

## AREA PLANS SUB-COMMITTEE 'WEST'

10 April 2019

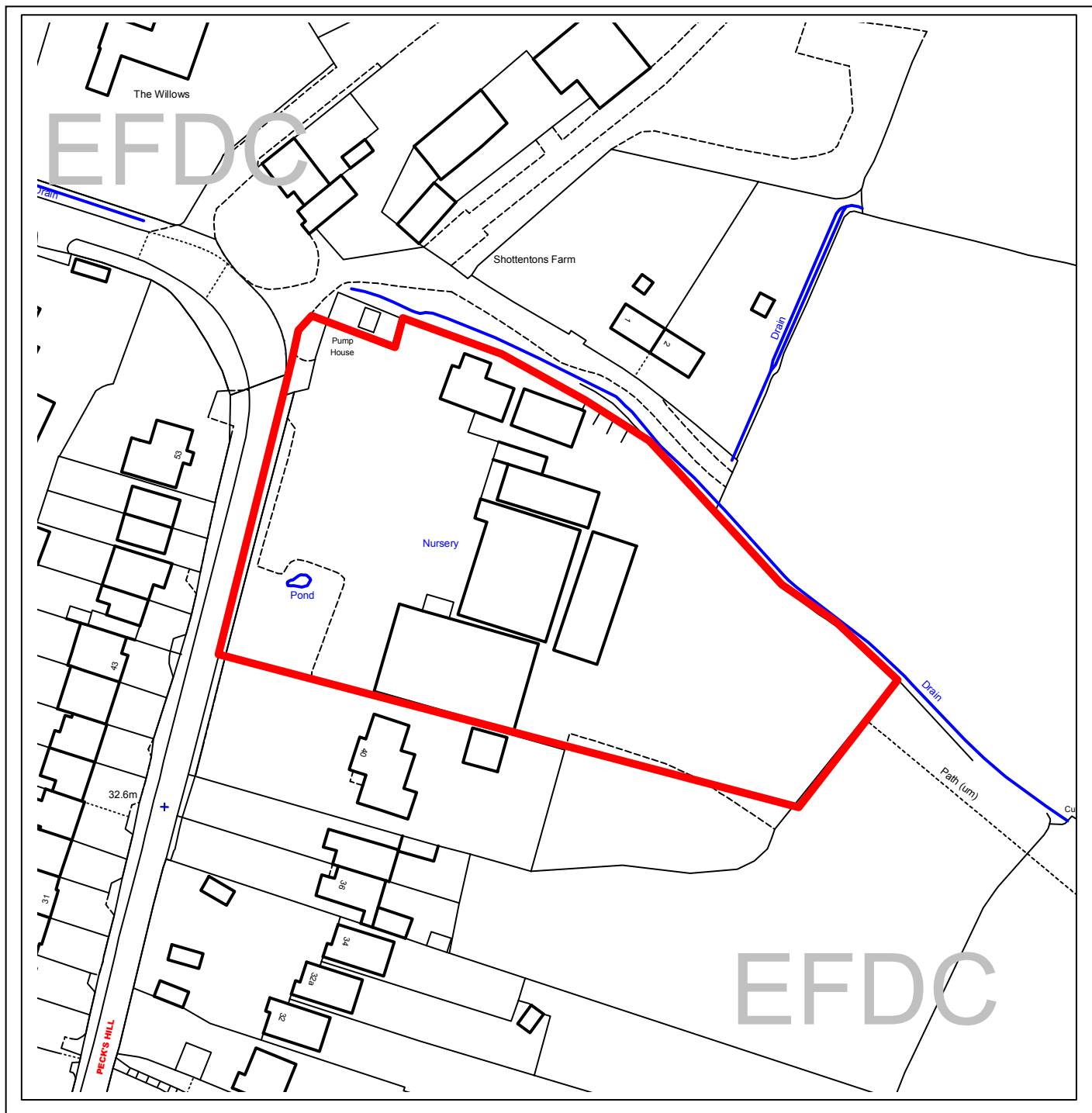
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# Epping Forest District Council

## Agenda Item Number 1



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Application Number:	EPF/3059/18
Site Name:	J & W Fencing Ltd, Pecks Hill, Nazeing, Essex, EN9 2NY
Scale of Plot:	1:1250

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/3059/18
<b>SITE ADDRESS:</b>	J & W Fencing Ltd Pecks Hill Nazeing Essex EN9 2NY
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	Messrs John and James Wilkinson
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings; closure of existing access and creation of a new access point.
<b>RECOMMENDED DECISION:</b>	Grant Permission (Subject to Legal Agreement)

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=617718](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=617718)

**CONDITIONS**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition [2] below, whichever is the later.
2. a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
  - (i) layout;
  - (ii) scale;
  - (iii) appearance; and
  - (v) landscaping.b) The reserved matters shall be carried out as approved.  
c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
3. The development hereby permitted will be completed strictly in accordance with the approved drawings no's:

OS 1414-17-Doc1 Tree Report dated May 2017, Tree Constraints Plan OS 1414-17.1, Transport Statement by EAS, Planning Statement, Phase 1 Geoenvironmental Assessment April 2017 report and appendices. Location Plan, Flood Risk Assessment by EAS, F929/14B, Proposed affordable housing schedule of accommodation Rev A 18.2.19.

4. If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
5. Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. It shall also include details of a hedge along the perimeter of the site which adjoins the Green Belt boundary. (i.e. western, northern eastern and southern boundaries). 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.
6. The location of the new access point will involve the filling in of a pond on site. Details of a new pond to be dug on site as compensation for this loss of habitat shall be submitted to the Local Planning Authority for agreement in writing before any construction works commence on site. Development shall be undertaken only in accordance with the agreed details and methodology. Advice on how to create a wildlife pond can be found at <https://freshwaterhabitats.org.uk>.
7. Integrated bat roosts should be incorporated into the house designs at least 1 per house. A selection of integrated bat box designs can be found at [www.nhbs.com](http://www.nhbs.com). As stated section 6 of the Bat Report submitted by Essex Mammal Surveys artificial roosts in new houses can become established within a couple of years of their completion. The report also states that bats are likely to be using the area to forage. Providing roosting habitat within the development will contribute to enhancing the natural environment as per the NPPF chapter 11.
8. No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan 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 best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

9. Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
10. Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
11. Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B and E of Part [1] of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
13. Arboricultural Implication Assessment: Outline - No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations).
14. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for the following all clear of the highway:
  - o safe access into the site
  - the parking of vehicles of site operatives and visitors
  - loading and unloading of plant and materials
  - storage of plant and materials used in constructing the development
  - wheel and underbody washing facilitiesThe approved plan shall be adhered to throughout the construction period.
15. Prior to commencement of the development a scheme for the upgrading of public footpath no.3 Nazeing within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be implemented as approved.
16. Prior to the first occupation of the development the highway works, as shown in principle on EAS drawing no.SK01 Rev B, shall be fully implemented and shall include, but not be limited to, the following:

The provision of a new priority junction with minimum radii of 6m and dropped kerb crossings with tactile paving;  
Clear to ground visibility splays of 2.4m x 43m to remain in perpetuity.  
A 2m wide footway to the south of the access to include two dropped kerb pedestrian crossing points and tactile paving;  
The permanent closure of the existing vehicular access to the north of the site.

17. Prior to the first occupation of the development two bus stops shall be provided at the site frontage and on the opposite side of the road. The stops shall include a post, flag and timetable with the exact details and locations to be agreed with the Highway Authority.
18. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, per dwelling, and implementation 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.
19. No development shall take place until details of a robust tree screen along the perimeter of the site which adjoins the Green Belt Boundary have been submitted to the Local Planning Authority and approved in writing. The Green Belt adjoins the western, northern eastern and southern boundaries of the site. The fencing along the eastern and southern boundaries which adjoin open land shall have a post and rail design. If within a period of five years from the date of the planting or establishment of any tree, that tree, 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.
20. Prior to the commencement of works the developer shall provide details of provision for 11 affordable units on the application site of a mix and tenure and location to be agreed in writing by the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the agreed details.
21. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
22. No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

And ...subject to the completion of:-

- 1) consultation with Natural England, and
- 2) a S106 legal agreement to be signed and completed to secure (a) an appropriate financial contribution for the management and monitoring of air quality, (b) secure the financial education contribution of £39200.00 towards early years and childcare provision, £114607.00 towards

Primary School provision. (c)Provision of on site affordable housing comprising 11 units. 8 of these units will be for rent and the remaining 3 units will be for shared ownership.

This application is before this Committee since it is an application for residential development consisting of 10 dwellings or more (other than an application for approval of reserved matters) and is recommended for approval (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

#### Description of site and surroundings

The application site is located on the eastern side of Pecks Hill which is at the northern end of the main settlement of Nazeing. The site is occupied by JW Fencing, a builder's supply yard which contains various buildings, hardstanding and open-air storage. The northern boundary adjoins a public footpath and contains a number of mature trees, including a Veteran one. The application site is located within the Metropolitan Green Belt and it is not in a Conservation Area.

The whole site falls within land which has been identified as being previously developed and is proposed for allocation in the Epping Forest District Local Plan (Submission Version) 2017 (site NAZE.R2) to provide approximately 29 new dwellings.

The site is outside of 3km of the Zone of Influence of the Epping Forest Special Area of Conservation.

#### Description of proposed development

Outline application for demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings; closure of existing access and creation of a new access point off Pecks Hill.

