



***District Development Management Committee
Wednesday, 5th April, 2017***

You are invited to attend the next meeting of **District Development Management Committee**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping
on Wednesday, 5th April, 2017
at 7.30 pm .**

**Glen Chipp
Chief Executive**

**Democratic Services
Officer**

Gary Woodhall
(Governance Directorate)
Tel: 01992 564470
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors B Sandler (Chairman), B Rolfe (Vice-Chairman), A Boyce, H Brady, R Butler, R Jennings, G Chambers, S Heap, S Jones, H Kauffman, J Knapman, S Kane, A Mitchell, C C Pond, J M Whitehouse and D Stallan

SUBSTITUTE NOMINATION DEADLINE:

18:30

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

2. The Senior Democratic Services Officer will read the following announcement:

"I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by third parties).

If you are seated in the lower public seating area then it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this

then you should move to the upper public gallery.

Could I please also remind Members to activate their microphones before speaking.”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 6)

(Director of Governance) General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

(Director of Governance) To be announced at the meeting.

4. SUBSTITUTE MEMBERS

(Director of Governance) To report the appointment of any substitute members for the meeting in accordance with Council Rule S1 in the Constitution (Part 4 “The Rules” refers).

5. DECLARATIONS OF INTEREST

(Director of Governance) To declare interests in any item on the agenda.

6. MINUTES (Pages 7 - 16)

(Director of Governance) To confirm the minutes of the last meeting of the Committee held on 8 February 2017 (attached).

7. EPF/3163/16 - UNITS 20-21 FORMER MUSHROOM FARM, LAUNDRY LANE, NAZEING (Pages 17 - 26)

(Director of Governance) To consider the attached report for the change of use to mixed B1, B2 and B8 uses including storage and mechanical repair of cars.

8. EPF/0671/17 - PINE LODGE RIDING CENTRE, LIPPITTS HILL, WALTHAM ABBEY (Pages 27 - 36)

(Director of Governance) To consider the attached report for the variation of Condition 2 “Plan Numbers” on EPF/2853/14 to amend the site boundary and redesign the parking layout and access track.

9. EPF/2550/16 - WOODVIEW, LAMBOURNE ROAD, CHIGWELL (Pages 37 - 52)

(Director of Governance) To consider the attached report for the demolition of the existing 22 bedroom residential dwelling, the associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bedroom care home, and one three storey block containing 25 retirement living apartments, together with the provision of 51 car parking spaces and landscaping.

10. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972 requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the

statutory period of notice has been given) may be transacted.

11. EXCLUSION OF PUBLIC AND PRESS

Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<u>Agenda Item</u>	<u>Subject</u>	<u>Paragraph Number</u>
Nil	None	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers

Article 17 (Access to Information) of the Constitution defines background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection one copy of each of the documents on the list of background papers for four years after the date of the meeting. Inspection of background papers can be arranged by contacting either the Responsible Officer or the Democratic Services Officer for the particular item.

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Advice to Public and Speakers at Council Planning Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Sub-Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Sub-Committee will determine the application in your absence.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Sub-Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Sub-Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Sub-Committee. Should the Sub-Committee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee are required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or

- (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Management Committee **Date:** 8 February 2017

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.00 pm

Members Present: B Sandler (Chairman), H Brady, R Jennings, G Chambers, S Heap, S Jones, J Knapman, S Kane, C C Pond, J M Whitehouse, D Stallan and J Lea

Other Councillors: B Surtees

Apologies: B Rolfe, A Boyce, R Butler, H Kauffman and A Mitchell

Officers Present: N Richardson (Assistant Director (Development Management)), G J Woodhall (Senior Democratic Services Officer) and R Perrin (Democratic Services Officer)

47. WEBCASTING INTRODUCTION

The Senior Democratic Services Officer reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

48. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Committee, for the determination of applications for planning permission. The Committee noted the advice provided for the public and speakers in attendance at Council Planning Committee meetings.

49. APPOINTMENT OF VICE-CHAIRMAN

As the Vice-Chairman, Cllr B Rolfe, had tendered his apologies for the meeting, nominations were invited from the Committee for the appointment of an interim Vice-Chairman for the duration of the meeting.

Resolved:

(1) That Cllr S Kane be appointed as Vice-Chairman for the duration of the meeting.

50. SUBSTITUTE MEMBERS

The Committee noted the following substitutions for this meeting:

(a) Cllr D Stallan for Cllr A Boyce; and

(b) Cllr J Lea for Cllr B Rolfe.

51. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Member Code of Conduct, Cllrs B Sandler, S Kane, J Lea, H Brady, G Chambers, S Jones and J Knapman declared a personal interest in the following items of the agenda, by virtue of the Applicant being a fellow member of their political group on the Council. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2573/16 Woodings, Glover Lane, Hastingwood; and
- EPF/2583/16 Woodings, Glovers Lane, Hastingwood.

(b) Pursuant to the Council's Member Code of Conduct, Cllrs B Sandler, S Kane, J Lea, H Brady, G Chambers, S Jones and J Knapman declared a personal interest in the following items of the agenda, by virtue of the Applicant being the Leader of their political group on the Council. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/3109/16 65 High Street, Epping; and
- EPF/3145/16 331 High Street, Epping.

(c) Pursuant to the Council's Member Code of Conduct, Cllr Stallan declared a non-pecuniary interest in the following items of the agenda, by virtue of the Applicant being a close personal friend. The Councillor had determined that his interest was non-pecuniary but would leave the meeting for the consideration of the applications and voting thereon under the public perception test:

- EPF/2573/16 Woodings, Glover Lane, Hastingwood; and
- EPF/2583/16 Woodings, Glovers Lane, Hastingwood.

(d) Pursuant to the Council's Member Code of Conduct, Cllr Stallan declared a non-pecuniary interest in the following items of the agenda, by virtue of having served under the Applicant on the Council's Cabinet for many years. The Councillor had determined that his interest was non-pecuniary but would leave the meeting for the consideration of the applications and voting thereon under the public perception test:

- EPF/3109/16 65 High Street, Epping; and
- EPF/3145/16 331 High Street, Epping.

52. MINUTES

Resolved:

(1) That the minutes of the meeting held on 30 November 2016 be taken as read and signed by the Chairman as a correct record.

53. ANY OTHER BUSINESS

Resolved:

(1) That, as agreed by the Chairman and in accordance with Section 100B(4)(b) of the Local Government Act 1972, the following item of urgent business be considered following the publication of the agenda:

(a) EPF/2972/16 – 108 Rous Road, Buckhurst Hill.

54. EPF/2972/16 - 108 ROUS ROAD, BUCKHURST HILL

The Assistant Director of Governance (Development Management) presented a report for a part single and part two-storey rear extensions, two-storey side extension, single storey front extension and single storey rear and side extensions at 108 Rous Road in Buckhurst Hill. The application was due for consideration at Area Planning Sub-Committee South on 1 February 2017; however, not all the information was available for the Sub-Committee to fully consider the application and it was referred to the Committee for determination.

The Assistant Director reported that the site was contained a two-storey semi-detached house with a rear attached garage located at the northern end of Rous Road, which faced out onto the end of the road and had a public footpath along its eastern flank boundary. The attached property (no. 106) had a two-storey rear projection and also a rear conservatory. The site was not in a conservation area and the property was not listed. The site had previously been the subject of a planning application in 2016, but this had been reused permission. The part single storey flat roof rear extension would be sited along the boundary with no. 106, whilst the two-storey rear extension would wrap around into a proposed two-storey side extension, which itself would be close to the public footpath and set in by 1 metre from the front at first floor level, and this would continue into a single-storey front extension joining with the existing front porch. Angling out from the two-storey rear extension, replacing the existing garage but further towards the public footpath, it was proposed to construct a single storey rear/side extension towards the north-east boundary.

The Assistant Director stated that Planning Officers had concluded the revised scheme had overcome the reasons for refusal for the previous scheme by the removal of the large rear dormer window. The application was now considered to comply with the policies of the adopted Local Plan and the National Planning Policy Framework. The concerns raised by the Parish Council had been considered but it was felt that the proposed extensions would compliment the existing house and not be harmful to the appearance and character of the locality. Therefore, the application was recommended for approval.

The Committee noted the summary of representations received in respect of this application, which included an objection form the Parish Council. The Committee heard from the Applicant's Agent before proceeding to debate the application.

The Committee had no issues with this application, as there were numerous extended houses in this area and it was felt that this scheme would improve the appearance of the existing house.

Decision:

(1) That planning application EPF/2972/16 at 108 Rous Road in Buckhurst Hill be granted permission, subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
3. Wheel washing or other cleaning facilities used to clean vehicles

immediately before leaving the site during the construction works, shall be present throughout the period of the external building works.

4. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

55. EPF/2357/16 - ZINC ARTS, HIGH STREET, ONGAR

The Assistant Director of Governance (Development Management) presented a report for minor adaptations to the two-storey accommodation block building, with each of the 25 rooms to be used for more general housing and to be provided with a galley kitchenette, at Zinc Arts in High Street, Ongar. The application was before the Committee following a minority reference by Area Planning Sub-Committee East at its meeting on 18 January 2017.

The Assistant Director explained that the site was the former Great Stony school buildings, which comprised a combination of single and two storey buildings. The original building comprised a mixture of community and arts uses, including classrooms, a nursery, café and reception. There had been significant extensions including a theatre, additional rooms for centre activities and two two-storey residential blocks. One of the residential blocks was managed by East Thames Housing Association for supported living, and the other block was the subject of the application. There was a car park at the northern end of the site with 50 spaces. The site was located within a primarily residential area of the High Street, within the Great Stony School Conservation Area and the Metropolitan Green Belt.

The Assistant Director stated that Planning Officers had concluded the financial circumstances of the centre were a significant factor, and the possibility of the arts and community use not being able to continue without the income generated from the proposed application was a material consideration and constituted special circumstances in determining this application. Although the residential block was currently under-occupied, approximately 16% annual occupation rate, the same number of rooms were being retained which could all be occupied 24 hours a day for 365 days per year by residents with vehicles, so Officers felt the changes did not amount to a significantly more intrusive use of the site. It should also be noted that approval of this planning application would not affect the existing Section 106 agreement relating to the broader use of the building. Consequently, Officers had recommended this application for approval, although it was recognised that the issues were finely balanced.

The Committee noted the summary of representations that had been received in respect of this application, which had included 29 letters of objection from residents and one letter of support. Ongar Town Council had also objected to the application with regard to the variation of the Section 106 Agreement. The Assistant Director reported that a further letter of objection had been received from Ongar Town Council, which had requested additional conditions be imposed if the application was granted permission. In addition, further correspondence had been received from a former Chairman of the Trust and the Applicant, who was attempting to allay certain rumours concerning the development. The Committee heard from an Objector, Ongar Town Council and the Applicant before proceeding to debate the application.

Cllr B Surtees, the ward Member for Chipping Ongar, Greensted & Marden Ash, commented that this application had generated strong feelings within the community, which was reflected by the conflicting information being disseminated by both sides of the argument. Zinc Arts was attempting to widen their remit; the Centre had been under-used for a long time now, its usage needed to be increased to support the necessary growth of the Centre as a Community Hub. Cllr Surtees pointed out that the fire escape was actually a steel stairway at the end of the building, and requested that a condition be added to make the proposed minor adaptations reversible.

The Committee acknowledged that there were no planning reasons for refusal, and that there would be a serious financial viability issue for the Centre if these rooms were not used. The Assistant Director reiterated that the rooms were currently available for overnight use by users of the Centre, but the Applicant confirmed that there would not be any overnight accommodation available at the Centre in future if this application was granted planning approval as the accommodation would be made available to the general public to rent for six or twelve months at a time.

Decision:

(1) That planning application EPF/2357/16 at Zinc Arts in the High Street, Ongar be granted permission, subject to the following 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 nos: 1720/1 - 4 inclusive, 5A, 6 and 7A.
3. The use hereby permitted shall be limited to a period of seven years from the date of this approval, after which time the use shall cease and the building shall be reverted to its previous use unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to the commencement of the development, notwithstanding any details shown on the approved plans, details of a separate pedestrian access to the building from High Road shall be submitted to and approved by the Local Planning Authority. Such details shall include any works to relocate cycle stores or other structures on the frontage, fencing and gates. The works as agreed shall be fully completed prior to the commencement of the use.
5. At least one of the residents communal rooms shown on the approved plans shall be available solely for residents use upon first occupation of the accommodation hereby permitted. The second communal room shall thereafter be provided, along with the external link canopy, within 6 months of first occupation, unless otherwise agreed in writing by the Local Planning Authority. Communal facilities shall thereafter be retained in accordance with the approved details for the duration of the use.
6. Residents parking bays indicated on drawing 1720/7A shall be marked with resident parking signage prior to first occupation and shall thereafter be maintained as such for the duration of the use.

56. EPF/2550/16 - 17 HEMNALL STREET, EPPING

The Assistant Director of Governance (Development Management) presented a report for the replacement of the existing bungalow at 17 Hemnall Street in Epping with a three-storey block of five apartments, which would consist of two one-bed flats and three two-bed flats, and with three off-street parking spaces to the front and communal amenity space to the rear. This application had originally been considered by Area Planning Sub-Committee East on 13 December 2016, but as the Sub-Committee could not make a decision on the application, it was referred directly to this Committee for determination.

The Assistant Director explained that the site currently contained a single storey bungalow located on the south eastern side of Hemnall Street, and situated between a similar bungalow to the north-east and a block of recently developed flats to the south-west. Beyond each adjacent neighbour were two-storey dwellings and opposite the site was the Hemnall Social Club and the Citizens Advice Bureau, which included flats on the first floor. The site did not lie within either the Epping Conservation Area or the designated Town Centre.

The Assistant Director reported that Officers had concluded the proposal would make more efficient use of a sustainable urban site and provide additional residential properties to assist the Council in meeting its five-year supply of deliverable housing sites. It was not considered that the new dwelling would be detrimental to the character or appearance of the surrounding area or the adjacent conservation area and, despite concerns expressed, the proposal would not result in any excessive loss of amenity to the neighbouring residents. Although the development would have a low number of off-street parking spaces, this was considered acceptable within a built-up location adjacent to the Town Centre. The application complied with the National Planning Policy Framework and the relevant Local Plan policies, and therefore was recommended for approval.

The Committee noted the summary of representations that had been received in respect of this application. There had been seven letters of objection received, including from Epping Town Council and the Epping Society. There were no letters of support received. The Committee heard from an Objector and the Applicant's Agent before proceeding to debate the application.

Whilst it was acknowledged by the Committee that a block of flats would not be out of character for this area, it was felt that the design would cause a significant inconvenience to the neighbours, and that there was an obvious parking issue with the application as only three parking spaces were being provided for five apartments. It was suggested that the block could be moved back within the plot to provide more parking spaces, but the Assistant Director stated that the space at the back was relatively small and the block would then have a negative impact on the buildings to the rear.

Cllr C C Pond stated that the site was not a large plot, being average in size, and a three storey building at this location would be excessive in his view and be detrimental to the amenity of the neighbours. The Councillor would be more inclined to look favourably on this application if the third storey was omitted.

In response to further questions from the Committee, the Assistant Director stated that, although the neighbouring bungalow had flank windows, generally such rooms had a larger window to either the front or rear. In addition, there were no flank windows in the proposed block of flats which would remove any possible undue

overlooking or loss of privacy to the neighbouring bungalow, and the Committee was reminded that there would be a 4 metre separation between the two buildings.

The vote on the Officer recommendation to grant planning permission was lost. A proposal was then put forward to refuse planning permission on the grounds that the size and bulk of the proposed building would have an overbearing impact on the neighbouring bungalow resulting in an excessive loss of amenity. This proposal was passed, and the Committee agreed that the way forward for the application was to reduce the bulk and impact on the neighbouring bungalow.

Decision:

(1) That planning application EPF/2550/17 at 17 Hemnall Street in Epping be refused permission for the following reason:

1. The proposal, by reason of its size and bulk, would have a significantly overbearing visual impact on the occupiers of the adjacent bungalow, number 15a Hemnall Street, resulting in an excessive loss of their amenity, contrary to adopted Local Plan policy DBE9 and the National Planning Policy Framework.

57. EPF/2573/16 - WOODINGS, GLOVERS LANE, HASTINGWOOD

The Assistant Director of Governance (Development Management) presented a report for the demolition of the front porch and west side extension, both late 20th century editions at Woodings in Glovers Lane, Hastingwood with a replacement front porch and garden room with minor internal alterations. The application was before the Committee as it had been submitted by a serving District Councillor.

The Assistant Director explained that the site comprised a Grade II Listed cottage within a generous curtilage, and was located in the furthest eastern corner of Glovers Lane. To the south and east were open fields, and to the north and west were generous residential plots containing large detached house. The site was within the Metropolitan Green Belt. The materials to be used for the proposed replacement front porch and garden room included a red plain clay tiled roof and slim-like double glazing within an oak framed structure for the walls.

The Assistant Director reported that Officers had concluded the application was appropriate development within the Green Belt and would have a neutral impact on its character and openness. The proposal would also preserve the special architectural and historical interest of the Grade II dwelling house, and would not unduly harm neighbouring residential amenity. The proposal was considered to be sustainable development, which accorded with national and local policy, and therefore was recommended for approval.

The Committee noted the summary of representations received in respect of this application, which included no objections from North Weald Bassett Parish Council and a letter of support from a neighbouring residence. The Committee heard from the Applicant's Agent before proceeding to debate the application.

The Committee concurred with the comments of the Conservation Officer regarding the impact of the proposal on the historic and architectural interest of the Grade II Listed Building, and agreed to grant planning permission for the application.

