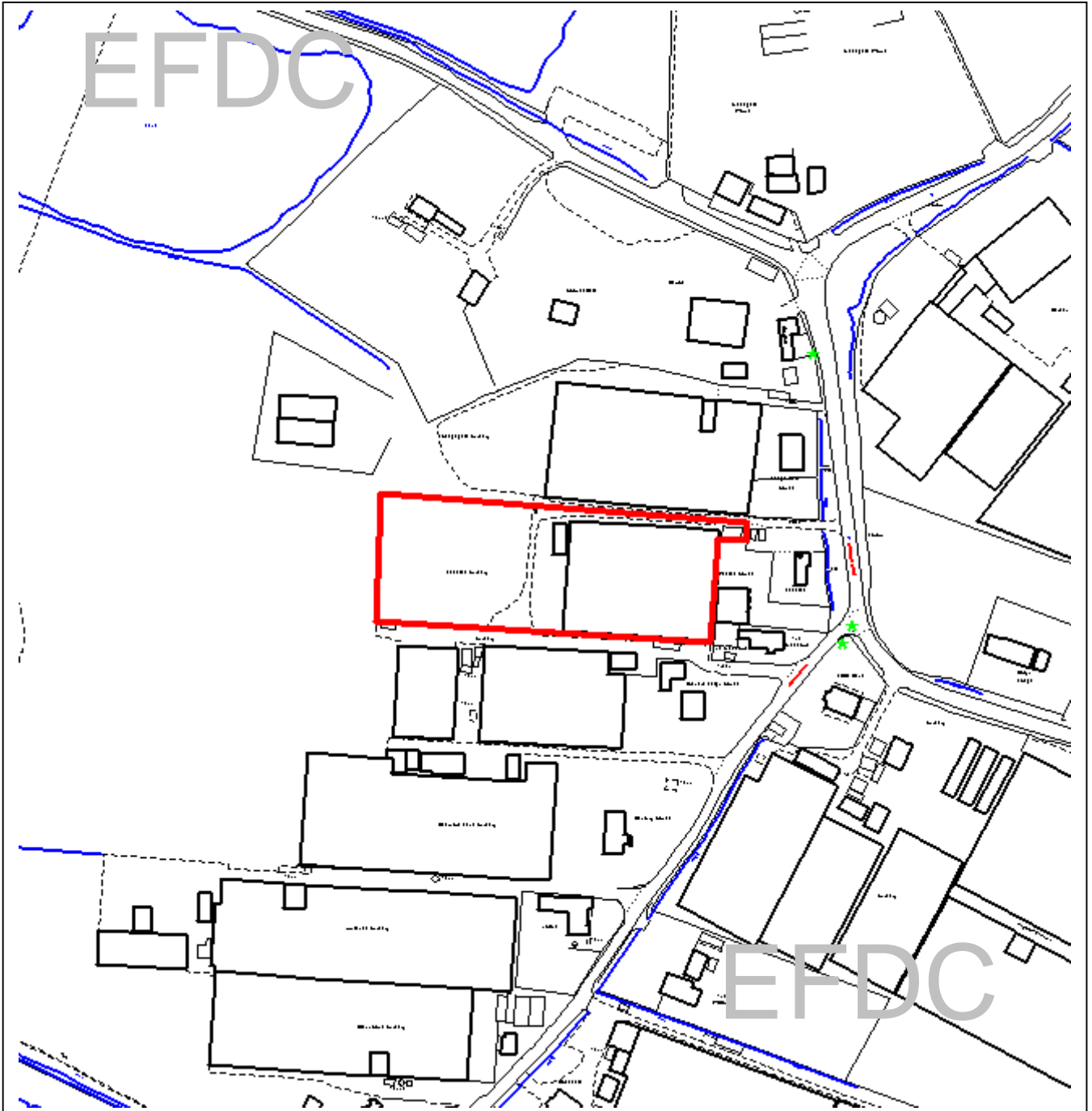
FLAT LEASIDE, SEDGEGREEN ROAD: Objection on grounds that site already has two packing and storage buildings and these have previously been sufficient and that the building may not be used for the purpose indicated.