#### Relevant planning history

Planning permission was refused by members of the West Area planning Committee on 17 October 2018 under reference EPF/1067/18 for an outline application for residential development for 33 dwellings all matters reserved except closure of existing access and creation of a new access point onto Pecks Hill. The grounds for refusal were

1. The proposed development would constitute inappropriate development harmful to the Green Belt and would also harm the openness of the Green Belt and conflict with its fundamental purpose. The case submitted is not sufficient to constitute very special circumstances that clearly outweigh the harm from the proposal. Therefore, the development is contrary to the guidance contained within the National Planning Policy Framework, policies GB2A and GB7A of the Adopted Local Plan, with policy DM4 of the Epping Forest Local Plan (Submission Version) 2017 and the Green Belt objectives of the National Planning Policy Framework.
2. The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. As such, the proposed development is contrary to policy NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM2 and DM22 of the Epping Forest Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.

3. The proposal fails to provide the required level of affordable housing or the reflective mix of affordable housing as required by policy H2 of the Epping Forest Local Plan (Submission Version) 2017 and no viability study has been submitted to justify that meeting the requirements of policy H2 paragraph (A) would render the development as unviable. The proposal is therefore contrary to policy H2 of the Epping Forest Local Plan (Submission Version) 2017 and with the objectives of the National Planning Policy Framework.
4. The proposed development is expected to increase the demands on existing early years childcare and primary education facilities in the local area and mitigation measures are required to offset the increased demand. Since the required financial contributions cannot be secured, the proposal is contrary to CF12 of the Adopted Local Plan, with D1 of the Epping Forest Local Plan (Submission Version) 2017 and with the objectives of the National Planning Policy Framework.

This decision was based on a site which was larger than the current application and which was promoted through the call for sites for the Local Plan in 2016 (coded SR-0150). This larger site was proposed as an allocation in the Regulation 18 Draft Local Plan for approximately 33 homes. Following further detailed site assessment for the LPSV the eastern part of the site scored poorly in terms of landscape impact and the final results concluded that as a result of the sensitivity of the south-eastern part of the site and the potential for harm to the character of the settlement, and in order to limit development to previously developed land, the allocation was limited to the north western part of the site with an indicative capacity of 29 dwellings. (Refer EB805P Appendix B1.6.6. Results of identifying sites for allocation 2018).

#### Policies Applied

CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
CP4 – Energy Conservation  
CP5 – Sustainable Building  
CP6 – Achieving Sustainable Urban Development Patterns  
CP7 – Urban Form and Quality  
DBE1 – Design of New Buildings  
DBE2 – Effect on Neighbouring Properties  
DBE3 - Design in Urban Areas  
DBE6 – Car Parking in New Development  
DBE8 – Private Amenity Space  
DBE9 – Loss of Amenity to Neighbouring Properties  
ST1 – Location of Development  
ST2 – Accessibility of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking  
H2A – Previously Developed Land  
H3A – Housing Density  
H4A – Dwelling Mix  
LL11 – Landscaping Schemes  
H6A – Thresholds for affordable housing  
H7A – Levels of affordable housing  
GB2A – Development in the Green Belt  
GB7A – Conspicuous development



A revised National Planning Policy Framework (NPPF) was published setting out national policy on 24 July 2018. Paragraph 213 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The proposed development has been assessed against relevant policies in the adopted Local Plan, the NPPF and the Local Plan Submission Version.

Epping Forest District Local Plan (Submission Version) 2017 (LPSV):

The Epping Forest Local Plan Submission Version 2017 which is currently under examination. Accordingly, it can 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 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:

P10 – Allocated site - Nazeing

SP1 - Presumption in Favour of Sustainable Development

SP6 – Green Belt and District Open Land

SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure

DM1 – Habitat protection and improving Biodiversity

DM2 – Epping Forest SAC and the Lee Valley SPA

DM3 – Landscape character, ancient Landscapes and Geodiversity

DM4 – Green Belt

DM9- High Quality Design

DM10 – Housing design and quality

DM15 – Managing and reducing flood risk

DM19 – Sustainable water usage

DM21 - Local Environmental Impacts, Pollution and Land Contamination

DM22 – Air Quality

H1 – Housing Mix and accommodation types

H2 – Affordable Housing

Consultation carried out and summary of representations received

72 Neighbours consulted and site notice displayed –

NAZEING PARISH COUNCIL –No objection and fully SUPPORTS the application because

- (i) The development is in the Local Plan
- (ii) It is appropriate development on a previously developed site,
- (iii) The development includes affordable housing.

In the event that the application goes to Committee, the Council reserves the right to attend the Committee meeting.

**20 PECKS HILL, 88 NORTH STREET, CRANBROOK ST LEONARDS ROAD OBJECT:**

- The site is in the Green Belt and would cause significant harm to its openness
- The increased traffic will cause significant harm to highway safety and congestion,
- There is not enough infrastructure in the area to support more housing
- The proposal will cause significant impact on ecology and the environment
- The proposed access is unsafe on the bend
- Houses will overlook existing residents on Pecks Hill
- Loss of employment
- Significant sewerage issues
- Harm to existing trees

**20 PECKS HILL: SUPPORT** provision of affordable housing.

**Material planning considerations**

This application is for outline consent with all matters but access reserved. The main issues for considerations therefore are the principle of residential development to provide 25 new dwellings on the site and the access onto Pecks Hill.

**The proposed allocation site**

This application has been submitted as an amendment to the application submitted under reference EPF/1067/18. That previous application included open green land within Green Belt which is not allocated within the Submission Version Local Plan for redevelopment. That section of the site has now been excluded from the current application.

The current application site is the same area as that proposed in the LPSV for allocation of up to approximately 29 new dwellings (See Policy P 10 Nazeing - NAZ.R2). This allocation adds weight to its proposed redevelopment, however since the site also constitutes previously developed land it would, in any event, fall within the exceptions in paragraph 145 of the NPPF, subject to it not causing material harm to the openness of the Green Belt or having a greater impact on openness than the existing development. For the purposes of an outline planning application, this is sufficient in terms of this outline application since matters of size and layout are reserved.

The area of land which is proposed for allocation in the LPSV has certain site-specific requirements as indicated in Appendix 6 of the Plan. The first of these requirements is that the veteran tree on the northern boundary of the site should be incorporated into the development and proposals should avoid damage to it. The Tree and Landscape Team have commented that this is possible to achieve through the use of conditions.

Another requirement is that an appropriate access point onto Pecks Hill should be provided; the proposed access would achieve this requirement.

The other site-specific requirements are that the existing public right of way should be integrated into the development and that a new defensible Green Belt boundary should be established. Again, these matters can be dealt with through the imposition of conditions.

Whether the proposal is inappropriate development or not?

Paragraph 133 of the NPPF identifies that the Government attaches great importance to Green Belts. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Policy GB2A of the Adopted Local Plan presumes against the construction of new buildings, unless they are appropriate. Policy GB7A seeks to resist conspicuous forms of development within the Green Belt, which would have an excessive impact on its openness. Policy DM4 of the LPSV reflects paragraphs 145 and 146 of the NPPF.

The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should be refused planning permission unless very special circumstances can be demonstrated which clearly outweigh this harm.

The NPPF also emphasises that when considering an application, a Local Planning Authority should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

Paragraphs 145 and 146 of the NPPF allow for some exceptions to inappropriate development, one of which is:

Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The starting point is to consider whether the site constitutes previously developed land, which is defined by the NPPF as:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

The site is currently occupied by JW fencing, a well-established builders supply yard which contains various warehouse buildings, hardstanding and open air storage. The site therefore meets the definition of previously developed land.

The redevelopment of the brownfield part of site is acceptable in principle, subject to it not having a greater impact on openness and not conflicting with the purposes of including land within the Green Belt.

The existing buildings and structures on the site have a combined floor area of 4609 square metres and a combined volume of 13,493 cubic metres. The proposed scheme will have an indicative floor area of 2374 square metres and a combined volume of 13,185 cubic metres. It is clear that the floor area has been halved and the overall volume has marginally been reduced.

Whilst there may be a slight increase in the activity associated with the change of use to residential, it is on balance outweighed by the increase in the level of natural features on the site through the provision of gardens and other soft landscaping.

It is for these reasons considered that the proposal will not be considered to have a greater adverse impact on the openness of the Green Belt than the existing use on this previously developed site and as such complies with the requirements of policies GB2A and GB7A of the Adopted Local Plan, with policy DM4 of the Epping Forest Local Plan (Submission Version) 2017 and with the Green Belt objectives of the NPPF.

#### Design and Trees/Landscaping

The preliminary site layout plan indicates that the principle of 25 homes is acceptable on the site, however given that this is an outline consent; the detailed design of the scheme will be controlled via the imposition of further conditions. The details submitted in relation to the protection of existing trees. Further details are also required of a green hedge on the southern and eastern edge of the site. This is required in order to clearly define the new Green Belt boundary in this location and make the appearance of the development more sympathetic to its surroundings. It is on this basis that the proposal complies with the requirements DBE 1 and DBE4 of the Local Plan and SP3 of the Submission Version Local Plan.

#### Five-year housing supply

The NPPF requires Local Planning Authorities to significantly boost the supply of housing and planning decisions should apply a presumption in favour of sustainable development. The principle of additional housing is supported by the LPSV which has identified sites for new housing development to meet the objectively assessed housing need for the plan period up to 2033. The proposed allocations in the LPSV provide in excess of the identified need of 11,400 over the plan period as set out in the Strategic Housing Market Assessment. The proposed allocations provide for the required 11,400 homes with an appropriate buffer to ensure delivery, in total providing for 13,152 homes over the plan period (2011-2033).

The adopted local plan does not make provision for the development of the site subject to the proposal. LPSV Policy P 10 Nazeing sets out the proposals for development on allocated sites within Nazeing. The full site subject to the proposals was selected and is proposed for allocation in the Local Plan Submission Version 2017.

The sites proposed for allocation will cumulatively provide for the desired growth in the settlement of approximately 122 homes. The proposal is therefore compliant with LPSV Policy P 10 Nazeing. Significant weight can be given to this policy as although there are unresolved objections, Although there are unresolved objections, the policy should be given some weight as the Council's spatial strategy and site selection process is supported by its evidence base and in line with national policy. The Council is working with statutory bodies to address the issues raised. the Council's spatial strategy and site selection process is supported by its evidence base and in line with national policy. The Council is working with statutory bodies to address the issues raised.