Decision:

(1) That planning application EPF/2573/16 at Woodings in Glovers Lane, Hastingwood be granted permission, subject to the following 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 nos: Heritage Statement dated 29/9/16, 1772/01, 02, 03, 04B, 05A, 06A, 07A.
3. Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

58. EPF/2583/16 - WOODINGS, GLOVERS LANE, HASTINGWOOD (LISTED BUILDING CONSENT)

The Assistant Director of Governance (Development Management) presented a report for Listed Building Consent for the demolition of the front porch and west side extension, both late 20th century editions at Woodings in Glovers Lane, Hastingwood with a replacement front porch and garden room with minor internal alterations. The application was before the Committee as it had been submitted by a serving District Councillor.

The Assistant Director explained that the site comprised a Grade II Listed cottage within a generous curtilage, and was located in the furthest eastern corner of Glovers Lane. To the south and east were open fields, and to the north and west were generous residential plots containing large detached house. The site was within the Metropolitan Green Belt. The materials to be used for the proposed replacement front porch and garden room included a red plain clay tiled roof and slim-like double glazing within an oak framed structure for the walls.

The Assistant Director reported that Officers had concluded the application would preserve the special architectural and historical interest of the Grade II dwelling house, and was therefore considered to be sustainable development which accorded with national and local policy.

The Committee noted the summary of representations received in respect of this application, which included no objections from North Weald Bassett Parish Council and a letter of support from a neighbouring residence.

Decision:

(1) That planning application EPF/2583/16 for Listed Building consent at Woodings in Glovers Lane, Hastingwood be granted permission, subject to the following conditions:

1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Heritage Statement dated 29/9/16, 1772/01, 02, 03, 04B, 05A, 06A, 07A.

3. Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
4. Additional drawings that show details of proposed new [windows doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building - add/delete as appropriate], by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
5. All new rainwater goods and soil and vent pipes shall be of black painted aluminium.

59. EPF3109/16 - 65 HIGH STREET, EPPING

The Assistant Director of Governance (Development Management) presented a report for advertisement consent for a new fascia sign at 65 High Street in Epping. This application was before the Committee as it had been submitted on behalf of a serving Councillor.

The Assistant Director explained that the existing building on the site was three storeys high, and had a ground floor which projected towards Epping High Street; this was currently occupied by Millers Estate Agents. The unit was located at the western end of a row of shops, each of which had their own unique signage which gave a varied character and appearance to the street scene. The site was not located within the Epping Town Conservation Area.

The Assistant Director reported that Officers had concluded the new signage would not cause any harm to amenity or public safety, and therefore it was recommended that advertisement consent be granted.

The Committee noted the summary of representations that had been received in respect of this application, and that Epping Town Council had no objection to the application.

Decision:

(1) That planning application EPF/3109/16 for advertisement consent at 65 High Street in Epping be granted permission, subject to the following condition:

1. The maximum luminance of the signs granted consent shall not exceed 1250 candelas per square metre.

60. EPF/3145/16 - 331 HIGH STREET, EPPING

The Assistant Director of Governance (Development Management) presented a report for the listed Building Consent to replace the existing signage with signs of the same size and materials but with changes to colour and type face, including the painting of pilasters. The application was before the Committee as it had been submitted on behalf of a serving District Councillor.

The Assistant Director explained that the site contained a Grade II Listed Building dating from the 18th Century and formed a group of listed commercial properties (nos. 309 to 317). The site was within the Epping Conservation Area and was located on the northern side of the High Street. Its current use was as an Estate Agents. It was proposed to replace both the fascia sign and hanging sign.

The Assistant Director reported that Officers had concluded the proposed signage was simple and unobtrusive, and the repainting of the pilasters of the shopfront in white would match the colour of the glazing bars and window bars. Therefore, the application for Listed Building consent was recommended for approval.

The Committee noted the summary of representations, and that Epping Town Council had no objection to the proposal.

Decision:

(1) That planning application EPF/3145/16 for Listed Building Consent at 331 High Street in Epping be granted permission, subject to the following condition:

1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

61. EXCLUSION OF PUBLIC AND PRESS

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

Report to the District Development Management Committee



**Epping Forest
District Council**

Report Reference: DEV-024-2016/17

Date of meeting: 5 April 2017

Subject: Planning Application EPF/3163/16 – Units 20-21 Former Mushroom Farm, Laundry Lane, Nazeing, EN9 2DY – Change of use to mixed B1, B2 and B8 uses including storage and mechanical repair of cars.

Responsible Officer: Graham Courtney (01992 564228)

Democratic Services: Gary Woodhall (01992 564249)

Recommendation:

(1) That planning permission be granted subject to the following conditions:-

- 1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: NWA-16-005-LOC_P3 Rev: B, NWA-16-005-1 Rev: C.**
- 2. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the hours of 0800 to 1800 Mondays to Fridays, 0800 to 1300 hours on Saturday nor at any time on Sundays, Bank or Public Holidays.**
- 3. The site shall not be accessed by vehicles over 7.5 tonnes gross vehicle weight.**
- 4. There shall be no open storage on the site without the prior written permission of the Local Planning Authority and there shall be no burning of materials, spray painting or external working whatsoever (other than the taking and dispatching of deliveries) in connection with the uses hereby permitted.**
- 5. No floodlights shall be installed or operated at the premises without the prior written approval of the Local Planning Authority.**

Report

- 1. This application was put to the Area Plans Sub Committee West on 22nd February 2017 however was referred directly up to the District Development Management Committee for decision.**
- 2. The application was put forward by Officers to Area Plans Sub Committee West with a recommendation for approval, subject to the above conditions. This report carries no recommendation from Members of Area Plans Sub Committee East. However it was requested that any Planning Enforcement History relating to the site is reported to DDMC.**

3. It was requested by Members at Area Plans Sub Committee West that the enforcement history on the site be reported to Members of District Development Management Committee. However the only Planning Enforcement investigations relating to the application site (the Red Line planning application area) is that which led to this application.
4. There have been previous investigations into a breach of conditions regarding agricultural occupancy of Highbury House (that shares its entrance with the application site), which was subsequently deemed to be lawful, and the use of the two units to the immediate south of the application site, which was also later considered to be lawful. Furthermore there have been Enforcement Investigations into the Former Mushroom Farm to the north of the site. However none of these areas form part of the application site and therefore the enforcement history on these adjacent plots is not relevant or material to the decision to be taken on this current application.
5. The report to the Area Plans Sub-Committee West on 22 February 2017 is reproduced below.

Planning Issues

Description of Site:

6. The wider site is a former farmstead that has been divided into separate planning units. The specific part of the site relevant to this application constitutes units 20 and 21 which are located to the rear of Highbury House. The northern boundary of the application site is defined by a long, single storey, pitched roof storage building known as unit 2 Mushroom Park. Unit 20-21 are located within the rear portion of this building which has been extended to abut the common boundary to the west. These units are accessed via an existing track adjacent to Highbury House.
7. The surrounding area is defined by a further residential dwelling located to the south of the site with large residential curtilage and Netherkidders Farm, which is located on the eastern side of Laundry Lane. The site and surrounding area are located within the Metropolitan Green Belt.

Description of Proposal:

8. Retrospective planning permission is sought to establish the use of units 20 and 21 for the mixed use B1, B2 and B8 to include the storage and mechanical repair of cars. The two units are occupied by two tenants. One being a mobile mechanic who usually works off site however utilises this unit as a base to bring back cars that require more work or if the weather is particularly inclement. The other occupant is an individual who stores and works on his own vehicles for pleasure.
9. Units 20 and 21 offer a floor area of 140m² and are located to the rear of Unit 2 Mushroom Park which has an established B8 use since 2007. Access to Units 20 and 21 is via the northern boundary to the rear of the site using a shared track access with Highbury House, which runs from laundry Lane adjacent to Highbury House and Unit 2 Mushroom Park.
10. Associated parking for the units is proved within the adjacent yard.

Planning History:

11. EPF/1176/16 - Use of units 20 & 21 for storage of second hand cars including valeting

and internet sales – withdrawn 14/10/16

12. Whilst not part of the application site the following history relates to the wider former mushroom farm site to the north and the two units to the south and is considered relevant to the proposal:
13. EPF/2304/03 – Retrospective planning permission sought for the change of use of the existing buildings to B2 industrial use ie worm farming, joinery and engineering – refused 24/05/04
14. EPF/0899/07 - Change of use of former mushroom growing and composting shed to B1, B8 and use as a depot for fork lift trucks – refused 15/06/07 (allowed on appeal 21/10/08)
15. CLD/EPF/1180/16 - Certificate of Lawful Development for existing use of Unit 1 for storage use (B8) and Unit 2 for Office use (B1a) – lawful 06/07/16

Policies Applied:

Epping Forest Local Plan and Alterations (1998/2006)

- CP1 – Achieving sustainable development objectives
- CP2 – Protecting the quality of the rural and built environment
- GB2A – Development in the Green Belt
- GB8A – Change of use or adaptations of buildings
- RP5A – Adverse environmental impacts
- ST4 – Road Safety
- ST6 – Vehicle parking

16. 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.