NAZEING CONSERVATION SOCIETY: Objection to reference to proposed bungalow on information submitted.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/432/07
Site Name:	Leaside Nursery, Sedge Green, Nazeing, EN9 2PA
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/0966/07
SITE ADDRESS:	Holcombe Nazeing Road Nazeing Essex EN9 2HY
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr P Clark
DESCRIPTION OF PROPOSAL:	Two storey side extension, single storey rear extension and loft conversion with rear dormer windows. (Revised application)
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 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.
- 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.

Description of Proposal:

The application comprises the following elements:

1. A single/two-storey side extension (ground floor and, in places, the roof providing further accommodation). The proposed extension would have a pitched roof set at the same height as the main roof of the building at its highest point and be set in a minimum of 1m from the boundary with the adjacent property.
2. A single storey rear extension. The proposed extension would have a flat roof, be situated along the boundary with the adjoining property, set in approximately 1.35m from the boundary with the adjacent property and have a depth of 3m.
3. A loft conversion involving two rear dormer windows. The dormers would each have pitched roofs and approximate maximum dimensions of 2.3m high and 1.85m wide.

Description of Site:

The application property is a semi-detached dwellinghouse situated on the south side of Nazeing Road. The property forms part of a group of four dwellings set back from the main frontage of Nazeing Road. The property has not previously been extended. This area of land has been designated as potentially contaminated due to its previous use as a kennels and falls within a flood risk assessment zone. It is also located close to a former landfill site. The adjoining property has previously undergone a rear dormer window roof extension.

Relevant History:

EPF/0087/07 'Two storey side extension, single storey rear extension, single storey front extension and loft conversion involving rear dormer windows' Refused on grounds of poor design and harm to amenity caused by its size and siting (2007).

Policies Applied:

Local Plan:

- CP2 (Rural and Built Environment);
- DBE9 (Neighbour Amenity);
- DBE10 (Design);
- RP4 (Contaminated Land);
- U2A (Flood Risk Area Development);
- U2B (Flood Risk Assessment Zones);
- U3A (Catchment Effects)

Issues and Considerations:

The main considerations in the assessment of this proposal are its impacts on the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property and street scene. The implications of the site falling within an area of potentially contaminated land and a flood risk assessment zone also need to be considered.

1. Character and appearance:

Council Local Plan Policies require that residential extensions complement the existing building and street scene and maintain the quality of the built environment in general. Having had regard to the character of the area and existing building and the size, siting and design of the proposed alterations, it is considered that the proposed extensions and alterations would accord with these policies. The scale, form and detail of the proposed extensions are such that they would complement the character and appearance of the existing building, street scene and area in general.

2. Amenities of the occupiers of the neighbouring properties:

Council Local Plan Policies require that proposals do not result in the occupiers of the neighbouring and surrounding properties suffering an excessive loss of amenity. It is considered that the design, size and siting of the proposed extensions and alterations are such that, as could be controlled with the conditions recommended, the proposal would preserve the amenities of the occupiers of both the neighbouring and surrounding properties. As such the proposal is considered to accord with policy in this regard.

3. Contaminated land and flooding matters:

The Council Environmental Services Department have noted that the site falls within an area which has been designated as potentially contaminated. However, they consider that this issue can be adequately addressed with a suitable informative. Similarly, any concerns relating to the proposal falling within a flood risk assessment zone can be suitably addressed by a suitable informative.

Conclusion:

The proposal is considered to have overcome the reasons for refusing the previous application and with the conditions recommended is deemed to be in accord with the relevant planning policies. As there are no other relevant material planning considerations the application is recommended for approval subject to conditions.