#### Affordable housing

Policy H2 in the LPSV requires that on development sites which provide for 11 or more homes, or residential floor space of more than 1000m<sup>2</sup> (combined gross internal area), the Council will require 40% of those homes to be for affordable housing provided on site.

The proposal has been revised so that 11 of the units will be affordable. This equates to 49 habitable rooms and as such the affordable housing provision represents 40.16% of the total amount of dwellings proposed. 8 of the affordable units will be for rent and 3 units will be provided as shared ownership units.

The Housing Development Manager is satisfied that the number, size and tenure of affordable homes meets the requirements of policy H2 of the Submission Version Local Plan. Some weight can be given to this policy as it is evidence based and the objections raised against it, concern design standards and specialist housing.

#### Provision of childcare and school places

Policy D1 of the LPSV provides that new development must be served and supported by appropriate on and off-site infrastructure. The Essex County Council Infrastructure officer has commented that:

A development of this size can be expected to generate the need for up to 2.25 early years and childcare places; 7.50 primary school and 5 secondary school places.

ECC Childcare Sufficiency data published in 2018 demonstrates that the existing schools are full.

ECC therefore request a developer contribution linked to April 2018 to mitigate the impact on local provision.

They require £39200.00 towards early years and childcare provision and £114607.00 towards Primary School provision.

In total therefore, the Council seeks £153807 index linked to April 2018 in developer contributions and this could be secured by way of a Section 106 legal agreement to mitigate the identified impacts. The applicant agrees to pay this contribution. The proposal therefore accords with the requirements of policy I1A of the Local Plan.

#### Ecology

The Council's Country Care team have assessed the proposals and recommend that conditions be attached to any permission which require a replacement pond (due to proposal seeking to infill the pond in order to put the road over it). They also require the proposal to provide bat boxes for each new dwelling. The proposal on this basis accords with the requirements NC3 and NC4 of the Local Plan.

#### Impact on the Epping Forest SAC

As set out in DM 22 of the Submission version Local Plan, issues have been identified with respect to the effect of development on the integrity of the SAC as a result of relatively poor local air quality alongside the roads that traverse the SAC. The Council is currently developing with partners a strategy for the monitoring and mitigation of poor air quality. This may include measures to be funded through the securing of financial contributions from new development in accordance with Policy DM 22.

Additionally, the Council requires developers to provide improvements that facilitate the uptake of sustainable transport methods. However, at the time of writing this report, the Council is awaiting agreement from Natural England as to what the exact amount of contribution and type mitigation will be. Notwithstanding the fact that this work is yet to be completed the applicant has confirmed willingness to enter into a S106 agreement and recognises that the level of contribution or other mitigation measure is to be agreed after the committee.

The agent draws the attention of the Council to the PINS decision to allow the demolition of existing industrial buildings, vacant stabling and 5 bed residential apartment and the construction of 18 no. semi-detached houses and 18 No. affordable houses with associated off-street car parking, private gardens and landscaping at Stoneshot Farm. (reference EPF/3500/17) on the grounds that (inter alia) "The cessation of industrial activities would result in a significant reduction in HGV movements. Overall this would have a positive impact on air pollution. The appeal scheme would therefore be unlikely to give rise to significant effects on the Epping Forest SAC either alone or in combination with other projects."

This is not the case in this application as the Transport Statement submitted with this application demonstrates that the number motor vehicles trips that will be generated by the new use will be slightly higher than the existing use and as such the proposal has not demonstrated that the proposal will not cause additional harm to air quality within the District either alone or in combination and as such mitigation measures are required to be sought.

### Highway and Access

The Highways Engineer has commented that the proposed access onto Pecks Hill offers a safe form of ingress and egress since it has a good visibility splay. He notes that whilst there will only be a slight increase in the vehicle movements to and from the site. This will not be noticeable on the highway network. The scheme will also provide the benefit of removing HGV traffic from the site. He also suggests further conditions to control construction traffic, improvements to the existing Public Footpath (no.3 Nazeing), and the provision of a new priority junction, the provision a bus stop at the site frontage and on the opposite side of the road and the provision of a travel information pack for new residents. These conditions will be a positive benefit to the accessibility of the site and will help promote sustainable modes of transport. It is on this basis that the proposal complies with the requirements of policies ST4 and ST6 of the Local Plan and T1 of the SVLP.

Impact on the living conditions on neighbouring residential dwellings.

The position and layout of the proposed houses shown on the Preliminary Layout Plan (F929/14B) indicate that neighbouring residential amenity will not be excessively affected in term of light, outlook, dominance or privacy. The proposal therefore complies with the requirements of policy DBE9 of the Local Plan and DM9 of the Submission Version Plan.

### Employment issues

Policy E 1 of the Epping Forest Local Plan (Submission Version) 2017 seeks to protect existing employment sites and this proposal would involve the loss of the established business, contrary to the aims of this policy. However in this instance, since the site is proposed for allocation in the Local Plan, its loss would be anticipated over the plan period and therefore it is not significant.

### Land Drainage

The submitted Flood risk Assessment relates to the development refused under reference EPF/1067/18, therefore the Land Drainage Officer suggests that conditions should be attached to ensure that an updated FRA is provided along with detail of how surface water will be dealt with. It is on this basis that the proposal complies with the Utilities chapter of the Local Plan and policies DM15, DM16 and DM17 of the Submission Version Plan.

## Contaminated Land

The report has identified potential risks from land contamination that require further investigation. As remediating worst case conditions should be feasible, it should be possible to deal with land contamination risks by way of condition in accordance with policy RP4 of the Local Plan and policy DM21 of the Submission Version Plan.

## Planning balance and conclusion

The proposal subject to conditions is not inappropriate development within the Green Belt by virtue of paragraph 145 of the NPPF and contributes towards the objectively assessed housing need for Nazeing including policy compliant affordable housing provision. This is a significant benefit. Conditions imposed will ensure the right of way adjoining the site is improved and additional bus stops provided. This provision is also a benefit.

Furthermore, the character and appearance of the scheme will be controlled by conditions. The proposal will also not excessively affect neighbouring residential amenity and raises no parking or highway safety concerns. The proposal is therefore considered to comply with the requirements of policy contained within the NPPF and the Local Plan and Alterations and as such is 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:**

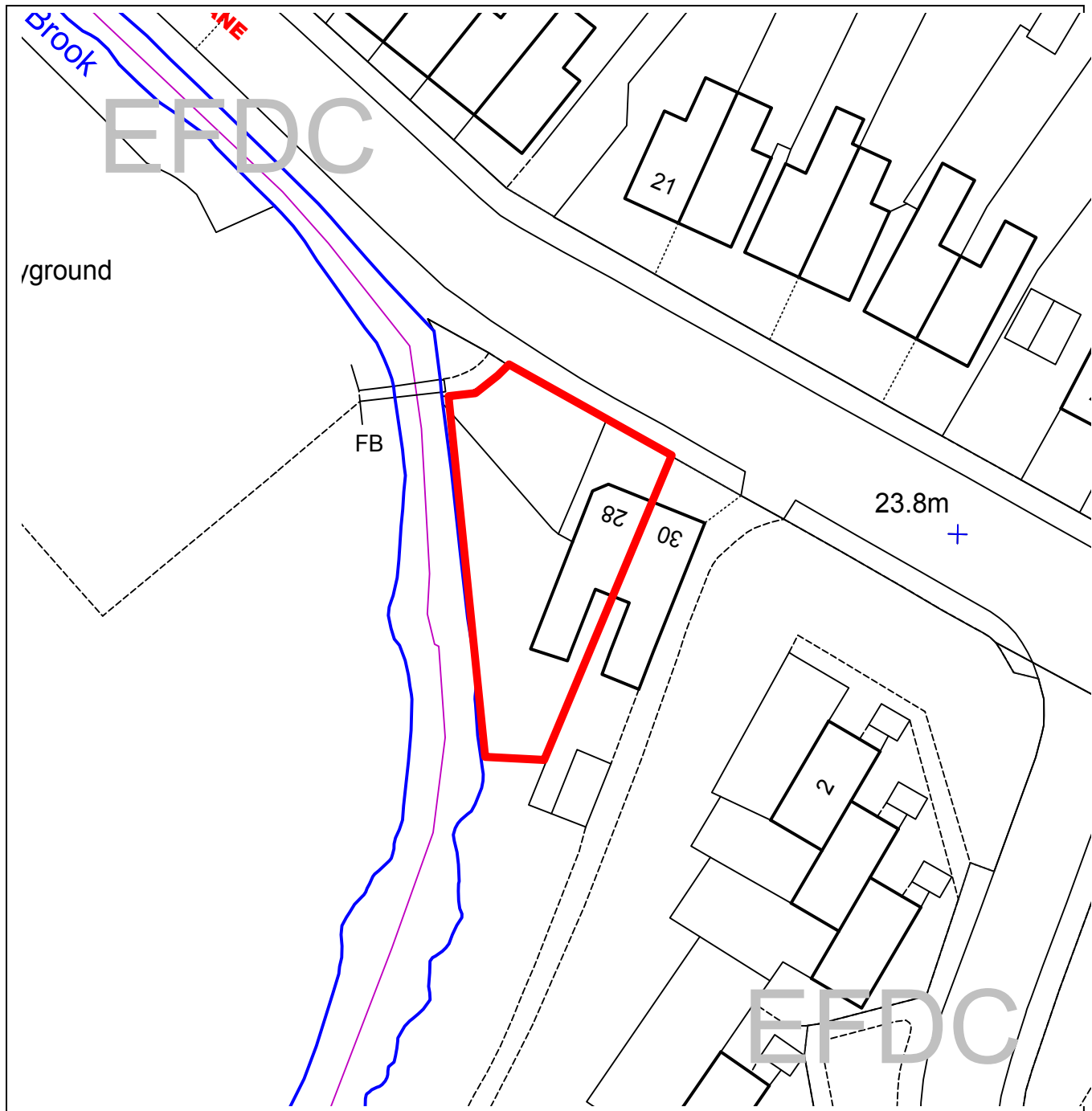
**Planning Application Case Officer: Sukhi Dhadwar**  
**Direct Line Telephone Number: 01992 564 597**