Epping Forest Draft Local Plan consultation document (2016)

17. The Epping Forest District Draft Local Plan is the emerging Local Plan and contains a number of relevant policies. At the current time only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies within the Draft Local Plan are:

- SP1 – Presumption in favour of sustainable development
- SP5 – Green Belt and district open land
- E1 – Employment sites
- T1 – Sustainable transport choices
- DM21 – Local environment impacts, pollution and land contamination

Consultation Carried Out and Summary of Representations Received:

18. 7 neighbours have been consulted and a Site Notice was displayed.
19. PARISH COUNCIL – Object to the application on the following grounds:
 - i) Inappropriate in a predominantly residential area
 - ii) Not in accordance with the Draft Local Plan

- iii) Concern that there is a breach of conditions of current working outside the permitted hours
 - iv) It is a single track road with no passing places and not suitable for servicing commercial premises.
20. NETHERKIDDERS HOUSE – Object as the originally imposed conditions have been breached, car repairs are already taking place at the location, the use causes obstruction in the road, as this is inappropriate in a rural Green Belt location, it would result in an increase in traffic and since it would cause highway safety problems.
21. NEWHOUSE – Object as the buildings are already being used for vehicle repairs, due to the disturbance and impact on residents amenities, as Laundry Lane is not suitable for commercial vehicles, and since the estate already operates with no time restriction.

Issues and Considerations:

22. The main issues to determine are the impact on the Green Belt, on the surrounding neighbours, and with regards to impact on the public highway.

Green Belt:

23. In line with the 'presumption in favour of sustainable development' contained within the NPPF emerging policy SP1 promotes sustainable development. Paragraph 90 of the NPPF states that the reuse of buildings that are of permanent and substantial construction is 'not inappropriate' in the Green Belt provided openness is preserved and there is no conflict with the purpose of including land in the Green Belt. GB2A and GB8A further support this directive in that the Council will grant planning permission for the change of use and adaption of a building in the Green Belt provided that the building is of permanent and substantial construction and capable of conversion without major or complete reconstruction, is in keeping with the surroundings in terms of bulk and form, and the use would not have a materially greater impact than the present use on the Green Belt. Significantly the policy also requires that the use and associated traffic generation would not have a substantial detrimental impact on the character and amenities of the countryside.
24. Units 20 and 21, to the rear of unit 2 Mushroom Park, are formed of an extension to the main building which is of permanent and substantial construction. It is unclear when the unit was extended to the western boundary but it appears to be in excess of 10 years. As such the units meet this element of the criteria within policy GB8A. Furthermore the units propose no external alterations and are obscured from the view of public vantage points and will have no impact upon the permanent openness of the Green Belt.
25. The former Mushroom Farm (wider site) to the north of the site is a commercial site which was granted consent on appeal in October 2008 (following an Enforcement Notice and refused planning application). The activities of the adjacent site include vehicles coming in and out of the site during operational hours with expected noise omitting from the vehicles and the overall use of the site.
26. In comparison to the significantly larger adjacent site the proposed use within the application site is extremely limited. The proposed use of Units 20 & 21 are for a mixed storage of cars with associated servicing and mechanical repairs. This would be carried out by two separate tenants, one of which would be occupied by a mobile mechanic who generally works offsite but needs a base to bring back cars which require more work than can be undertaken at the residents property or when the

weather is particularly inclement. By the very nature of these occurrences works to the vehicles will take place within the building. The second tenant is a private individual who stores and works on his own vehicles at the site.

27. No members of the public visit the site and traffic generation is minimal with usually no more than two to four vehicle movements per day. As such the impact of the proposal on the surrounding rural environment is minimal and the development would not conflict with the purposes of the Green Belt and therefore the change of use would not constitute inappropriate development harmful to the Green Belt.

Impact on surrounding neighbours:

28. As stated above the adjacent (wider) site is a commercial premises operating to a far greater scale than the application site and was originally granted planning consent on appeal. Unfortunately however the application site (Units 20 & 21) was not included in these applications since the units were separately accessed by way of the driveway accessing Highbury House. Nonetheless these units were used for many years for car repairs up until May 2005 and between then and February 2014 were used for primary storage for a tree felling and landscape business. From Autumn 2014 until the Summer of 2016 the units were occupied by 'Riverside Cars Epping', which was a second hand car sales (via the internet) and associated valeting business. Consent was initially being sought to regularise this former use (EPF/1176/16) however this application was withdrawn following the vacating of the units by Riverside Cars Epping. The two new tenants undertake car storage and small scale servicing and repairs similar to the use that previously occurred between May 2005 and February 2014.
29. Within the previous appeal consideration was given to the impact on the neighbouring residents amenities with specific issues being raised at the Public Inquiry directly by neighbours. Regarding this matter the Planning Inspector concluded that *"it is clear that the unauthorised activities on the site have, in the past, resulted in intolerable and genuine distress to neighbours. However, I believe that those activities which have previously detracted from neighbours' living conditions could be satisfactorily controlled by means of planning conditions. Such conditions could be used, for example, to restrict the use of the units to Class B1 and B8 purposes, control the installation and use of floodlights and prohibit activities such as outside storage and working, paint spraying, burning of materials and boat repairs. The previously unregulated hours of use could also be controlled in this way... The proposed parking and turning arrangements and the restriction on the weight of vehicles entering the site could also be secured by planning condition. In those circumstances, I do not consider that the scheme would have any unacceptable impact on the living conditions of local residents"*.
30. Since the proposed retention of the car storage and repairs on the application site is on a far more limited scale than that permitted on the adjacent site, and Units 20 & 21 are a significant distance from neighbouring residents (although it is appreciated that the entrance to the site is directly opposite Netherkidders Farm), it is similarly concluded that suitable conditions could be imposed, similar to those on the adjacent site, that would reduce any harm to neighbours amenities.
31. It has been raised by the Parish Council and one of the neighbouring residents that the current conditions of the wide site are currently being breached however this is an issue that would need to be raised with Planning Enforcement and is not a material planning consideration in this application. The conditions originally imposed by the Planning Inspector are enforceable and reasonable and any similar conditions

imposed on this site would equally be reasonable and enforceable. It is thereafter the job of Planning Enforcement to ensure compliance with conditions and any such previous breach (particularly a breach occurring outside of the application site) would not be reason to refuse planning permission.

Highways:

32. One of the other major concerns raised by the Parish Council and neighbours is with regards to traffic problems since they consider that Laundry Lane is 'not suitable for servicing commercial premises'.
33. Laundry Lane is an unclassified road that links St Leonards Road and Waltham Road. It is winding in nature throughout its length and varies in width from around 2.3m at its narrowest point to some 6m in width near its junction with St Leonards Road. However, between these extremes for the majority of its length it varies in width between 3m to 3.5m and in the vicinity of the application site is around 3.5m wide. There are no formal passing places for vehicles to pass each other, although there are a few opportunities available in the form of private driveways and field gateways.
34. There is no disputing that Laundry Lane is far from ideal for any two way traffic use, particularly commercial traffic, and historically traffic levels on this road would have been extremely low. However the traffic levels have now increased in part due to the change of use of the adjacent (wider) site. With regards to this matter the Planning Inspector previously concluded that "*despite the material increase in traffic generated by the development the absolute levels of traffic would remain extremely low*" and "*although the additional traffic generated, including delivery vans, would be material in comparison with historic levels I do not consider that it would be sufficient to have any significant adverse impact on the character or amenities of the countryside*" and "*would not materially affect the safety of people using the public highway*".
35. The proposed uses within Units 20 & 21 are on a far more limited scale than the adjacent site (if for no other reason other than the scale of the buildings) and are stated to be usually no more than two to four vehicle movements per day, equating to one or two cars visiting the site on a daily basis.
36. Essex County Council Highways have been consulted on the application and comment that "*owing to the scale of the proposal it is very unlikely to generate any significant increase in traffic movements to and from the site*" and therefore no objection is raised to the proposal. As such, notwithstanding the longstanding problems with the highway, which are a separate issue that would need to be addressed by Essex County Council Highways, the proposed use of these buildings for small scale car storage and repairs would not significantly impact on the highway safety and capacity of Laundry Lane.