SUMMARY OF REPRESENTATIONS:

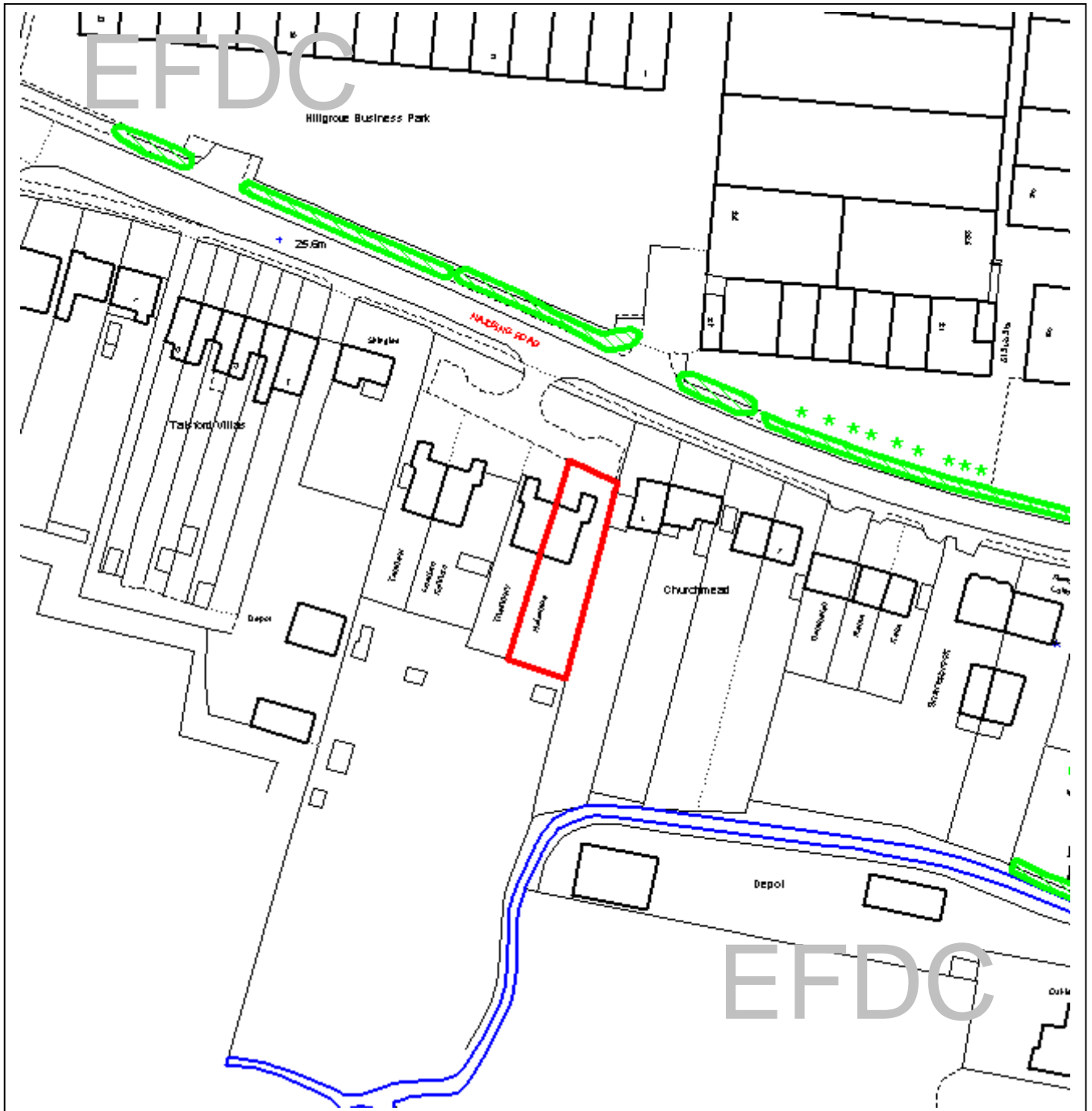
NAZEING PARISH COUNCIL: After consideration, Nazeing Parish Council has agreed to object to the revised application on the grounds that this is still overdevelopment and harmful to the street scene and area in general. It is considered to be detrimental to the amenities of the neighbouring property, therefore it is considered to be contrary to policies DBE10 and 9 of the Local Plan.