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# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/3164/18
Site Name:	Cobbins Brook Dental Practice, 28 Honey Lane, Waltham Abbey, Essex, EN9 3BT
Scale of Plot:	1:500



**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/3164/18
<b>SITE ADDRESS:</b>	Cobbins Brook Dental Practice 28 Honey Lane Waltham Abbey Essex EN9 3BT
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>APPLICANT:</b>	Mr J Vaghela
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing first floor office/staff room/store to create 1 additional surgery room including loft conversion involving a front and rear dormer window to provide additional living accommodation.
<b>RECOMMENDED DECISION:</b>	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=617718](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=617718)

**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 hereby permitted will be completed strictly in accordance with the approved drawings no's: 3319 -01/MT; 3319 -02/MT; 3319 - 03/MT Revision A ; 3319 - 04/MT Revision A; 3319 - 05/MT Revision A; 3319 - 07/MT Revision A
3. Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).*

**Description of Site:**

'Cobbins Brook' comprises of a 2-storey semi-detached property located to the south of Honey Lane which is primarily residential in character with some mixed uses.

The whole property is currently in use as a Dental Surgery (D1) with 3 surgeries on the ground floor, a reception and waiting area. The first floor comprises of offices, kitchen/staff room /store and a bathroom.

Parking for the property is located informally to the west of the site.

**Proposal:**

The application is seeking consent for the conversion of the loft into additional accommodation involving a front and rear dormer to accommodate an additional surgery on the second floor with the resiting of the ancillary offices and staff/kitchen rooms.

The rear dormer window measures a width of 3.9m, a depth of 3.4m and a height of 2.3m.

The front dormer is to replicate the front window to the adjoining semi-detached building and neighbouring properties measuring a width of 3.1m, a depth of 1.6m and a height of 1.1m.

The first-floor rear extension and additional rear dormer window have been removed from the original submission and the front and rear dormer has been reduced in size.

**Relevant History:**

EPF/1437/98 - Erection of single storey rear extension - Approved - 01/12/98

EPF/716/87 - Renewal of planning permission EPF/716/87 - Change of use of general store to dental surgery - Approved - 10/08/92

EPF/0716/87 - Change of use from general store to dental surgery - Approved -10/07/1987 - Grant - 01/12/98

**Applied Policies:**

**Epping Forest Local Plan and Alterations (1998/2006)**

CP1- Achieving sustainable development objectives

CP3 - New Development

CP7 - Urban Form and Quality

CF2 - Health Care Facilities

CP9 - Sustainable Transport

RP5a - Environment Impacts

DBE1 - Design of New Building

DBE2 - Impact on Neighbouring Properties

DBE3 - Design in Urban Areas

DBE9 - Loss of Amenity

ST6 - Vehicle Parking

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 its 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 - Presumption in favour of sustainable development  
DM9 - High Quality Design

#### Consultations

##### Parking and Highways

From a highway and transportation perspective the Highway Authority has no objections to make on this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policies ST4 & ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.

Engineering, Drainage and Water Team  
No comments

#### Representations:

Waltham Abbey Parish Council - No objection

5 Neighbouring properties were consulted on the 10/12/18 and 26/10/2018.

One objection has been received along with a 200 – signed person petition objecting to the proposal on the following reasons:

- The blocked drive in front of the newsagents - already 4 dental practices within walking distance of Waltham Cross Train Station - lack of privacy - Insufficient vehicle space for staff, skips, scaffolding.

The applicant has submitted an over 100-signed person petition in support of the proposal.

#### Assessment:

The main issue for considerations is the visual impact of the extensions on the character of the property and surrounding area and the amenities of the adjoining properties.

### Design and Siting

Roof dormers are already an existing feature of the street scene and therefore there is no objection provided that they are of an acceptable design, scale and siting. The proposed front and rear dormers have been reduced in scale from the original submission and considered to be of a character and appearance that is in keeping with the property and the surrounding area.

The current use of the building is as a dental surgery occupying 3 surgeries. The proposal seeks to reconfigure the internal layout to accommodate one additional dental surgery involving the relocation of the offices to the second floor. The building is already a dental surgery and the additional surgery does not require planning permission.

### Impact on Neighbours' Amenities

The building is already in use as a dental surgery which is sited in a mixed usage area in a wide main road set a distance from any immediately adjoining residential properties. The proposal involving an increase in the existing dental surgery from 3 to 4 surgeries is not considered to result in any greater intensity of use, noise or disturbance above what presently exists. The proposed opening hours of the offices are normal retail/office hours and considered adequate to mitigate any adverse impact or disturbance.

The roof extensions are not considered to give rise to any harmful impact on the amenity of adjoining properties in the form of overlooking or a loss of privacy.

The objections received are noted but it is considered that the majority of the concerns have been addressed with the receipt of amended plans involving a reduction in the number and form of extensions and the reduction in the number of surgeries.

### Highways & Transportation

The property has an informal parking area to the west of the site with vehicle access onto Honey Lane. The proposed increase in the number of surgeries from 3 to 4 does not require planning permission and would result in little variance in current demands. This factor coupled with the use being a community facility, and the scale of the proposal in a sustainable location would ensure that the proposal would not result in any adverse effects on either the traffic or parking provisions within the area and the Essex County Council Highways and Parking have not raised any objections.

### Conclusion

In summary, it is considered that the proposed development is of an appropriate design and form that is not harmful and which would respect the character and appearance of the property and the surrounding area and complies with the relevant policies as set out above.

### Recommendation

In the light of the above considerations it is recommended that planning permission is approved.

**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:**

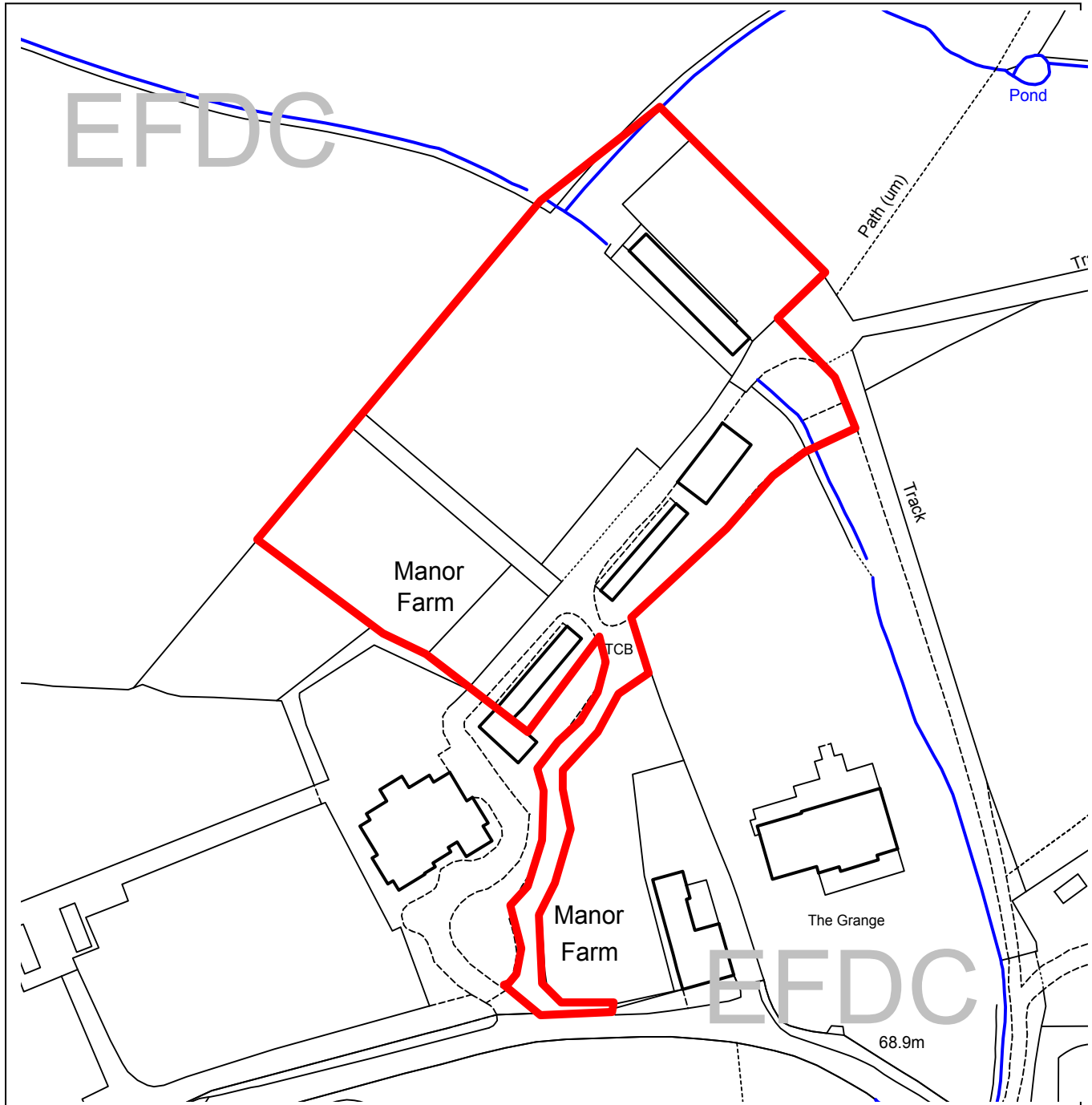
**Planning Application Case Officer: Alastair Prince**  
**Direct Line Telephone Number: 01992 564462**

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# Epping Forest District Council

## Agenda Item Number 3



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Application Number:	EPF/3187/18
Site Name:	Manor Farm, Mott Street, Waltham Abbey, Essex, G10 4AP
Scale of Plot:	1:1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/3187/18
<b>SITE ADDRESS:</b>	Manor Farm Mott Street Waltham Abbey Essex IG10 4AP
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr & Mrs Evans
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing buildings and construction of x 2 no. two bedroom, x 2 no. three bedroom and x 2 no. four bedroom dwellings with associated amenity space, car parking and landscaping.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**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=617795](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=617795)

**REASON FOR REFUSAL**

1. The proposal constitutes inappropriate development in the Green Belt due the increase in built form on the site by some 1000 cubic metres in volume. Inappropriate development is, by definition, harmful to the Green Belt and for which there are no very special circumstances to clearly outweigh the harm caused. In addition, the proposal would cause substantial harm to the openness of the Green Belt and it is therefore contrary to policies GB2A and GB7A of the Adopted Local Plan, with policy DM4 of the Epping Forest Local Plan (Submission Version) 2017 and with paragraph 87 of the National Planning Policy Framework.