Conclusion:

37. The development is a change of use of permanent and substantial buildings that would not constitute inappropriate development in the Green Belt. Due to the limited nature of activity on site the impact of the proposal on the surrounding rural environment is anticipated to be minimal and traffic movements are limited and would not significantly impact on the highway safety and capacity of Laundry Lane. Subject to conditions similar to those imposed on the adjacent site, and adequate enforcement of these, the proposal would not result in any significant harm to the amenities of neighbouring residents. The application complies with the guidance contained within the National Planning Policy Framework and the relevant adopted Local Plan and

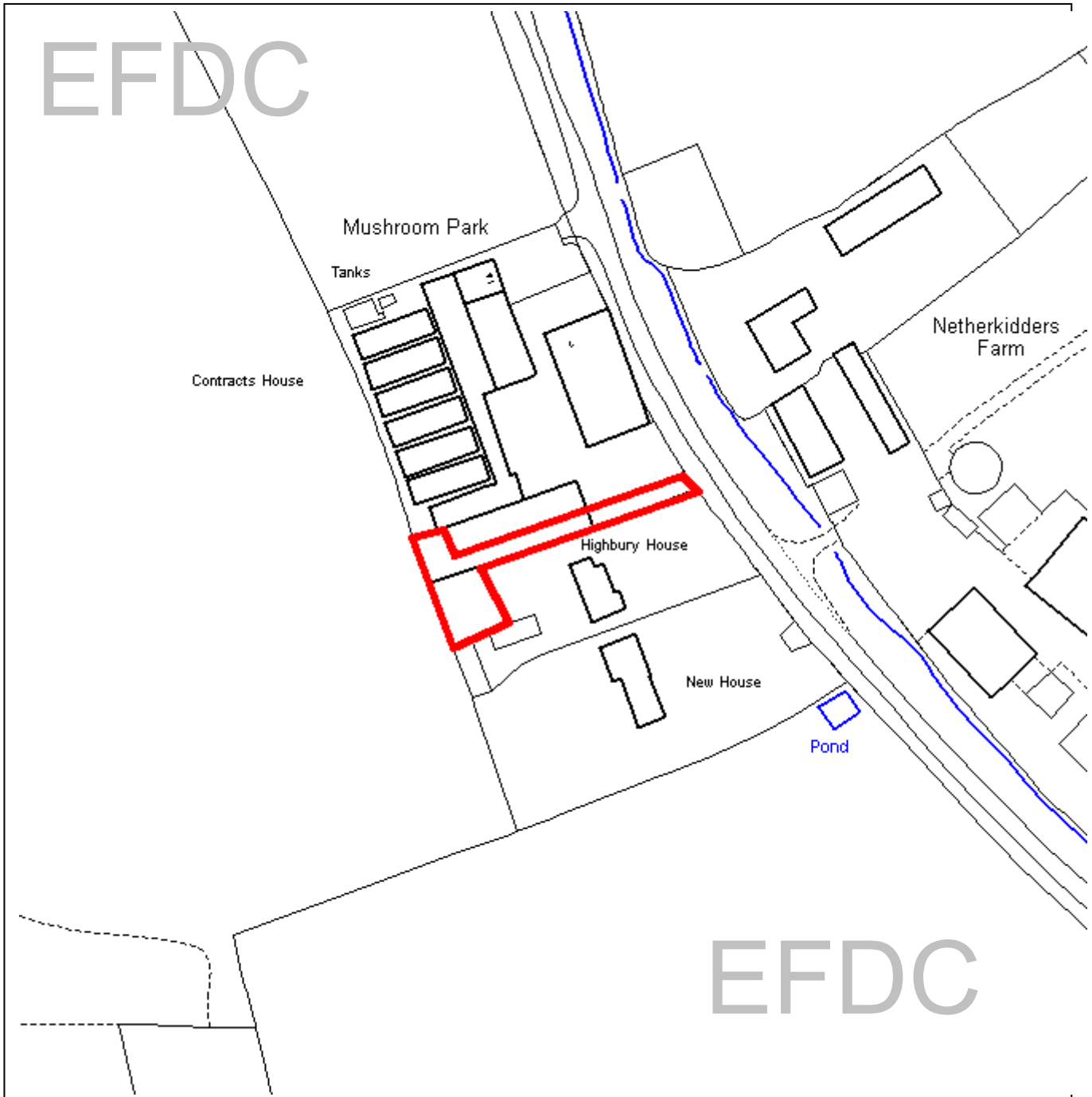
Draft Local Plan policies and therefore is recommended for approval, subject to conditions.

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Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/3163/16
Site Name:	Units 20-21 Former Mushroom Farm, Laundry Lane, Nazeing, EN9 2DY
Scale of Plot:	1/1250

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Report to District Development Management Committee

Report Reference: DEV-025-2016/17
Date of meeting: 5 April 2017



**Epping Forest
District Council**

Subject: Planning application EPF/0671/17 - Pine Lodge Riding Centre, Lippitts Hill, Waltham Abbey Essex, IG10 4AL

Variation of Condition 2 "Plan Numbers" on EPF/2853/14 (Demolition of existing buildings, improvements to existing vehicular access, erection of 5 detached houses, associated garages and boundary fences and landscaping) to amend the site boundary and redesign the parking layout and access track.

Responsible Officer: Jill Shingler (01992 564106)

Democratic Services: Gary Woodhall (01992 564470)

Recommendation:

(1)) That Planning Permission be Granted subject to the following conditions:

- 1. The development hereby permitted must be begun not later than 11.02.2017 (This being the expiration of three years beginning with the date of the original consent).**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1435/1, 2, 3, 4, 5A, 6, 7, 8, 9, 10A, 11, 12 and 3382/1A.**
- 3. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.**
- 4. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an 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.

5. **A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.**
6. **No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.**
7. **All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.**
8. **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:**
 - **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**
 - **The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
 - **. Measures to control the emission of dust and dirt during construction, including wheel washing.**
 - **A scheme for recycling/disposing of waste resulting from demolition and construction works.**
9. **No bonfires shall be permitted on site throughout the demolition and construction phase of the development.**
10. **Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a**

Residential Travel Information Pack for sustainable transport, to be approved by Essex County Council.

- 11. The remaining stables and outbuildings and the open manege within the blue lined area on drawing number 3382/1 shall not at any time be used for any livery or commercial purpose whatsoever.**
- 12. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.**
- 13. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.**
- 14. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.**
- 15. 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 tools. 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.**
- 16. No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.**

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows.]

- 17. Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The**

completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows.]

18. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows.]

19. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
20. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

21. **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.**

Report Detail

1. This application is before this Committee since it is an application that is submitted by or on behalf of Councillor Syd Stavrou (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(j))

Description of Site:

2. The application site is located on the south western side of Lippitts Hill and comprises an area that is currently a riding centre with stabling and a covered riding arena. To the east of the site lie the residential properties of Springfield farmhouse which is a grade II listed building, and Pine Lodge which is within the applicant's ownership. To the south west and north are equestrian facilities in different ownership

Description of Proposal:

3. Planning permission was granted at this Committee in 2015 to remove all the existing buildings (with a volume of 6,907 cubic metres) from the site and to build 5 detached houses and associated garaging. This current application seeks to make minor material amendments to the approved scheme. The changes are required as there is a dispute over the ownership of a small part of the original application site. As a result it is requested to amend the boundary of the application site slightly to exclude the disputed strip of land that is along the boundary with Springfield Farmhouse. This slight amendment means that a previously approved block of 4 garages is now reduced to two, as they were sited partially on the disputed area of land. The proposed houses and their siting remain unchanged, arranged around a central courtyard, with plots 1, 2 and 3 facing plots 4 and 5. Plots 1, 2 and 3 are proposed to be 5 bedroom, wide gable fronted 2 storey houses with a master bedroom within the roofspace and plots 4 and 5 are three bedroom cottage style dwellings. Each of the 5 bedroom houses would have a double garage and two parking spaces so a total of 4 parking spaces per unit, and the two 3 bedroom properties would now have 1 garage space each plus 1 parking space. In addition 5 visitor spaces are proposed.
4. Access is, as previously, to be taken via an existing access track to the east of the main access to the farmhouse and Pine Lodge, and there is a small amendment to the configuration of the access road within the site, resulting from the proposed change in the site area.

Relevant History:

5. The site has a long history of stable and equestrian use. The steel framed building for horse exercise use was originally approved in 1969 under ref WHX/0157/69A and the use has been operating since that date.

6. EPF/2853/14- Demolition of existing buildings, improvements to existing vehicular access, erection of 5 detached houses, associated garages and boundary fences and provision of landscaping - Approved 11.02.15

Summary of Representations:

7. 5 Neighbouring properties were written to and a site notice was erected. At the time of writing the report no responses have been received: but the consultation period had not expired. Any consultation responses received will be reported orally at Committee.

Policies Applied:

CP1 - Achieving sustainable development objectives
CP2 - Quality of rural and built environment
CP3 - New development
GB2A - Development in the Green Belt
H2A Previously Developed Land
H3A - Housing density
H4A - Dwelling mix
DBE1 Design of new Buildings
DBE2 - Effect on neighbouring properties
DBE8 - Private amenity space
DBE9 - Loss of amenity
HC12 Development affecting the setting of Listed Buildings
LL2 Inappropriate rural development
LL10 Landscape retention
LL11 Landscaping schemes
ST1 - Location of development
ST4 - Road safety
ST6 - Vehicle parking

8. 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.
9. At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows

Draft Policies:

SP1 Presumption in favour of sustainable development
SP5 Green Belt and District Open Land
H1 Housing Mix and Accommodation Types
DM7 Heritage Assets
DM9 High Quality Design
DM10 Housing Design and Quality
DM15 Managing and Reducing Flood Risk
DM16 Sustainable Drainage Systems
DM21 Local Environmental Impacts, Pollution and Land Contamination

Issues and Considerations:

10. The main consideration is whether the small changes proposed to the approved scheme would make the development unacceptable.