NEIGHBOURS: No response received.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	3
Application Number:	EPF/966/07
Site Name:	Holcombe, Nazeing Road, Nazeing, EN9 2HY
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1016/07
SITE ADDRESS:	The Marriott Old Shire Lane Waltham Abbey Essex EN9 3LX
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
APPLICANT:	Hall Fire Protection Ltd
DESCRIPTION OF PROPOSAL:	Erection of sprinkler tank and pump housing and an external services duct to the existing building. (Revised application)
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 sprinkler tank hereby approved, shall be painted in a dark colour that shall have been previously approved in writing by the Local Planning Authority and maintained thereafter.
- 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.

Description of Proposal:

The application is seeking permission for the erection of a water tank and a pump house, which is to be used as an internal sprinkler system in case of a fire at The Marriott Hotel. Also an external services duct will be constructed against the southern façade of the building.

The proposed tank is to be constructed of galvanised steel and it will have a diameter of 4.65 metres by a height of 4.86 metres. The proposed pump station is to be 4.3 metres in width by 5.8 metres in depth and it will have a height of 3.5 metres.

The external services duct will project 1.1 metres from the façade and will have a width of 2.85 metres. The duct will have an overall height of 7.2 metres and will have a pitch roof. It will be constructed from colour-coated steelwork.

Both the pump station and the tank will be located close to the south western corner of the site approximately 12-15 metres from Honey Lane.

Description of Site:

The subject site is located on the corner of Honey Lane and Old Shire Lane in Waltham Abbey. The site fronts onto Old Shire Lane. The site is mainly regular in shape comprising of approximately 7 acres. A large hotel occupies the site, which is located to the southern end of the property. Car parking and vehicle access is to the north of the hotel.

To the north and west of the site lie residential dwellings, which mainly comprise of two storey semi detached and terrace style dwellings.

Relevant History:

There have been a number of planning applications for the site dating back to 1954 for various applications ranging from buildings and works to advertising. The most recent applications are as follows:

- EPF/1104/98 – Amendment to existing highway access to provide road blocks, ramps and a kiosk (approved)
- EPF/1639/00 – Erection of a computer room and housing air conditioning system (approved)
- EPF/172/01 – Advert application (approved)
- EPF/0341/07 – Erection of a sprinkler tank and pump house (refused)

Policies Applied:

Structure Plan;
CS2 Protecting the Natural and Built Environment
BE6 Polluting, Hazardous or Noisy Development

Local Plan Policies;
RP5A Noise and other forms of nuisance
DBE1, DBE2, and DBE9 relating to design, impact on neighbours and locality.

Issues and Considerations:

The application is for the construction of a pumping station, water tank and an external service duct. The location of the development is close to a residential estate and main road and therefore the main issues to be addressed would relate to the design of the development and any impacts on the amenities enjoyed by the occupants of adjacent residential properties.

It should be noted that the previous application (EPF/0431/07) was refused as it was considered that, due to the development's size and close position to residential dwellings, it would be a visually obtrusive development to adjoining residents. There were no concerns regarding the design of the development.

The revised scheme has relocated the development approximately 30 metres away from the residential dwellings to the west. The development was located approximately 5 metres away from the dwellings under the previous scheme.

The Epping Forest District Local Plan seeks to ensure that a buildings and works are 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.

Now that the pumping station and water tank has been relocated much further away from the residential properties, there would not be any significant impact on the visual amenities enjoyed by their occupants. Concerns about their finished appearance can be resolved through the imposition of suitable conditions. Accordingly, the objections to the previous proposal have been overcome and residents' concerns are addressed. There is no objection to the proposal in terms of the potential for noise or vibration because of its location remote from existing dwellings and the low levels that would be generated.

Since the pumping station and water tank would be constructed close to the south west corner of the hotel away from its front elevation it is considered that they would have an acceptable relationship to the main hotel building. The combination of sensitive location and existing high fencing along Honey Lane serves to minimise the visual impact of the development on the street scene. It is also considered that the proposed external service duct is of an appropriate design response as it is of a low scale and will be subservient to the building.

