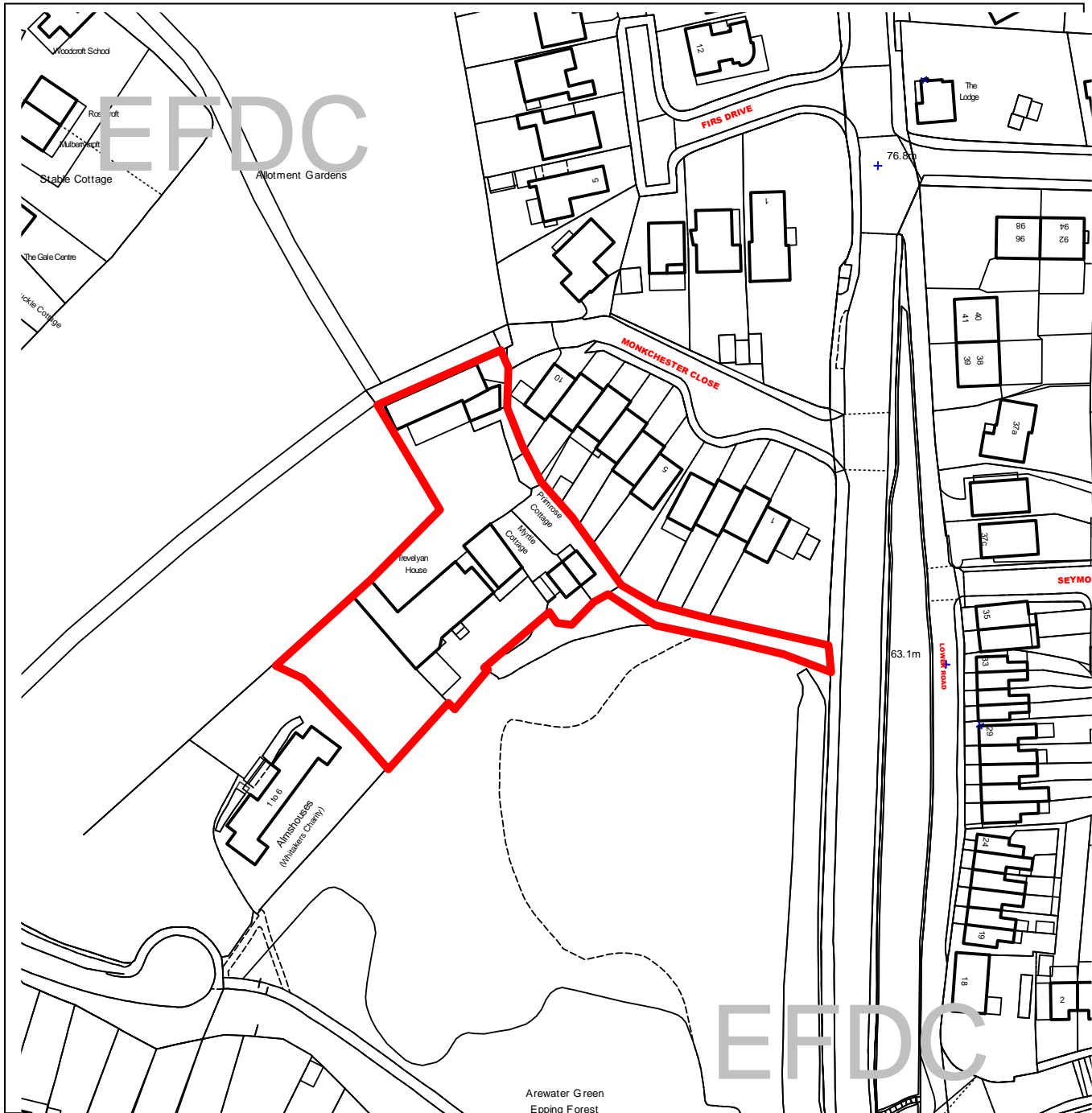




Epping Forest District Council



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Application Number:	EPF/1317/19
Site Name:	Trevelyan House Goldings Hill Loughton Essex IG10 2SW
Scale of Plot:	1:1250