Green Belt:

11. The site is within the Green Belt, but it has been accepted that the approved development is not inappropriate development as the site is previously developed land and the development would not have a greater impact on openness than the existing. This remains the case with the revised scheme, indeed the loss of a double garage from the proposal reduces further the impact on openness.

Design and Impact on the Setting of the Listed Building

12. There is no change to the design and appearance of the proposed development. There is a small reduction in the amount of space available for tree planting along the boundary with Springfield Farmhouse, but, given the distance of the parking area from the listed house, it is not considered that this will have an adverse impact on the setting of the listed building.

Highway issues:

13. As before, the existing access track which is to be utilised is to be improved and the development is likely to result in a reduction in traffic movements over the existing livery and riding school use. The revised plans result in parking for 21 cars for the 5 houses, whilst this is a reduction of 4 spaces from the previously approved scheme it still exceeds the 12 required for a development of this size. (2 per unit plus 25% visitor spaces) and is sufficient to ensure that there will not be a problem with on street parking.

Other Issues:

14. The amendments proposed will not have any adverse impact on the visual amenity of the area or on the living conditions of neighbours. Whilst there is a small reduction in the space available for landscaping within the site, this is in an area that is already well vegetated and this loss will not have an adverse impact on the overall scheme.

Conclusion:

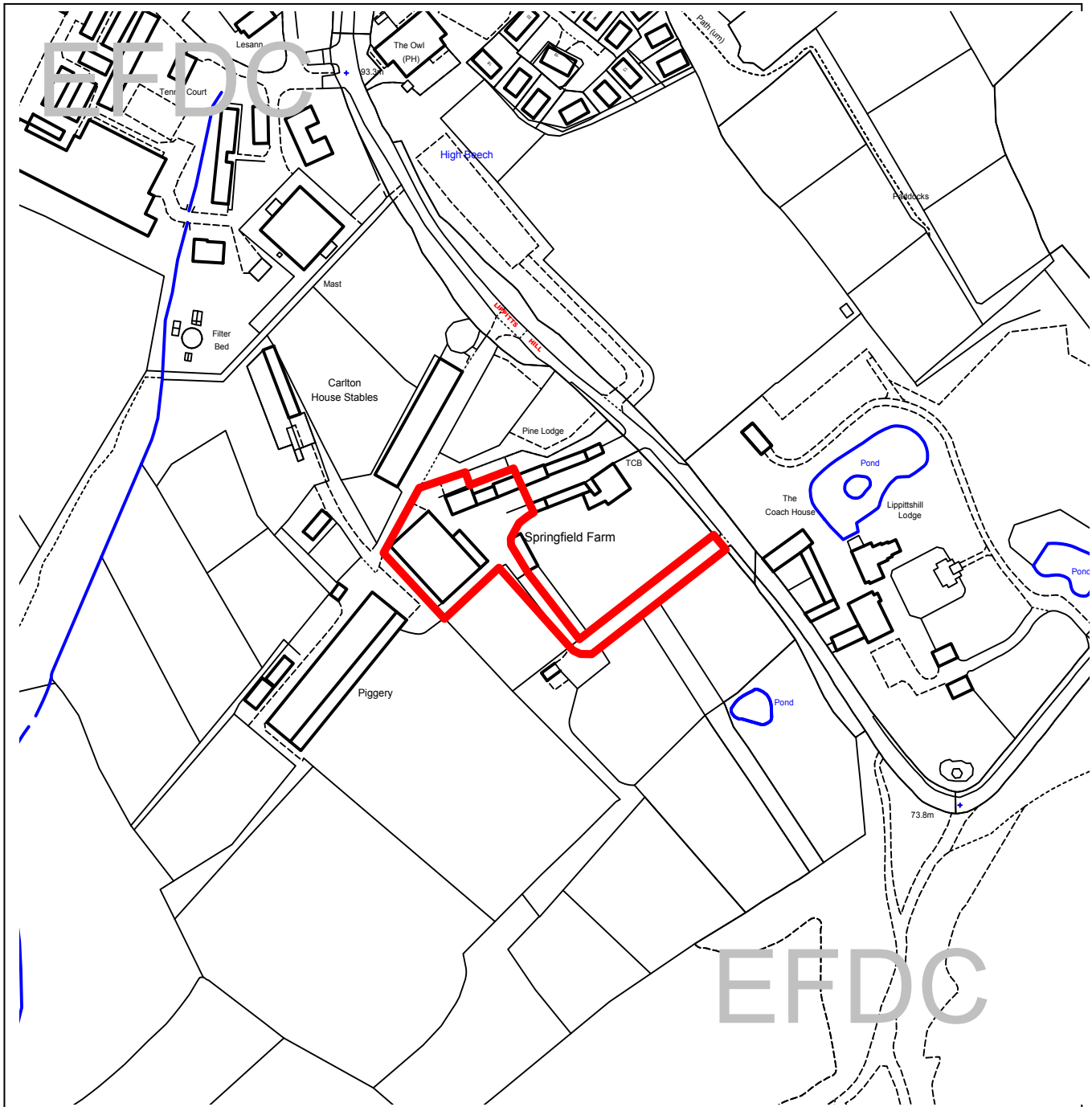
15. In conclusion the proposed changes are minor and will not cause any material harm. The proposed development is in accordance with the adopted policies of the Local Plan and Alterations and the NPPF and is therefore recommended for approval subject to the conditions set out under the recommendation to grant permission.

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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/0671/17
Site Name:	Pine Lodge, Lippitts Hill, Loughton, IG10 4AL
Scale of Plot:	1/2500

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Report to District Development Management Committee



**Epping Forest
District Council**

**Report Reference: DEV-026-2016/17
Date of meeting: 5 April 2017**

Subject: Planning Application EPF/2550/16 – Woodview, Lambourne Road, Chigwell, Essex IG7 6HX - Demolition of the existing 22 bedroom residential dwelling, the associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bedroom care home, and one three storey block containing 25 retirement living apartments, together with the provision of 51 car parking spaces and landscaping.

Responsible Officer: David Baker (01992) 564514

Democratic Services: Gary Woodhall (01992) 564470

Recommendations:

(1) That planning permission be granted subject to the following conditions:

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.**
- 2. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.**
- 3. 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:
 - 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**
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate****
- 4. Measures to control the emission of dust and dirt during construction, including wheel washing.**
- 5. A scheme for recycling/disposing of waste resulting from demolition and construction works.**

- 6. 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.**
- 7. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.**
- 8. If any tree, shrub or hedge shown to be retained in Sharon Hosegood Associates 'Supplementary Arboricultural Report' dated 23rd December 2016 (Ref : SHA 270 Rev A) is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development 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.**
- 9. Soft landscaping shall be implemented as shown on Tim Moya Associates, 'Tree and Hedgerow planting plan', Drawing number 160836-L-01 rev b, dated December 2016; and ; Tim Moya Associates, 'soft landscaping - shrub, herbaceous, grass and bulb planting plan', drawing number 160836-L-02 Rev a, dated December 2016 ; unless the Local Planning Authority gives its prior written approval to any alterations**
- 10. No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:**

 - (i) Limiting discharge rates to 2l/s for all storm events up to an including the 1 in 100 year rate plus 40% allowance for climate change.**
 - (ii) Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.**

- (iii) Sufficient storage should be provided to ensure that in the event of pump failure no flooding will occur during a 1 in 30 year event.
 - (iv) Provide sufficient treatment for all elements of the development. Treatment should be demonstrated to be in line with the guidance within the CIRIA SuDS Manual C753.
- 11. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented. The scheme shall be implemented as approved.
- 12. No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a Maintenance Company, details of long term funding arrangements should be provided.
- 13. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- 14. An internal/external bat survey of the main house and trees (if affected) shall be undertaken to include emergence re-entry surveys for bats if necessary. These surveys should be submitted to EFDC. Should the surveys reveal presence of bats, then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 15. The ponds within 250m of the application site be subjected to a Habitat Suitability Index survey and the results submitted to EFDC for approval. Should the HSI survey reveal the suitability of the ponds for Great crested newts then a full survey needs to be carried out. These surveys should also be submitted to EFDC. If these surveys reveal the presence of GCNs then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 16. A method statement be written and submitted for pre- and during the construction for issues concerning hedgehogs, birds,

reptiles, invertebrates and invasive species. Details in the Phase 1 habitat survey by CGO Ecology Ltd submitted May 2016.)