*This application is before this Committee since it has been 'called in' by Councillor Stavrou (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(h))*

**Description of Site:**

The application site is located on the North-Western side of Mott Street and comprises an area that is used as livery stables for some 25 horses, with tack rooms, storage, a menage and six paddocks. The site is accessed via a driveway between the dwellings know as Manor Farm and The Grange. The site is entirely within the Metropolitan Green Belt and is located some 750 metres from the Epping Forest Special Area of Conservation (SAC)

### **Description of Proposal:**

The proposal is to remove all the existing buildings (with a volume of 3176 cubic metres) from the site and to build 6 dwellings, comprising of 2 detached houses and 2 pairs of semidetached buildings (4 dwellings). The houses would be spread across the site, including the existing menage and arranged around a central courtyard, with plots 1, 2 and 3 and 4 facing towards plots 5 and 6. Plots 1, 2, 3 and 4 are proposed to be 3 and 4 bedroomed properties, whilst plots 5 and 6 are two bedroomed bungalow style dwellings. 12 parking spaces are proposed, 2 for each dwelling, in addition to 5 visitor spaces. Access is to be taken via an existing access track from Mott Street.

### **Relevant History:**

The site has a long history of stable and equestrian use. There have been various applications for changes of use to the site.

EPF/1280/07 - Outline application for 12 no. affordable houses and 12 no. private houses on land at Manor Farm, new vehicle access to school and car park. (Revised application) – Refused

EPF/0864/02 - Alterations and change of use of existing outbuilding to 3 self contained residential units. (Amendment to planning consent EPF/111/98) – Approved

EPF/1098/04 - Outline application for the removal of former farm buildings and stables complex and replacement with single dwelling house. – Approved

EPF/1100/12 - Certificate of lawful development for an existing use of former farm building as a single dwelling house and curtilage. - Lawful

### **Summary of Representations:**

6 Neighbours Consulted – 7 OBJECTIONS RECEIVED – Motts Cottage, Linders Cottage, Rivja, Aldergrove, Lippitts End Elmwood and 1 unregistered address, MOTT STREET – Summarised as – Highway safety issues, harm to the green belt, harm to the rural character of Mott Street.

2 LETTERS OF SUPPORT RECEIVED – Oak Manor and Glenndower, MOTT STREET – Summarised as – Improvement to the appearance of the site, reduction in vehicle movements and improvement of highway safety.

### **Policies Applied:**

Epping Forest Local Plan and Alterations (1998/2006)

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

GB2A- Development in the Green Belt

GB7A- Conspicuous development

H2A- Previously developed land

CP1 – Achieving sustainable development objectives

CP2 – Protecting the quality of the rural and built environment

CP3 – New development

H3A – Housing density

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties



DBE8 – Private amenity space  
DBE9 – Loss of amenity  
LL10 – Adequacy of provision for landscape retention  
LL11 – Landscaping schemes  
ST1 – Location of development  
ST4 – Road safety  
ST6 – Vehicle parking  
NC1 - SPAs, SACs and SSSIs  
NC4 - Protection of established Habitat

#### 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 - Presumption in Favour of Sustainable Development  
SP2 - Spatial Development Strategy 2011-2033  
SP3 - Place Shaping  
SP6 - Green Belt and District Open Land  
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure  
H1 - Housing Mix and Accommodation Types  
H2 - Affordable Housing  
T1 - Sustainable Transport Choices  
T2 - Safeguarding of Routes and Facilities  
DM1 - Habitat Protection and Improving Biodiversity  
DM2 - Epping Forest SAC and the Lee Valley SPA  
DM3 - Landscape Character, Ancient Landscapes and Geodiversity  
DM4 - Green Belt  
DM5 - Green and Blue Infrastructure  
DM9 - High Quality Design  
DM10 - Housing Design and Quality  
DM11 - Waste Recycling Facilities on New Development  
DM15 - Managing and Reducing Flood Risk

DM16 - Sustainable Drainage Systems  
DM18 - On Site Management of Waste Water and Water Supply  
DM19 - Sustainable Water Use  
DM20 - Low Carbon and Renewable Energy  
DM21 - Local Environmental Impacts, Pollution and Land Contamination  
DM22 - Air Quality

### **Issues and Considerations:**

The main issues are whether the development is appropriate in the Green Belt, the design of the development, the impact on the setting of the listed building and on residential amenity, parking and highway safety, sustainability and land drainage matters.

#### **Green Belt:**

The site is within the Metropolitan Green Belt. The erection of buildings within the Green Belt are considered inappropriate development unless they meet one of the exceptions as laid out within the National Planning Policy Framework (NPPF) or where the harm is clearly outweighed by very special circumstances. These exceptions include the following:

- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The definition of previously developed land is laid out within Annex 2 of the NPPF and reads:

*Land which is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.*

The existing use of the site is for the stabling of horses and associated equestrian purposes and the land is therefore previously developed. Notwithstanding the above designation of the site, the redevelopment of brownfield land is only considered as an exception from inappropriate development if “it would not have a greater impact on the openness of the Green Belt”.

In this instance the existing buildings on the site have a considerable impact on openness. The volume of the buildings is some 3200 cubic metres; the proposed buildings have a total volume of about 4000 cubic metres. Therefore the proposal would represent a 26% increase in built form on the site. Whilst there is an increase in volume across the site there is a reduction of 11% in the spread of development across the site, including hard surfacing, the gardens around the properties mean that the built development is brought away from the edges of the site and it is proposed that the properties would be built at a lower ground level so as to reduce their visibility, and therefore impact on the openness of the greenbelt. Whilst these factors limit some of the impact of the proposal, the size of the development would represent a significant increase in built form within the site and due to their siting across more open areas of the site would have a considerable impact on the openness of the green belt. As such the development would represent inappropriate development in the green belt and no Very Special Circumstances have been put forward.

#### **Design and Impact on the Character of the Area**

The design and materials of the houses is considered to be appropriate to this location. Whilst it is unusual to find a small courtyard of detached properties in a location such as this, the site is set way back from the road and is not viewed as part of a street scene.

The development would remove utilitarian buildings and would have a neutral impact on the character of the area. The layout within the site is considered appropriate, with frontages facing onto the courtyard area and all the properties have ample private amenity space and parking. The development will not have an adverse impact on the amenities of any adjacent residents given the separation from surrounding properties.

#### Highway issues:

Some concern has been raised that the proposal may result in increased traffic movements in this sensitive location where the roads are narrow and winding. However, bearing in mind the authorised use, this is not the case. The existing use of the site as a DIY livery for some 25 horses is intensive, with tips made by the owners of the horses in addition to deliveries of feed and hay and other traffic movements in connection with the use. The transport assessments states that there are an average of 212 vehicle movements per day generated via the site, whilst the proposed use would generate some 29 movements per day. As such the cessation of the current use would significantly reduce the number of vehicle movements and by some 90%. Essex Highways have no objection to the use of the existing access subject to conditions. The proposed parking within the site would meet existing standards, this level is considered appropriate for this location where there is likely to be high car ownership and there is no scope for on street parking for visitors.

#### Sustainability:

This is not a particularly sustainable location, it is likely that most trips will be by car, but this is not an isolated location, there are a large number of residential properties in the vicinity and the site is close to a primary school. In sustainability terms we need also to take into account the existing use, which as is illustrated above results in large numbers of traffic movements to the site and is not therefore particularly sustainable either. The proposal makes good use of this previously developed site and it is not considered that the location is so poor as to warrant the refusal of the application.

#### Epping Forest SAC

The site is within 3km from the Epping Forest Special Area of Conservation (SAC) and therefore given the Council's currently approved Interim Mitigation Strategy, is required to contribute financially to relieving the recreational pressure caused by visitors to The Forest. The previous use of the site was for the keeping of horses (25 horses, loose boxes, paddock yard area and a manage, etc) and in comparison, the extra 6 residential properties and associated parking is unlikely to result in any increase adverse impact on air quality from traffic movements. A transport statement has been submitted and confirms that the number of vehicle trips generated from the site each day would be reduced from approximately 220 to circa 29 for the proposed dwellings and would also eradicate a significant number of HGV trips each week. Therefore, there is not a need for the developer under a Section 106 legal agreement to secure appropriate mitigation for air quality monitoring, however the developer would still need to enter into a S106 to mitigate against the potential recreational pressure that could be caused by six additional dwellings.