Report Item No: 9

APPLICATION No:	EPF/1317/19
SITE ADDRESS:	Trevelyan House Goldings Hill Loughton Essex IG10 2SW
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Trevelyan House Ltd
DESCRIPTION OF PROPOSAL:	Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/2379/17. (Demolition of three existing properties and associated buildings to be replaced with x 8 no. dwelling houses, new access road, parking and landscaping). Erection of 7 no. street lights accompanied by a lighting report.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624325

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: FFK_300 Rev M, FFK_302 Rev C, FFK_301 Rev C, Outdoor Lighting Report dated 21 October 2019 project no. 14565-1-D [Braemer], 14565-1-D [Braemer] Horizontal Illuminance (lux), DRG NO. 20653-08 A, FFK_327A, FFK_002, FFK_311, FFK_310 A, FFK_304 B, FFK_303 B, FFK_302 C, FFK_301 C, FFK_300 M, FFK_112 A, FFK_111 A, FFK_110 A, FFK_105, FFK_105, FFK_104, FFK_103, FFK_102, FFK_101, FFK_100 D, Proposed Side Elevation (1_East), 318 A, FFK_317 B, FFK_316 B, 315 B, FFK_314 A, FFK_313 A, FFK_312, FFK_322 A, FFK_321 A, Proposed Front Elevation (1_North), FFK_320 A, FFK_331 A, FFK_330 B, FFK_326 C, FFK_325 B, FFK_324 B, FFK_323, FFK_001 A
- 2 The development shall be implemented in accordance with material samples approved under application reference EPF/0258/17.
- 3 The development shall be implemented in accordance with approved surface water disposal details under application reference EPF/0258/17.

- 4 The development shall take place in accordance with approved details under application EPF/0258/17 of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule). If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 5 The development shall be carried out only in accordance with the approved Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 as approved under application reference EPF/0258/17.
- 6 Measures contained within the flood risk assessment and management and maintenance plan approved under application EPF/0258/17 shall be carried out prior to the substantial completion of the development and shall be maintained in accordance with the approved management and maintenance plan.
- 7 The development shall be carried out in accordance with the approved remediation scheme under application reference EPF/1764/17 unless otherwise agreed in writing by the Local Planning Authority.
- 8 Following completion of measures identified in the approved remediation scheme under application reference EPF/1764/17 and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out together with details of any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented in accordance with the approved timeframe for implementation, or within 3 months of the substantial completion of the development, whichever is later.
- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 10 The development shall be carried out in accordance with the details of levels approved by the Local Planning Authority under application reference EPF/0258/17.
- 11 The Construction Method Statement submitted to, and approved in writing by, the Local Planning Authority under reference EPF/0258/17 shall be adhered to throughout the construction period.
- 12 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 13 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 14 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 15 Prior to first occupation of the development hereby approved, the boundary treatments approved under application reference EPF/0258/17 must be implemented.
- 16 The development shall be carried out in strict accordance with the approved ecology information and recommendations supplied in the letter dated 29th April 2016 by AA Environmental Landscaping Limited.
- 17 Prior to first occupation of the development hereby approved, the proposed second floor front facing window opening on plot 5 (for the avoidance of any doubt the most southerly terrace) shall be entirely fitted with obscured glass to a height of 1.5 metres and have fixed frames to a height of 1.8m above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 18 The hereby permitted lighting shall be installed in accordance to the submitted scheme detailed in the following drawings: Outdoor Lighting Report dated 21 October 2019 project no. 14565-1-D [Braemer], 14565-1-D [Braemer] Horizontal Illuminance (lux), DRG NO. 20653-08 A, FFK_327A of decision reference EPF/1317/19.

At the Group Leaders' Meeting of 24 June 2020 it was decided that for the duration of the coronavirus pandemic, no member site visits would be conducted. Therefore, any planning application deferred for a site visit by an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (DDMC) for determination.

Since this application was referred for a site visit at the Area Planning Sub-Committee South meeting of 3 June 2020, prior to the above decision being made, members were given the option at Area Planning Sub-Committee South on 01 July 2020 for this application to be either referred up to DDMC or brought back to the next Area Planning Sub-Committee South for consideration and determination.