17. The development be carried out in accordance with the flood risk assessment (RPS - Flood Risk Assessment including SuDS Strategy, Ref HLEF47138/001R, October 2016) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
18. No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.
19. Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
20. There shall be no discharge of surface water onto the Highway.
21. The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the commencement of development works. Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
22. The development hereby permitted will be completed strictly in accordance with the approved drawings numbered H.16.01 (9-) 5; (9-) 4 Rev B; (9-) 2 Rev F; (21) 6; (21) 5; (00) 13; (00) 7; (00) 15; (00) 14; (00) 5; (00) 6; (00) 4; (00) 12; (21) 2; 21(10.)
23. Prior to the undertaking of any demolition or preliminary groundworks, details of a programme of historic building recording in accordance with a written scheme of investigation shall be submitted to the local planning authority for approval in writing. The development shall approve in accordance with the agreed details.

(2) That planning permission be issued after the completion of a legal agreement (Section 106 of the Town and Country Planning Act 1990) that ensures a satisfactory financial contribution in respect of:

- (a) £443,885 for off-site Affordable Housing; and**
- (b) £55,720 for provision of local early years childcare places.**

Report

1. This application was put to the Area Plans Sub Committee South on 1 March 2017. However, it was referred directly up to the District Development Management Committee for a decision, and also to allow for the submission and assessment of a Heritage Impact Assessment - to determine what weight should be given to the proposed loss of the existing dwelling at Woodview when assessing the overall merits of this redevelopment proposal.

2. Since 1 March 2017, a Heritage Statement has been submitted on behalf of the applicants examining the history and significance of this large house built in 1881. The Council's Senior Conservation Officer has, since receiving the Heritage Statement on 20 March 2017, visited the site and inspected the exterior and interior of the house. Her assessment of the building, and the submitted heritage report, is set out in Appendix A attached to this report.

3. The Senior Conservation Officer concludes that

'Woodview is of local heritage interest and its loss would be regrettable, however, it is recognised that some of the authenticity and character of the building has been lost through later interventions. In addition, it makes little contribution to the local street scene. At the very least, a full photographic and building recording survey should be carried out to preserve a record of the building should its loss be judged to be outweighed by the benefits of the proposal'.

4. The benefits of this proposal are the provision of modern and purpose built accommodation for elderly people in the form a new 72 bed care home and 25 retirement living units on a site which constitutes previously developed land. The demand for this form of accommodation is high and its provision would also assist in freeing up existing family houses in Chigwell and the local area for occupation by younger and larger households. The proposed development would also generate a significant commuted sum to assist in the provision of affordable homes in the locality. Officers are of the view that these benefits outweigh the heritage merits of retaining the building, which is not considered to be listable but is a possible non-designated heritage asset, and it is therefore recommended that conditional planning permission be granted subject to the completion of appropriate S106 agreements.

5. The officer's recommendation therefore remains to grant planning permission, but with the addition of condition no.22. The report submitted to the 1 March 2017 Area Plans Sub Committee South is reproduced below.

Description of Site:

A large two and three stories Victorian mansion style residential house located within extensive grounds on the south side of Lambourne Road, and which lies opposite a residential cul de sac of Shillibeer Walk. The house is heavily screened from view from Manor Road by mature trees and indeed many other mature trees, some of which are protected and lie in the grounds, especially near the boundaries of the site. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Demolition of the existing 22 bedroom residential dwelling, the associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bedroom care home, and one three storey block containing 25 retirement living apartments, together with the provision of 51 car parking spaces and landscaping.

The proposal has been amended since it was originally submitted - in that a third 3 storey building containing 15 retirement living apartments has been omitted from the scheme following discussions with officers.

Relevant History:

This large house was used as an old persons home for many years in the late 1990's, but permission was granted in 1996 for its conversion back to a single dwelling.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the quality of the rural and built environment.
CP3 – New development
GB2A – Development in the Green Belt
GB7A – Conspicuous development
NC4 – Protection of established habitat
H2A – Previously developed land
H5A - Provision for affordable housing
CF2 – Health care facilities
DBE1 – Design of new buildings.
DBE9 – Loss of amenity.
LL10 – Adequacy of provision for landscape retention
ST6 – Vehicle parking

NPPF:

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states 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.

Draft Local Plan:

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP5 – Green Belt and District Open Land
H2 – Affordable housing
DM9 – High Quality Design
DM5 – Green infrastructure; design of development
D4 – Community, Leisure and Cultural Facilities.

Summary of Representations:

CHIGWELL PARISH COUNCIL – No objections to the amended and reduced proposal. The Parish had concerns over the original proposal for example the risk of overdevelopment and inadequate car parking.

87 NEIGHBOURS CONSULTED on the original proposal, and those that made comments were also consulted on the amended proposal:-

7 OBJECTION LETTERS or letters of concern were received:-

1, LODGE CLOSE - on the original proposal concerned that 66 car spaces would be inadequate, and that an in an out entrance on to Lambourne Road should be considered to reduce hindrance to traffic flow on Lambourne Road.

15, CANTERBURY CLOSE – Although the plans have been amended my original comments are still relevant. The access to the site is inadequate in terms of its width, particularly for construction traffic, and insufficient car spaces are being provided.

2, DOVES COTTAGES, GRAVEL LANE – I repeat my earlier objection that the demolition of the existing historic Victorian dwelling should not be allowed. It is an imposing and substantial residence with many fine interior details, and this non designated heritage asset should be retained.

2, LAKESIDE CLOSE - Given that a 72 bed care home is proposed account needs to be taken of the poor state of the footpath that runs along Lambourne Road from the site to Manford Way – it is too narrow and uneven for wheelchair users.

2, SHILLIBEER WALK – object to the original proposal on grounds of traffic generation both during construction and afterwards, concern over access and highways safety, the overbearing nature of the proposal, layout and density of buildings, overshadowing, noise and disturbance from the development, and setting of precedent.

10, LODGE CLOSE – on the original proposal – insufficient space allocated for car parking, and increased levels of traffic along Lambourne Road will cause danger.

ABILITY HOUSING ASSOCIATION – as owners of the 4 bungalows for disabled people in Lakeside Close, (on the original proposal) the siting of 3 blocks could give rise to loss of privacy, more residents and noise could affect residents in Lakeside Close, the vehicular access to the site would need to be widened, there would be a lot of comings and goings from the site, the pavement along Lambourne road should be extended/improved via a contribution if permission is given, and trees should be protected.

SOME 100 LETTERS OF SUPPORT have been received from a wide area including Chigwell, Loughton, Woodford and beyond. These letters all contain the same text and support the proposal because a) the site is ideally located for a care home and

retirement apartments as it is in close proximity to Grange Hill and Chigwell which will allow residents to continue to be part of the community, b) the site is well connected to public transport connections eg 0.5 miles to Grange Hill station, c) up to 100 jobs will be created in addition to supporting local businesses, d) there will be a reduction on pressure on primary care services such as GP practices, hospitals etc as the first stage of care and triage can be provided in the development, e) there is an under provision of care home beds in the area – this care home will be a state of the art facility that promotes person centred care for the elderly and will be run by an experienced operator, f) the retirements apartments present a synergy with the care home so that as people's needs progress to requiring care the care can be accessed within the same site, g) a 72 bed care home and 40 retirement properties potentially frees up 112 houses, h) the site is well screened and the development will not impact views from the road, and i) there is minimal traffic generated by a care home and retirement properties and plenty of car parking provision is made.

ESSEX COUNTY COUNCIL HIGHWAYS – The applicant has submitted a robust Transport Statement supporting the application and the Highway Authority is satisfied that the application is not contrary to current National/Local policy or safety criteria. The existing access has appropriate visibility and geometry onto Lambourne Road. Consequently the proposal will not be detrimental to highway safety, capacity, or efficiency at this location or on the wider highway network. From a highway and transportation perspective the impact of the proposal is therefore acceptable to the Highway Authority subject to conditions being imposed requiring the proposed parking and turning areas to be provided before occupation of the development, and requiring that there is no discharge of surface water onto the highway.

EFDC TREES AND LANDSCAPE SECTION – Revised plans omitting one of the blocks, and revised tree reports have been received. These plans address previous concerns about loss of trees in the north east corner of the site, and the proximity of trees to the block which has now been now omitted .We have no objections to the amended proposal subject to conditions being attached.

ESSEX CC ARCHAEOLOGICAL SECTION – it is possible that the proposed block on the eastern part of the site is sited in an undisturbed area which may contain archaeological evidence relating to the early development of Chigwell. No objections subject to a condition requiring a scheme of investigation to take place before any preliminary groundworks are carried out.

ESSEX CC SUSTAINABLE DRAINAGE TEAM – having reviewed the submitted Flood Risk Assessment and associated documents we do not object to the granting of permission subject to appropriate conditions being applied.

EFDC LAND DRAINAGE TEAM – No objections subject to imposition of conditions.