#### Other Matters

A Flood Risk assessment was submitted with the application. The Land Drainage Team has agreed with the conclusions of the report and has no objections, subject to conditions. Contaminated Land officers have no objections subject to conditions. Tree and Landscape Officers object to the proposal due to its potential impact on the open character of the Green Belt. Officers state that:

*"The area where development is proposed appears to largely comprise open grazing land. The site is within the Green Belt therefore any development is inappropriate as defined in policy SP6 and DM4 of the submission version of the EFDC Local Plan, and the NPPF section 13 'Protecting Green Belt Land'. This proposal would not retain the feel of openness across the Green Belt it would result in a permanent change to it. Therefore, it would be contrary to policy. Section 15 of the National Planning Policy Framework "Conserving and enhancing the natural environment" states that, 'the planning system should contribute to the and enhance the natural and local environment by; protecting and enhancing valued landscapes....recognising the wider benefits of ecosystem services and minimising impacts on biodiversity'. It also stresses the importance of 'protection, enhancement and management of green infrastructure'. To develop as proposed would be contrary to this."*

It is considered that the proposed design would have a significant impact on the open character of the site at present and would not warrant a recommendation for approval.

**Conclusion:**

In conclusion the proposed development, whilst using previously developed land, would increase the amount of built form on the site and would spread development further into open parts of the site. This is inappropriate development within the Green Belt and there are no very special circumstances which would weigh in this applications favour. Therefore, the proposal is recommended for refusal.

**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: Alastair Prince**  
**Direct Line Telephone Number: 01992 564462**

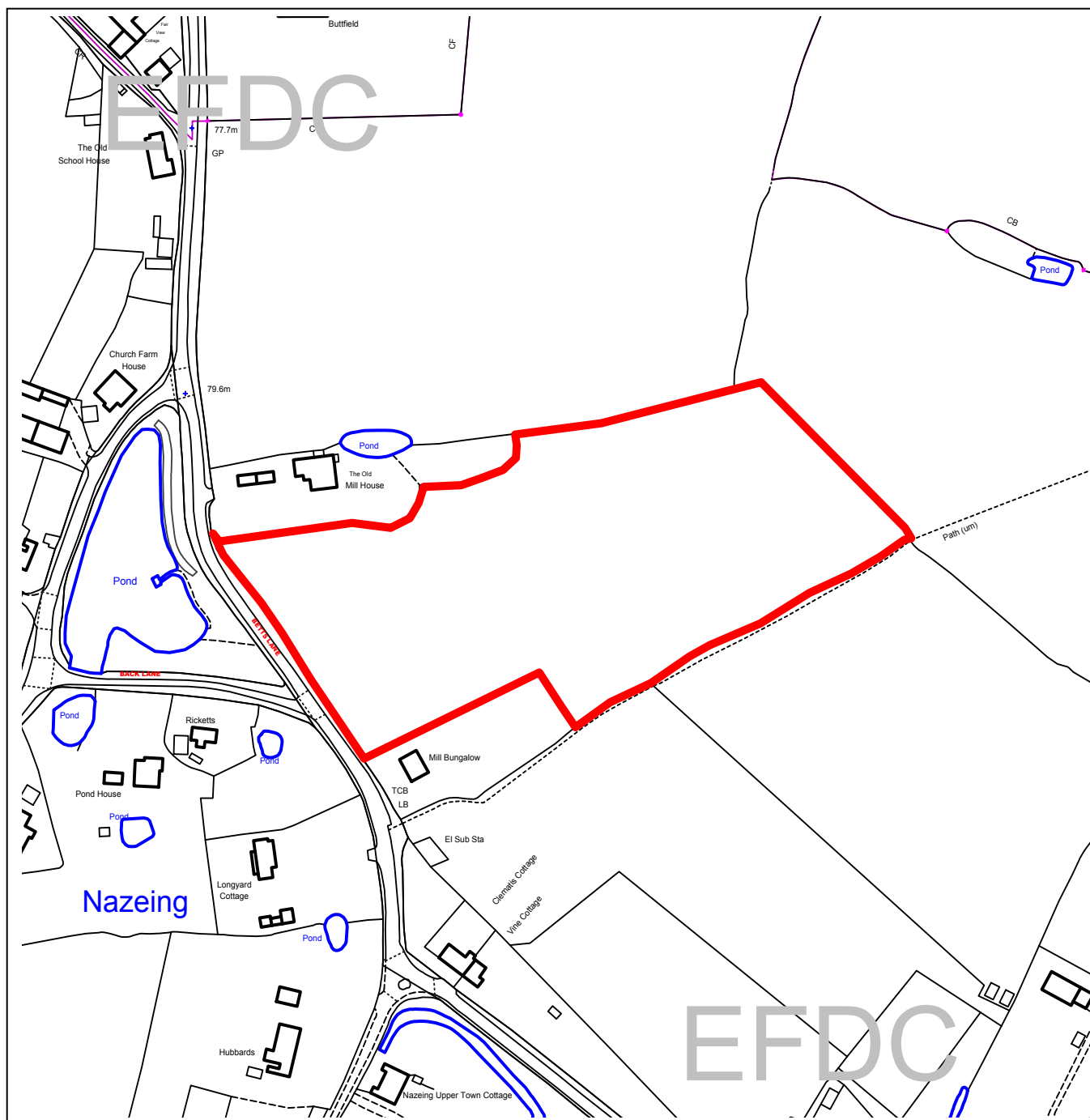
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# Epping Forest District Council

## Agenda Item Number 4



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Application Number:	EPF/3423/18
Site Name:	Mill House, Betts Lane, Nazeing Essex, EN9 2DB
Scale of Plot:	1:1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/3423/18
<b>SITE ADDRESS:</b>	Mill House Betts Lane Nazeing Essex EN9 2DB
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mr Casey
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a single storey extension to existing stable block.
<b>RECOMMENDED DECISION:</b>	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=618816](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=618816)

**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 hereby permitted will be completed strictly in accordance with the approved drawings no's: NWA-13-007-41/G, NWA-13-007-40/D, NWA-13-007-60/B, Planning Statement
3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

*This application is before this committee since it is for a type of development that cannot be determined by Officers if more than five objections (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)*

**Description of site**

The application site is a large open field that is located in both the Green Belt and the South Roydon Conservation Area. Mill House is located to the north of the site and is a large detached dwelling and has a detached garage. Betts Lane runs to the west of the field which makes it visible from public viewpoints.

**Description of proposal**

Extension to existing stable block

## **Relevant History**

EPF/1729/13 - Existing bungalow to be demolished and replacement timber frame one-and-half storey dwelling erected. Alterations to existing access way. - Approved

EPF/0162/14 - Existing bungalow to be demolished and replacement timber frame one-and-half storey dwelling erected and outbuilding (Amended application to EPF/1729/13) – Approved

EPF/1609/14 – Erection of stable building – Approved

EPF/2667/14 - Retention of entrance gates for security purposes for a temporary period whilst building works on site proceed. - Refused

EPF/2447/15 - Proposed replacement entrance gates, new piers and wall. – Refused

EPF/1436/16 - Retrospective planning application for the erection of entrance gates, new piers and wall. – Recommended for refusal but approved by committee

EPF/2353/16 - Erection of stables. – Approved subject to legal agreement

EPF/1687/17 – Extension to previously approved equestrian building under ref: EPF/2353/16 to allow for field management equipment and general store (11/08/2017) – Refused.

## **Policies applied**

GB2A – Development in the Green Belt

GB7A – Conspicuous Development

DBE9 – Living conditions of neighbours

HC6 – Character, appearance and setting of conservation areas

HC7 – Development within conservation areas

CP7- Quality of development

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

## **Consultation carried out and summary of representations received**

No. of neighbours consulted: 3, 4 objections received, 1 comment received

MILL BUNGALOW: COMMENT – no objection but suggests that any drainage work is checked and installed properly.

SOUTH COTTAGE: STRONG OBJECTION – concern regarding development in the Green Belt and Conservation Area.

BUTTFIELD: OBJECTION – Concern regarding development in the Green Belt and Conservation Area.

WINDRUSH LODGE: OBJECTION – Concern regarding development in the Green Belt and Conservation Area.



CHURCH FARM HOUSE: OBJECTION – Concern regarding development in the Green Belt and Conservation Area.

PARISH COUNCIL: NO OBJECTION

### **Issues and Considerations**

The main issues to consider when assessing this application are the potential impacts on the Green Belt and the character and appearance of the Conservation Area.

#### **Green Belt**

The site is located wholly within the Metropolitan Green Belt. The National Planning Policy Framework (NPPF, CLG, 2012) indicates that the Government attaches great importance to Green Belts. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The NPPF states that inappropriate development is by definition, harmful to the Green Belt and should be refused planning permission unless very special circumstances can be demonstrated to clearly outweigh the harm caused.

The NPPF also emphasises that when considering an application, a Local Planning Authority should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

However, paragraph 145 of the NPPF allow some exceptions to inappropriate development. These are:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- Limited infilling in villages
- Limited infilling or the partial or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The majority of objections to this application are concerned with the proposal causing harm to the existing Metropolitan Green Belt. While these concerns are taken into account, it is considered that the extension would not be inappropriate development within the Metropolitan Green Belt. The reasoning behind this is that the scheme would be a limited extension and not a disproportionate addition. The approximate footprint of the proposal is 33sqm and, when calculated against the existing approximate footprint of 122.08, the development would be under 50% increase, which would be make the scheme a reasonable increase within the Green Belt. The proposal therefore complies with Green Belt Policy.

#### **Design in the Green Belt and Conservation Area:**

The proposed extension would be sited to the rear with a gabled roof. The materials would match the existing stable building.

Objections submitted in regard to this proposal suggest that the scheme would be contrary to the existing stable building. However, the Council's Conservation Officer is of the opinion that the proposal would blend nicely with the approved stables and ensure consistency throughout the building. The visual impact that may arise from this proposal would be limited due to its siting at the rear of the structure. It is therefore considered that the proposal would preserve the special character and appearance of the Conservation Area.