After discussion, members agreed that this planning application would come back to the next Area Planning Sub-Committee for consideration and determination.

This application is before this Committee since the recommendation is for approval contrary to more than five objections which are material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Background (pre housing development on site)

The site is located off Goldings Hill with access predominantly achieved from Monkchester Close and a small access further south serving the front elevation of the properties on site. The City of London own this access. Easements over this road exist at the discretion of the Conservators of Epping Forest.

To the south of the site is a small forested area owned by the City of London and an associated pedestrian access and informal parking area serving the same. To the southwest are Grade II Listed Almshouses, to the north of the site are a number of historic and well used allotments (known as the Potato ground) and to the east is Monkchester Close. The Almshouses and these allotments form part of the Baldwins Hill Conservation Area. The Conservation Area also includes a narrow strip of land within the site adjacent to the southwest boundary.

Trevelyan House includes generous accommodation and a number of outbuildings, some of which are in residential uses and some of which were used as a motor repair garage. Myrtle Cottage and Primrose Cottage are traditional style cottages. The Conservation Officer has previously visited the site to view the existing properties, however whilst they are older properties, they have not been considered worthy of retention or any heritage status.

The site has a steep gradient, rising towards the allotments from Goldings Hill, and a number of trees on site which is of significant value. Positive discussion with Officers prior to application has resulted in the proposed retention of a Monkey Puzzle which is of high landscape value.

The surrounding area has a residential character at low densities with various house types in the area, but generally a two storey character prevails across an area with very differing ground levels. No part of the site or neighbouring land is in within the Green Belt.

Description of Proposal and History to Date:

The application submitted is to vary condition 2 (plan numbers) of the planning approval EPF/2379/17. EPF/2379/17 was itself a variation of EPF/1578/16 which granted approval for 8 new dwellings with associated parking and garden areas. The houses approved and built on site comprise of 4x4 bedroom dwellings and 4x3 bedroom dwellings forming a mix of terrace, semi-detached and detached properties around a cul-de-sac.

The new development which has been built has an approved and implemented vehicle access from Monkchester Close and a pedestrian access retained from the south of the site to Goldings Hill.

There are 18 parking spaces (10 for residents plus 8 visitor spaces) and a turning area for refuse vehicles. The proposed gardens range in size from 62m² to 138m².

EPF/2379/17 (which was approved) sought variation of plan numbers approved under EPF/1578/16. This was for the following:

1. Plot 1 – The rotation of the dwelling within its Plot, the minor increase in floor area (approx. 10.5sqm) including ground floor infill addition and stepping of the ground floor slab to better reflect the on-site ground levels.
2. Plots 6 & 7 – The proposed stepping of the ground floor slab to Plots 6 & 7.
3. Plot 8 – The proposal of a basement level and rear infill extension.

Description of current proposal:

EPF/1317/19 is for the variation of plan numbers (condition 2). It relates to the inclusion of street lighting for the approved and built housing development.

There would be a total of seven street lamps which would be of the Braemar heritage luminaire by DW Windsor with anti-glare shield fitted. The proposed street lamps would be 4.420m high from the ground level.

Relevant history

EPF/2379/17 Application for variation of condition 2 'plan numbers' on planning application EPF/1578/16 (Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping) FINAL DECISION 15-09-2017 Grant Permission (With Conditions)

EPF/1578/16 Demolition of three existing properties and associated buildings to be replaced with 8 no. dwelling houses, new access road, parking and landscaping. FINAL DECISION 28-06-2016 Grant Permission (With Conditions)

Policies Applied:

Adopted Local Plan and Alterations

- CP1 Achieving Sustainable Development Objectives
- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP6 Achieving Sustainable Urban Development Patterns
- CP7 Urban Form and Quality
- HC6 Character, Appearance and Setting of Conservation Areas
- HC7 Development within Conservation Areas
- H2A Previously Developed Land
- H3A Housing Density
- H4A Dwelling Mix
- DBE1 Design of New Buildings
- DBE2 Affect on Neighbouring Properties
- DBE3 Design in Urban Areas
- DBE6 Car Parking in New Development
- DBE7 Public Open Space
- DBE8 Private Amenity Space
- DBE9 Loss of Amenity
- LL11 Landscaping Schemes
- ST1 Location of Development
- ST2 Accessibility of development
- ST4 Road Safety
- ST6 Vehicle parking

NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- (a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Achieving sustainable development
DM9	High Quality Design
H1	Housing mix and accommodation types
T1	Sustainable transport choices
T2	Safeguarding of routes
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM10	Housing design and quality
DM11	Waste recycling facilities on new development

DM16	Sustainable Drainage Systems
DM18	On site management of waste water and water supply
DM19	Sustainable water use
DM21	Local environmental impacts, pollution and land contamination
DM22	Air quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 76

Responses received:

STABLE COTTAGE, WHITAKERS WAY, OBJECT:

This development will radically change the area and disturb views from houses on Whitakers Way. This will interfere with the local area as a conservation area.

12 WROTHS PATH COMMENT (Comment about development which has been approved and built not about lighting) this is green belt land, and these houses are 'growing ' by the day, it was always going to be the case that if a developer was given an inch, they would then apply for a mile. I strongly disagree with any additional land, ground or space being given to increase the size of this development

8 MONKCHESTER CLOSE, OBJECT:

We object to the light that has already been erected outside the rear of 9 Monkchester Close. This was never on the original plan and has already been erected with no permission. This light will be directly outside the bedrooms of 8 and 9 Monkchester Close and we have already had our privacy compromised by the changes that have been made and the removal of a protected tree. There is a light beside number 10 and also one near the new houses and this is not needed. Lower lights were expected to be in place and have already been put along the new wall. This is excessive for the areas and they have placed more lights in this area than the whole of Monkchester Close for 10 houses.

5 MONKCHESTER CLOSE, OBJECT:

We object to the type and number of outdoor lights on the development. The tall lights outside no 8, 9 and 10 Monkchester Close shine directly into the bedrooms and living space of those houses. There are two street lights in Monkchester Close which provide adequate lighting for 10 houses. The 7 lights seem unnecessary. Fewer, lower lights would be more acceptable.

6 MONKCHESTER CLOSE OBJECT:

Object to the type and number of lights proposed and height

9 MONKCHESTER CLOSE, OBJECT

Object to the type and number of lights proposed and height

10 MONKCHESTER CLOSE, OBJECT:

Object to the type and number of lights proposed and height

LOUGHTON TOWN COUNCIL: NO OBJECTION to this application, but expressed concern that low voltage lighting be used due to the close proximity to the forest to protect wildlife.

Main Issues and Considerations:

Design

There would be 7 street lights which would be heritage style lights with an anti glare shield. They will have an overall height of 4.420m high. They will be evenly distributed throughout the cul-de-sac to avoid appearing clustered and incongruous when viewed from different angles along the general street scene.

Impact of the street light on light pollution and neighbour amenity.

The Council's Environmental Health team was consulted on the street lights to look at their impact on light pollution. The proposed lights have an anti-glare shield to limit light pollution. An outdoor lighting report has been submitted with the planning application which has been reviewed by Environmental Health. No objections have been raised subject to the suggested conditions.

The proposed lights are of a slim line appearance and of a height which when not in use would not cause harm to the outlook, privacy and light afforded to the inhabitants of neighbouring dwellinghouses.

Impact of the lights on the Epping Forest

Streetlights are not uncommon near the forest. Roads such as Goldings Hill, Golding's Road, Firs Drive, Monkchester Close, Wroths Path, Stony Path and Baldwin's Hill all have street lights and are all located close to the Epping Forest.

Conclusion

The proposed seven street lights, subject to conditions outlined above, have been deemed to be acceptable in safeguarding residents from light pollution by the Councils Environmental Health Unit. The proposed lights are of a design and scale which would be appropriate and sympathetic to their surroundings and street lights are themselves not uncommon along roads near the forest. The proposal complies with relevant planning policy and guidance and is accordingly recommended for approval.

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

***Planning Application Case Officer: Natalie Price
Direct Line Telephone Number: 01992 564718***

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