Conclusion:

In conclusion it is considered that the development is now acceptable as it has been set back from the adjoining residential properties to the west and is now not visually obtrusive. The design of the pumping station, water tank and service duct is of an appropriate design response and therefore it is recommended that the application be approved subject to conditions.

SUMMARY OF REPRESENTATIONS:

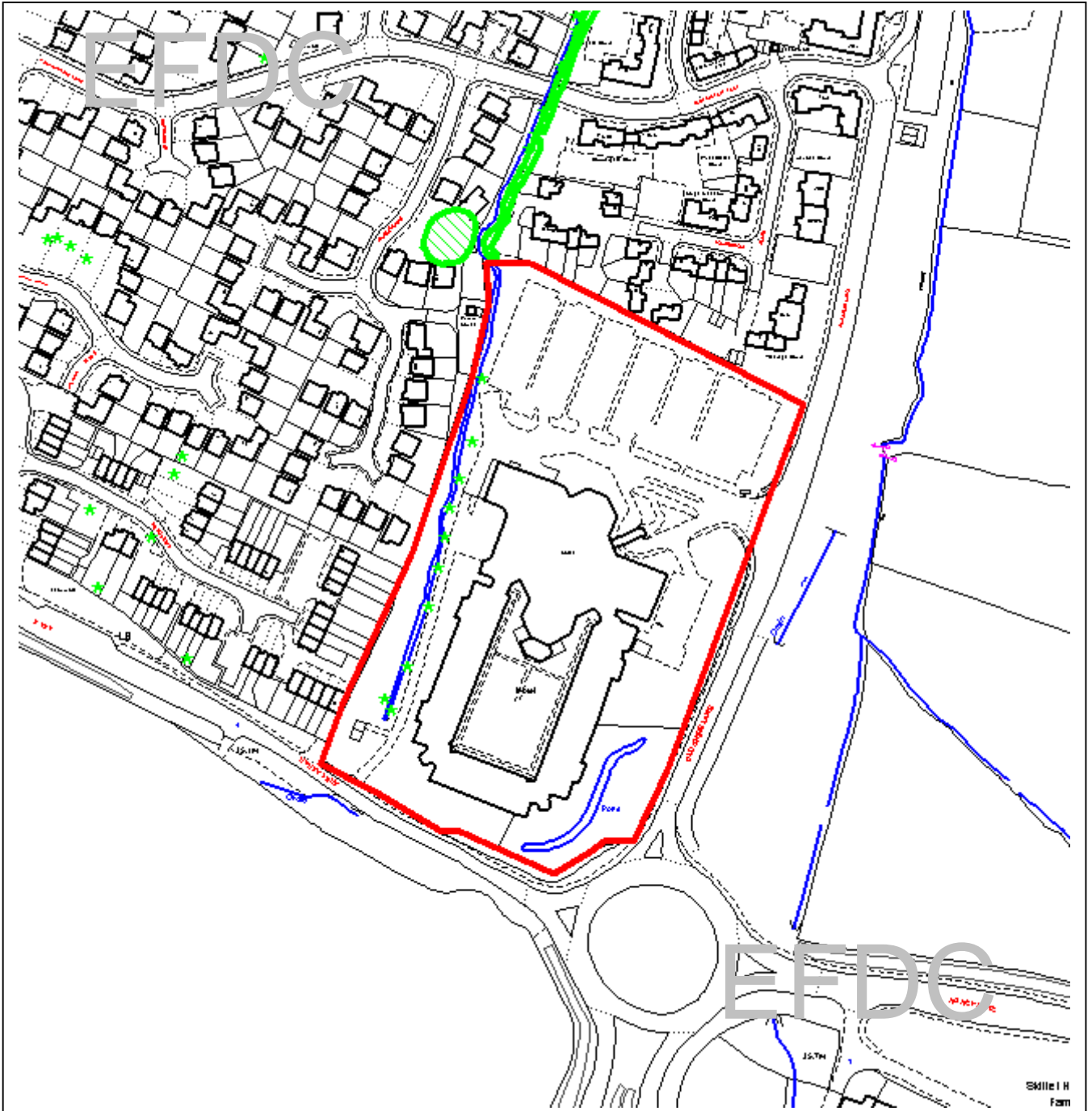
WALTHAM ABBEY TOWN COUNCIL: No objection, but it is preferred that the tank be set into the ground so that it is no higher than the ridge of the pump house.