**Conclusion:**

As the design of the proposal is favourable and would not cause adverse harm to the surrounding Green Belt, it is recommended that planning permission is Granted Subject to Conditions.

***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: Alastair Prince  
Direct Line Telephone Number: 01992 564462***

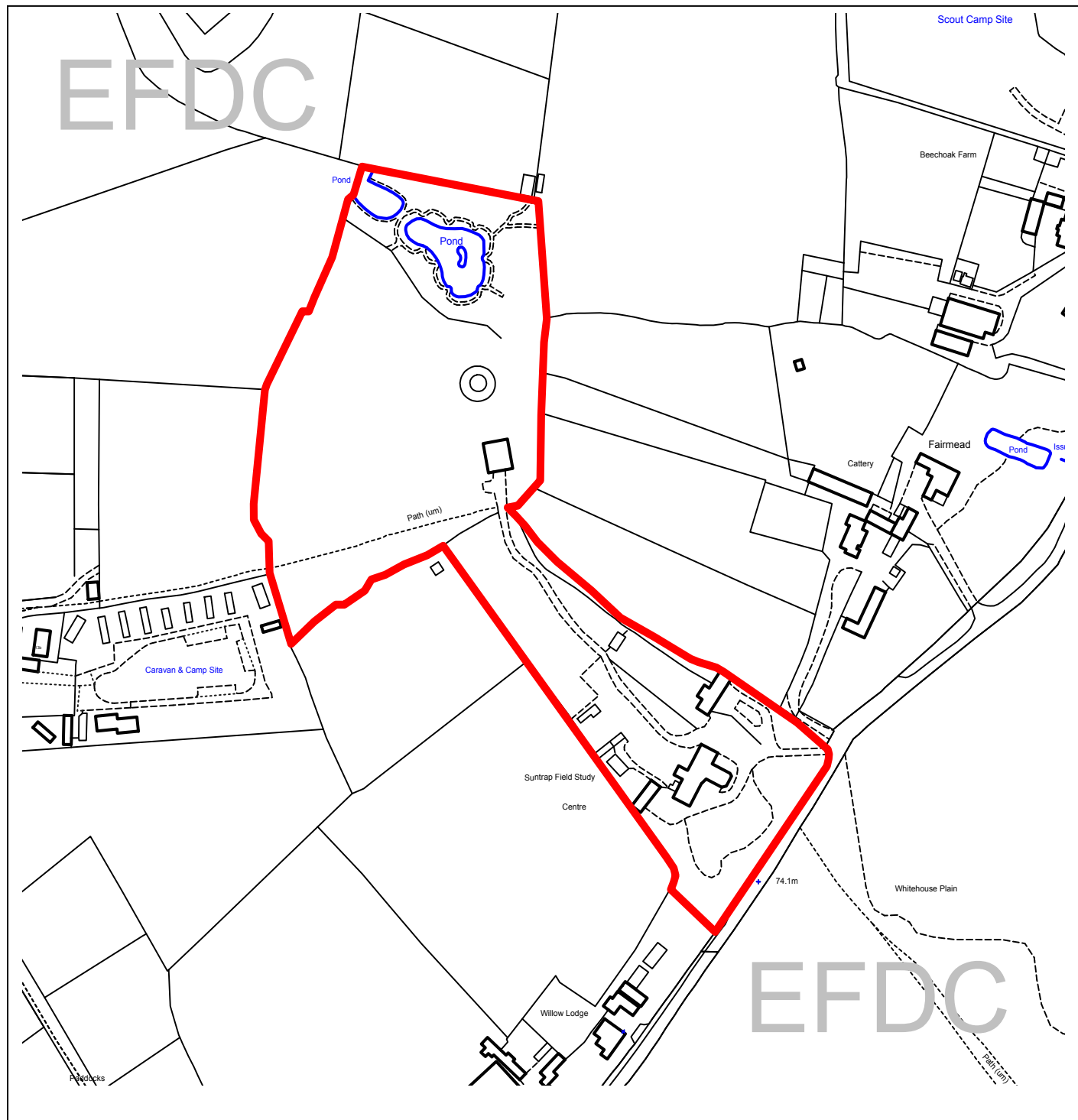
***Or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

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# Epping Forest District Council

## Agenda Item Number 5



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Application Number:	EPF/0165/19
Site Name:	The Suntrap, Church Road, Loughton, Essex, IG10 4AJ
Scale of Plot:	1:1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0165/19
<b>SITE ADDRESS:</b>	The Suntrap Church Road Loughton Essex IG10 4AJ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>APPLICANT:</b>	Mr Alfred Akpo-Teye
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing outdoor classroom, animal shelter, storage garage and camping shelter. Construction of a new information building and camping pods and replacement outdoor classroom, animal shelter, storage and camping pavilion. Refurbishment and extension of existing building with a conversion of roof voids to create a studio flat and a multi-purpose room. Associated landscaping improvements including car parking and a new coach parking area.
<b>RECOMMENDED DECISION:</b>	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=619713](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=619713)

**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 hereby permitted will be completed strictly in accordance with the approved drawings no's: 7116\_SK\_010; 7116\_P\_001, 002, 003, 004, 011, 012, 013, 014, 015, 016, 017, 018, 019, 021, 022, 023, 024, 025, 026, 027, 031, 032, 033, 034, 035, 101 and 102; NPS-DR-A-(00)-100 rev P1, 101 rev P1, 102 rev P1, 103 rev P1, 104 rev P1, 105 rev P1, 106 rev P1, 107 rev P1, 108 rev P1, 109 rev P1 and 110 rev P1; 180813 - P - 01, 02 and 03; 3001 rev P1, 3002 rev P1, 3400 rev P1, 3410 rev P1 and 3500 rev P0
3. Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
4. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

5. Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
6. Prior to any above ground works, details of provision of covered and secure storage for cycles within the site shall be submitted and approved by the Local Planning Authority, the works as approved shall be fully implemented prior to completion of the development.
7. Prior to any above ground works, details of external lighting to be retained and provided across the site shall be submitted to and approved in writing by the Local Planning Authority. The works as agreed shall be implemented only in accordance with the agreed details and thereafter no external lighting more than 1 metre above ground level shall be installed without prior consent of the Local Planning Authority.
8. Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed to the car parking area and retained thereafter.
9. If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
10. The occupation of the residential accommodation hereby approved shall be limited to persons whose main occupation is the activities at the Centre of the Centre., and their dependents.
11. The site shall be used as a single planning unit for the provision of education as defined within Use Class D1 (c) of the Town & Country Planning (Use Classes) Order 1997, as amended and shall not be used for any other purpose either within Use Class D1 nor as part of any mixed use without prior consent from the Local Planning Authority.

## **EPF/0165/19**

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than five objections are received on grounds material to the planning merits of the proposal, and the recommendation is for approval contrary to an objection from a Local Council on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).*

### **Description of Site:**

The Suntrap Field Study Centre is located to the west side of Church Road comprising around 2.6ha. The site has a mixed built and open character; principle buildings are located towards the south-eastern end of the site closest to the road, the main building being two storeys comprising classrooms, offices and ancillary features. A range of single storey buildings extend across the central part of the site and the land at the north-western end is open in character. Vehicle access is limited to the front sections of the site and parking is provided around the building.

The site is used as an outdoor education centre primarily for primary and secondary schools, also providing bespoke courses for target educational groups and adults. Camping takes place on the open field at the rear of the site where there is also a limited range of permanent play equipment. Thus, the site falls within the D1 use class.

The site and surrounding land lies within the Green Belt. Land to the east side of Church Road lies within the forest area. The west side includes a mix of sporadic built development comprising dwellings and farms on larger plots. To the north lies predominantly open fields and to the west lies The Elms, a park of residential mobile homes. A public right of way runs along the northern boundary of the site from the road, and crosses the centre of the site, effectively splitting the camping ground from the site frontage.

### **Description of Proposal:**

The application proposes a general upgrading of the facilities on the site, including demolition of poor standard and outdated buildings, provision of new structures and temporary buildings, landscape changes and alterations to parking areas.

The works include the following:

- Extensions to the main two storey building comprising a ground floor rear extension to provide new toilet facilities, and extensions in the roof area including two rear dormer windows, two dormer windows on the south side of front projection to provide a site manager's flat and a multi-purpose room.
- Erection of a detached 'gallery' building adjacent to the main building, used for static displays as part of the wider education programme.
- An 'outdoor classroom' comprising an open sided canopy structure replacing an existing store and animal shelter.
- A new camping pavilion in the south-east corner of the camping ground including kitchen, shower and toilet facilities and a multi-purpose space, to replace an existing part open sided shelter
- Provision of camping pods - 20 individual camping spaces in two clusters of 10 around a central open fire pit, each pod sleeps four.
- New animal shelter, for chickens and rabbits, in the centre of the site.
- New maintenance store, in a compound on the north-east side of the site.

A range of general hard and soft landscape enhancements are also proposed, including:

- Rationalisation of parking and service access to frontage areas, including providing an allocated space for coach parking adjacent to the entrance, new parking areas and bin enclosure, some hard surface areas will as a result be removed, particularly around the south side of the building.
- New ramped access for wheelchair, DDA compliant and linking to primary facilities
- Refurbishment of existing ponds and a new pond behind main building, including bridges and viewing platforms
- Introduction of a structured tiered landscape between the main building and outdoor classroom.
- Creation of a damp meadow and general landscape and ecological enhancements on the camping field to address site drainage issues.
- General landscape and woodland management enhancement measures.

The application is accompanied by a range of reports, including ecology and bat and badger surveys, flood risk and drainage assessments and arboricultural assessments.

### **Relevant History:**

Records indicate the site property was used as a dwelling until the late 1960's when it was changed to the present use. A limited range of minor works have subsequently been approved.

### **Policies Applied:**

#### *Adopted Local Plan:*

CP2	Protecting the quality of the rural and built environment
GB2A	Development in the Green Belt
GB7A	Conspicuous development
NC1	SPA's, SAC's and SSSI's
NC4	Protection of established habitat
RP4	Contaminated land
U3B	Sustainable drainage systems
DBE2	Effect on neighbouring properties
DBE4	Design in the Green Belt
DBE9	Loss of Amenity
LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST4	Road safety
ST6	Vehicle parking

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

#### *NPPF:*

The Revised National Planning Policy Framework (NPPF) (July 2018) states at paragraph 213 that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.



### *Epping Forest District Local Plan (Submission Version) 2017:*

In September 2018, the Council submitted the Epping Forest Local Plan Submission Version 2017 for examination. As such the LPSV can be treated 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 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:

SP6	Green Belt and District Open Land
SP7	The Natural Environment, Landscape Character and Green and Blue Infrastructure
T1	Sustainable transport choices
DM1	Habitat Protection and improving biodiversity
DM2	Epping Forest SAC and the Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM4	Green Belt
DM5	Green and Blue Infrastructure
DM9	High Quality Design
DM15	Managing and reducing Flood Risk
DM16	Sustainable drainage systems
DM21	Local Environmental Impacts, Pollution and Land Contamination
DM22	Air Quality

### **Consultation Carried Out and Summary of Representations Received**

Date of site visit: 11 February 2019

Number of neighbours consulted: Twenty

Site notice posted: 11 February 2019

Responses received: Comments have been received from occupiers of 18 properties, a number of whom have signed a template letter. Objectors are submitted by and on behalf of occupiers of the following:

CHURCH ROAD; WILLOW LODGE, HILLWOOD COTTAGE (the immediate neighbours), MIDDLE HOUSE, HORIZON OAKS, OAK LODGE, LA BISA and SPRINGFIELD. Objections have also been received from owners of two plots on the Fairmead Cattery site to the north east of the site – Plot 1 (CHURCH HOUSE) and Plot 4 (THE POPLARS) – which are the subject of a live planning permission that has not yet been implemented.

THE ELMS – 13, 17, 21, 22, 44 and 50

CARLTON HOUSE STABLES, LIPPITTS HILL  
THE RED HOUSE, MANOR ROAD LOUGHTON  
18 SWANSHOPE, LOUGHTON

Objectors have raised the following issues:

- Sustainability of the site location – accessibility to public transport.
- Traffic issues - potential increase in traffic generation, suitability of site and access for coaches
- Concerns at potential to open the site to wider public use, particularly through the introduction of kitchen facilities in the camping pavilion.
- Issues around noise and disturbance from the use, including air pollution issues from campfires
- Impact on the Green Belt from the building works
- Impact on the Epping Forest SAC
- Issues around the suitability of local drainage and other services.

The owner of the Church House site (Plot 1 adjoining also comments that the site plan does not show this consented scheme and are inaccurate as a result. Officers have however considered the impact on the scheme as approved.

Other issues not relevant to the planning application include comments on funding and feasibility of the proposals, wider anti-social behaviour issues in the vicinity, and impact on property values.

Parish Council: Waltham Abbey Town Council have commented as under:

*The Committee raised multiple objections to this development:*

*1) The location is within the Green Belt, and with Epping Forest being designated as a SAC. It is believed that this development being a significant increase of buildings and development would have an adverse impact on the SAC.*

*2) Highways - The development is located on a very narrow country lane with no lighting or footpaths which would mean that vehicular transport is the only way to access the site giving rise to serious highways concerns for both vehicles and pedestrians.*

*3) It is considered that there would be a negative impact on the neighbouring properties with the considerable increase in usage of the site, especially with the change in use to include private functions rather than educational usage.*

*4) The proposed plans are far too modern and are not in keeping with the surrounding areas*

*5) The committee agreed with the holding objection issued by the land drainage team, as with the increase in hardstanding within the site there appeared to be no sustainable and ecologically sound method of land drainage.*

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

In considering the applications, Members should give due weight to the fact that the existing use of the site is lawful, and this operates without restriction on days and times, or on numbers of users. Most of the facilities proposed in the application already exist in some form.

#### *Impact on surrounding occupiers*

In amenity terms, there will be gains and losses as a result of the proposals. The camping pavilion provides indoor facilities including kitchen, toilets and showers and replaces a basic open shelter with limited facilities. These facilities will enclose activity, and will remove the need for food to be prepared in the main building and transported across the site, and remove the need for users to walk the length of the site to use basic facilities as is the case.

The camping pods will provide an alternative to sleeping in tents, which have no soundproof value, and will be insulated for noise. This should be considered in the context of the likelihood that the centre may be used more frequently as a result of the improved facilities.

The applicants have confirmed it is not intended to open the site to wider use, as evidenced by the limited provision for car parking on the site which fulfils an operational purpose. Officers would also advise that any broader use is likely to further planning permission for a change of use, to a mixed use, or a D2 use class, or a sui generis use depending on the particular circumstances of such a hybrid use.

Officers acknowledge the comments around general noise and activity and it is inevitable that a site used by children will result in some noise. But given the existing position, there is little to establish that the proposals will make this demonstrably worse to the point it could be considered unduly intrusive. Other powers, under Control of Pollution legislation exist to deal with nuisance, but no such investigation is understood to have been previously instigated.

### *Green Belt*

The NPPF considers the provision of appropriate facilities for our door recreation to be acceptable in the Green Belt so long as they preserve the openness thereof and do not conflict with the purposes of designating the land. In addition, proportionate additions to existing buildings and replacement buildings can be accepted where they are not materially larger or disproportionate.

The application includes a residential unit in the roof space, intended either as a caretaker's accommodation or for seasonal staff. As this will be tied, and a condition can be added to that effect in a form similar to an agricultural workers dwelling, the proposal does not result in the establishment of a new permanent dwelling.

The proposals result in the removal of a number of structures which are evidently beyond their useful life and have little visual quality. The new permanent buildings (i.e. excluding the camping pods) including the extensions to the main building result in a 23% net increase in built footprint. The principle new structures are located in areas where built development already exists. This level of additional development is considered proportionate to the site and is therefore overall not inappropriate in the Green Belt.

### *Parking, traffic and access*

No changes are proposed to the way school parties access the site, which is primarily by coach. The alterations to the site layout provide a more formal parking arrangement providing for operational needs including safe coach and mini bus parking and a limited operational provision for car parking. The existing hard surfaces around the frontage provide for a greater level of ad hoc parking and the reduced reliance on car journeys is to be encouraged in this location. If Members are minded to approve the application, officers would recommend conditions on the provision of electric charging points in the parking area, and the provision of a cycle store to further enhance the potential opportunities for more sustainable travel choices.

The Highway Authority have confirmed that there are no objections to the application on highway safety grounds. Coaches and service vehicles can access the site to avoid obstruction to the roadway and the general level of vehicle activity remains limited without impact on the wider highway network.

There are a number of rights of way and less formal footpaths linking the site to Loughton to the east and for the more adventurous walker to Chingford Plain to the south and Waltham Abbey to the west which supports the educational operation in a sustainable way.

### *Built form*

Extensions to the main building are proportionate in scale and form. The roof alterations propose limited breaks in the roofscape and the dormer elements are sited to have minimal impact on the overall form of the building. The ground floor extension is clad in corten steel (which has weathered appearance) to the existing brickwork and is located at the rear of the building, away from public view.

The camping pavilion is clad in a mix of corten steel and timber with glazed curtain walling to the communal area. An over sailing roof canopy rises to a maximum 4.5m high with solar panels on the roof. The building has a lightweight appearance as a result of the glazed elements viewed across the camping ground, while the more functional elements behind are lower and similar in general scale to the existing structure being replaced. The building is therefore well designed for both its purpose and setting.

The camping pods are temporary in construction and capable of being removed or re-sited as required. Each sleeps four, have a surface area of around 10sq.m. and are up to 4m high, clad in timber with solar panels on the roof. The structures are evidently designed for their purpose and are appropriate in form and finish for that purpose.

### *Impact on Epping Forest SAC*

The site lies within the SAC area but as the application relates to an existing use must be viewed as having a neutral impact. The proposal does not include any new permanent dwellings and the operation of the site utilises the Forest as part of its core activity. The rationalisation of the site frontage and reduction in parking overall evidently does not result in additional harm to air quality.

### *Other matters*

A number of other matters have arisen in consultation.

Drainage – The Town Council refer to a holding objection on drainage issues. This related to surface water drainage matters that were considered to have not been fully addressed in the submission. Following further discussion, these matters were clarified, the holding objection was removed and conditions on the issue have been recommended as sufficient.

Fire lighting – a number of objector's comment on concerns at emissions from fires. It is noted that a number of small pits exist on the site where small fires have been burnt. This would be an entirely appropriate activity within the context of the wider use and has no discernible wider impact.

Contaminated land – records do not suggest any historic contamination in the area, however a condition is appropriate in light of identified land drainage issues in the area with may have facilitated leeching to deal with unexpected contaminants if identified when the development breaks ground.

### **Conclusion:**

The application in effect proposes an upgrade of the existing facilities to reflect modern standards for accommodation and facilities at what amounts to an educational establishment. The main built elements comprise the extensions to the main building and the camping pavilion. The former are proportionate to the form and appearance of the building. The latter, while located in a more open part of the site provides basic facilities lacking in the current structure in the same place. The larger building is well designed and appropriate to its setting and purpose. As such, it is considered that this is consistent with policies restricting development in the Green Belt.

While noting comments from surrounding occupiers in relation to general noise and activity arising from the use, the proposal does not of itself result in conditions which significantly increase the potential for disturbance, in fact that more substantial nature of the camping pods and the camping pavilion will provide a degree of insulation to certain activities.

Officers as a result consider the overall improvements to provide a better standard of outdoor education which is consistent with national and local policy objectives. Subject to conditions set out therefore, officers consider the proposals to be acceptable.

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

***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***