NEIGHBOURS: 14 letters were sent to adjoining and adjacent property owners and a site notice placed on site. Two letters of representations from local residents were received by email raising concerns that the galvanised tank would appear unsightly when seen from the rear gardens of adjoining residential dwellings and that it would cause glare and a bad reflection during sunny days.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	4
Application Number:	EPF/1016/07
Site Name:	The Marriott, Old Shire Lane, Waltham Abbey, EN9 3LX
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/1108/07
SITE ADDRESS:	28 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
APPLICANT:	R Fisher & J Gallagher
DESCRIPTION OF PROPOSAL:	Demolition of single storey offices, conversion of existing offices to residential and new construction of offices and residential apartments to the rear of the site.(6 residential units) (Revised application)
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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Prior to first occupation of the building hereby approved the proposed window openings shown to be fitted with obscured glazing, on the approved plans on the shall be fitted with obscured glass and shall be permanently retained in that condition.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of the development details of the proposed surface materials for the access, parking area and courtyard shall be submitted to and approved in writing by the Local Planning Authority. The approved surface treatment shall be completed prior to the first occupation of the development.
- 6 The bicycle parking facilities shown on the approved plans shall be provided prior to the first occupation of the development and thereafter retained and kept available for that use.

- 7 Additional drawings that show details of proposed new windows and door to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of any works.
- 8 The rooflights to be installed shall be traditional metal skylights such as Conservation Roof Lights, details are to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development and the scheme shall be implemented in accordance with the agreed details.
- 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 that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

Description of Proposal:

Demolition of single storey offices, conversion of existing offices to residential and erection of offices and residential apartments to the rear of the site. The proposal retains a small retail unit to the front of the site and provides a large office unit behind this at ground floor with 4 two-bed flats and 2 one-bed flats above. Two car parking spaces are incorporated at the rear together with two cycle storage areas and a bin store and a small courtyard area is created. Access to the flats is from Derby Drive to the rear. No alterations are proposed to the front elevation of the property facing Sun Street.

Description of Site:

Shop unit with offices to the rear and above, located within the key frontage of Sun Street within the Waltham Abbey Conservation Area. To the rear facing on to Derby Drive is a small yard. The single storey office extension to the rear is flat roofed. To the rear of the site lies a public car park.

When the application was submitted the building was on the Statutory List of buildings of architectural or historic importance, but it has since been removed from the list. Accordingly, the building is not a listed building.

Relevant History:

Various applications for planning and listed building consent over the years, Most recently LB/EPF/310/00 Replacement of corrugated asbestos roof with double skinned profile steel Approved 23/6/00.
EPF/2294/06 and LB/2295/06 demolition of single storey offices, conversion of existing offices to residential and construction of offices and residential apartments to the rear (8 residential units) Refused 9/2/07. (Planning and Listed Building Consent)

Policies Applied:

Structure Plan:

CS1, CS4	relating to sustainability
BE1, BE3	business location and retention
H2, H3	Housing location
HC2	Conservation areas
T12	vehicle parking.

Local Plan and Local Plan Alterations:

CP3, CP4, CP5, CP6, and CP7	Core policies relating to sustainability
H1A, H2A, H3A and H4A	relating to housing provision
TC1 and TC3	regarding town centre uses.
ST1	Location of development,
ST2	Accessibility,
ST4	road safety and
ST6	vehicle parking.
E4A	protection of Employment sites

Issues and Considerations:

The following matters need to be considered in determining this application: Impact on the vitality/viability of the Town Centre and employment; design and impact on the conservation area; living conditions for residents; impact on amenity of neighbours; parking and access; sustainability; contaminated land and archaeology.

1. Impact of the change of use on the Town Centre and Employment

The proposal will result in a reduction in the size of the retail unit at ground floor within the Key Retail Frontage of the Town Centre, which may affect the long term viability of the unit as a shop. However, importantly, the retail frontage is retained and the proposal is not therefore contrary to the town centre policies of the Local Plan, which seek to maintain the retail character of the key frontage.

The proposal also results in a small loss of office floorspace. The employment policies of the Local Plan seek to maintain existing employment floorspace and where possible achieve additional employment uses in suitable locations. The site is within the Town Centre and is well located for employment, with relatively good transport links and employment uses should be maintained or increased if possible. However, the proposed office unit will provide a modern flexible facility that will be more attractive to potential occupants than the existing somewhat fragmented office provision. The applicants have stated that two office tenants have moved out in the last year. The most recent town centre survey shows that there are a number of small office units vacant in the immediate area, which suggests that there is not a demand for such small facilities. It is considered therefore that the change from small offices over 3 floors, to a larger single office at ground floor may be a way of encouraging business use in the Town Centre.

2. Design and impact on the Conservation Area

The proposals include demolition of the existing flat roofed single storey rear extension that is not in keeping with the conservation area and the erection of a large L shaped addition of considerable bulk and massing that will cover most of the site, with just a small courtyard area remaining with access from the front and rear. The proposed addition has however been carefully designed in consultation with the Listed Building advisor from Essex County Council. (When the application was submitted the building was on the Statutory List of buildings of architectural or historic importance, but it has since been de-listed). The main ridge of the extension has been kept below

the ridge of the fronting building and care has been taken to ensure that the rear element, facing Derby Drive is suitably detailed. The development is in scale with the adjacent development and the design is considered appropriate to the conservation area.

3. Living conditions

The proposed development results in the creation of 6 new residential units (a reduction of 2 from the recent refusal). The proposed units are a mix of one and two bed and there is no amenity space proposed although they are situated a short walk to public amenity space at Abbey Gardens, which leads onto less formal open space within the Lee Valley Regional Park. Given the town centre location, above business uses it is not unusual for such units to be without private amenity space and it is considered that they are unlikely to be used by families. It is not considered that this lack of private amenity space would be grounds for refusal, particularly having regard to the proximity of extensive public gardens and parkland.

Two of the proposed flats directly face residential units in the adjacent development and therefore their windows are restricted to prevent direct overlooking. Whilst this is not ideal it is considered that the flats will have adequate light and that the restricted outlook ensures privacy.

4. Sustainability

In sustainability terms this is a suitable location for additional residential units, being close to shops and services, employment opportunities and public transport, such that the need for car travel is greatly reduced. It is considered that the development is in accordance with the adopted sustainability policies.

5. Parking and Access

Following on from the above, given the location of the site within the town centre, the need for parking in connection with the development is greatly reduced. Only two car parking spaces are proposed and these are intended for the business uses of the site, rather than the flats. The site is immediately opposite public car parking facilities and the proposals are considered to be in accordance with the adopted maximum car parking standards that seek to reduce reliance on the car. The scheme also incorporates suitable cycle parking facilities, which can be accessed from both Sun Street and Derby Drive.

6. Contaminated Land

The site has been identified as potentially contaminated from past uses and therefore prior to any works taking place on site a full contaminated land survey will be required; this can be adequately secured by condition.

7. Archaeology

The site is within the medieval centre of Waltham Abbey and it is likely that archaeological deposits would be disturbed during groundwork for the development therefore if permission is granted a condition requiring a programme of archaeological investigation would be necessary.

Conclusion

In conclusion it is considered that the development provides an appropriate mix of retail, office and residential development that will help maintain the vitality of the Town centre. The design of the development is in keeping with the existing building and the conservation area and the

development is in accordance with the adopted policies of the Structure Plan and Local Plan. The application is therefore recommended for approval subject to conditions.

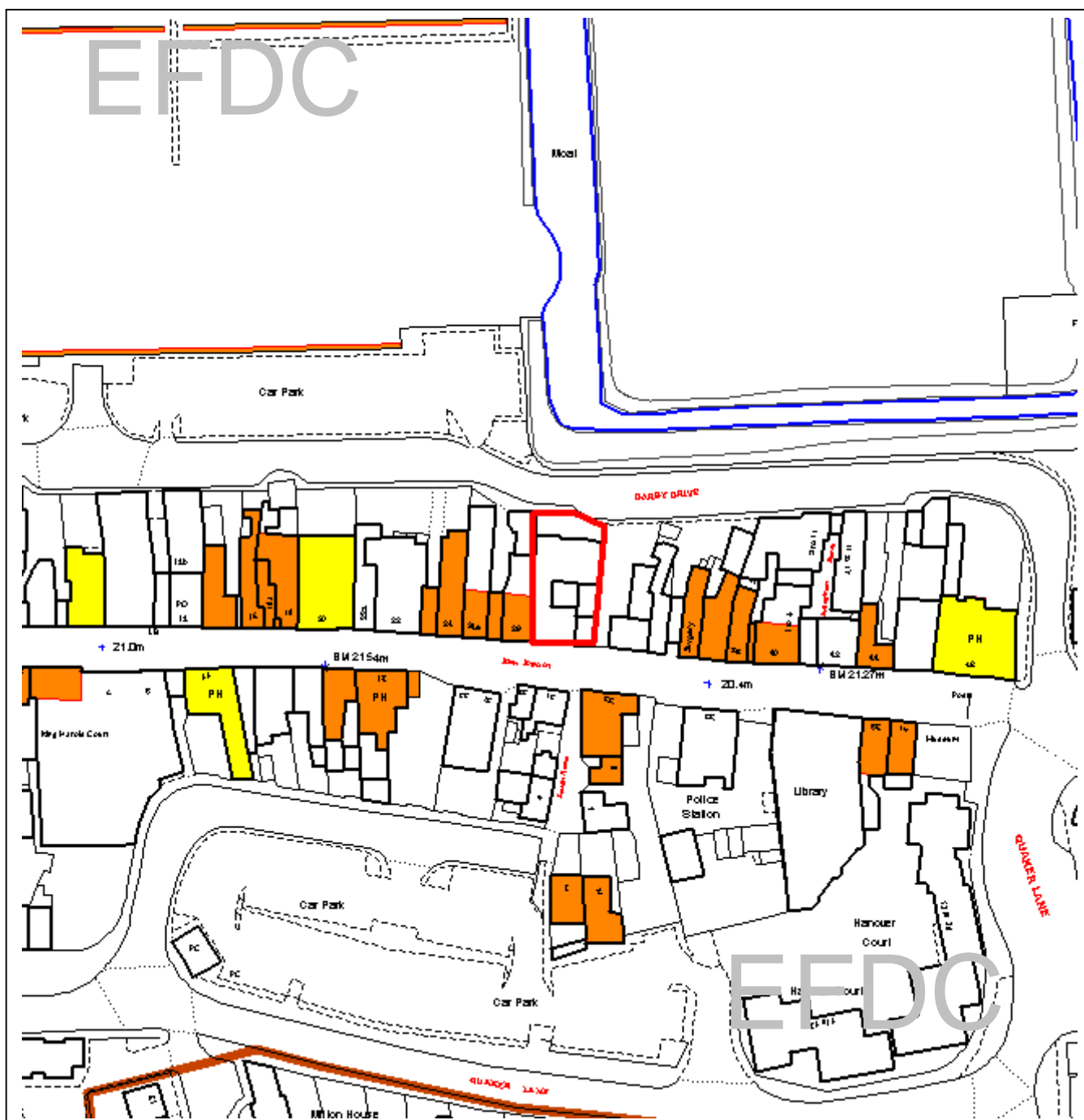
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection. A very acceptable design, which we approve, subject to listed building officers approval.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	5
Application Number:	EPF/1108/07
Site Name:	28 Sun Street, Waltham Abbey, EN9 1EE
Scale of Plot:	1/1250