ESSEX CC INFRASTRUCTURE OFFICER – The proposed development is expected to give employment to 100 people which would generate an (educational) requirement for up to 4 early years and childcare (EY&C) places. It is the case that additional EY&C places are needed within the Chigwell Row Ward, and that this development would add to this need. A developer contribution of £55,720 for EP&C within the Chigwell Row Ward is therefore sought to mitigate the impacts on local EY&C provision. In conclusion, I request that any permission is granted subject to a S106 agreement requiring this contribution, or if the application is refused then the lack of childcare provision be made an additional reason for refusal.

EFDC HOUSING DIRECTORATE – The application proposes 25 dwelling units in a settlement where the population is more than 3000. Therefore 40% of the 25 units should be affordable homes. The Council accepts that the provision of affordable homes within a private extra care, or assisted living, development is not practical or suitable, and hence an appropriate financial contribution for off site provision would be needed. Negotiations on the agreed level of this contribution and the outcome will be referred verbally at the Committee meeting.

Issues and Considerations:

Nature of the proposed development

The amended application now proposes the demolition of the existing house and the erection of a 3 storey 72 bed care home and a 3 storey block of 25 retirement living units. Originally a third block of 15 retirement living units was also proposed in the north east corner of the site close to the access to the site. However, this block has now been omitted from the proposal following concern from officers that too much additional volume and footprint of building was being proposed on a site located in the Green Belt, and that the this third block would have adversely affect tree cover in the site, and could have reduced the tree screen on the Lambourne Road frontage making the development more conspicuous.

Written submissions have accompanied this application and the following extract illustrates much of the concept of the proposed development:-

In addition to the care home, the proposals provide for retirement living apartments. There will be a functional link between the two elements. Most importantly, the two elements are integral to the concept of “comprehensive senior living”. A key objective of the concept is to provide an opportunity for elderly local people to “step down” to living in smaller accommodation, but within a safe environment -a consequential benefit being the freeing up of larger properties in the local area and thereby assisting in meeting local housing requirements. Residents of the retirement living units will have the option to move into the care home, in accordance with their needs. The synergy between the two facilities and the availability of health care professionals is a clear advantage to prospective occupiers. Comprehensive senior living is a new concept in elderly care and represents a significant benefit to Chigwell.

It should be noted that Oakland have an existing care home at Woodland Grove, Loughton, also within Epping Forest district. Albeit the Loughton care home serves a different catchment to the proposal at Woodview, which is very much aimed at Chigwell and the immediate area. However, the facility at Loughton provides a benchmark and is indicative of the quality of facility developed and managed by Oakland.

Protection of trees

A particular characteristic of this site is the dense amount of mature trees that lie close to its boundaries such that only glimpses of the inside of the site are available. Bearing in mind the site’s location in the Green Belt, and the emphasis in the emerging Draft Local Plan of maintaining and enhancing green infrastructure (policy DM5), it is important to ensure that any new development on this site does not materially reduce this attractive screening of the site. To this end negotiations have

resulted in a revised tree plan being submitted, and removal of one block of retirement living units that could have resulted in an unacceptable thinning of the boundary tree screen. From the perspective of protection of trees, the proposal is now satisfactory.

Green Belt and sustainability issues

Although located in the Green Belt this site, containing a large mansion, outbuildings and hard surfaced area, constitutes previously developed land (or brownfield land). Therefore redevelopment is acceptable in principle. However, the NPPF also states that new development is inappropriate if (its volume) would have a greater impact on the openness of the Green Belt compared to the existing buildings to be removed. It is estimated that the volume of the two proposed blocks is 80% larger than the existing buildings on the site and consequently it does represent inappropriate development that by definition is harmful to the Green Belt. This harm can only be set aside if a proposed development gives rise to very special circumstances that support the grant of planning permission. Officers feel that in this case there are special circumstances. Firstly, the site lies adjoining a sizeable settlement of Chigwell on the opposite side of Lambourne Road, it lies adjoining another care home Alder House which has a large footprint, and in its appearance, context, and location the site has more of a feel of an urban location as opposed to open countryside. Secondly, the site lies in a fairly sustainable location next to the large settlement of Chigwell, its services, and the tube station at Grange Hill lies a half a mile away. Lastly, the new development will provide care accommodation and retirement living units for more elderly people and households in an area and district where there is a proven need for this form of accommodation.

Whilst not a reason for very special circumstances to outweigh Green Belt harm in principle, the site is heavily screened from view by trees and hence the new development would be largely hidden from view. The visual impact of the proposed development on the surrounding area is therefore considered acceptable.

Car parking, layout and design issues

A detailed transport assessment was submitted with the application and Essex CC, as Highways Authority, have no objections to the proposal. Although some concerns have been raised by local residents about the width and nature of the existing vehicular access to the site the Highways Authority confirm that it has an acceptable geometry and has appropriate visibility sight lines on a straight stretch of road. The provision of 55 off street car spaces for a care home and 25 retirement living units is an adequate provision. The two proposed blocks on the site will be 3 stories in height with pitched roofs, elevations will be 'broken up' by projecting bays with gable roofs over. Their design and appearance will be acceptable. The additional areas of driveways and car parking areas will be softened by new tree and shrub planting and areas to be laid to grass, and an acceptable landscaping scheme is to be provided for this form of development.

Other matters

Lastly, one objection received argues that the proposal involves the loss of a non designated heritage asset. It is the case that the existing dwelling is not listed or locally listed, and it does not lie in a conservation area. Some of its interior décor has been removed or damaged, possibly during its time as an old person's home. In addition its recessed hidden position means that it is not a recognisable building that would be lost to the local townscape. Consequently the removal of the existing

dwelling – to make way for a modern development meeting the current housing needs of the elderly – is acceptable in this case.

S106 issues regarding affordable housing and childcare provision.

As mentioned in the Summary of Representations section above the proposed development needs to make provision for a commuted sum to assist in affordable housing on other sites in the locality. The applicants have made an offer in this instance and have recently submitted an appraisal to back up this offer. The Councils housing directorate and their consultant's, Kift, are currently considering this submission and the outcome of this and any final negotiations will be reported verbally at Committee.

In a similar vein the Essex CC 's request for 4 local childcare places was based upon the originally submitted 40 retirement living units and not the 25 now proposed in the amended scheme – consequently the original quoted figure of 100 employees needs to be reduced. More pertinently, this 100 figure included a large number of part time jobs and hence the final FTE figure will be reduced more significantly. It is intended to report verbally at Committee on the results of current discussions on this issue.

Conclusion:

The proposal seeks to provide much need accommodation for the elderly on a site that does lie in the Green Belt but which in other respects has an urban feel to it and, in any event, is effectively screened by mature trees, so that its visual impact on the street scene and the open character to the rear, is minimal. For these reasons, and those set out above, it is recommended that conditional planning permission be granted subject to a S106 agreement being signed.

Appendix A – Senior Conservation Officer, Maria Kitts, comments, post Area Plans South Meeting.

As detailed within the Heritage Statement (March 2017) Woodview was built in 1881 by the then owner Philip Savill (as commemorated on a terracotta date stone). There had been a dwelling on the site since at least 1778 but the previous house appears to have been completely demolished before the current 1881 house was constructed as no physical evidence of a previous building has been discovered. According to the Pevsner *Buildings of England* Essex edition, the architect was William Gibbs Bartleet (1829-1906) who was born near Birmingham and based his practice in New Broad Street, London and Brentwood, Essex. Three of his works have been recognised for national listing; the parish church of St George in Beckenham, the rebuilding of St Mary's Church in Basildon, and the refronting of nos. 5 and 6 Henrietta Street, Covent Garden for the London and County Bank. Little has been uncovered about his work in domestic architecture.

Woodview is a substantial red brick house, typical of the late Victorian period. It displays elements of the 19th century "Queen Anne" architectural movement including the use of red brick and terracotta panels, square-headed windows, Dutch gables, and a deep porch. The asymmetrical arrangement of the façades (other than the western façade) and the combination of the use of steeply pitched gables with decorative bargeboards, Dutch gables, and high quality brick detailing and terracotta panels, results in an imposing and visually interesting building. Externally, the house has been altered at the eastern end but remains relatively unaltered elsewhere. Further architectural description can be found within the Heritage Statement.

Internally, the original windows, grand staircase, lantern, ground floor mantel pieces, some wainscot panelling, some doors, and the porch screen all remain. However, the house underwent significant alterations to convert it to a nursing home and then back to a single dwelling. Although it is an accurate replica of the original panelling, a significant amount of the timber panelling was installed in the 1990s when the building reverted to a single house. Some of the doors, flooring and all but one of the fireplaces were also replaced in the 1990s. On the first and second floors, little remains of the original fixtures and fittings other than some cornicing and skirting boards. Interesting original features of a service bell (tucked below the eaves externally) and a dial within the entrance hall to depict the wind direction (connected to a weather vane on the roof) also survive along with some mosaic floors and stained glass panels to some windows. These features are all accurately described within the Heritage Statement.

It is clear that the building is of merit as an attractive and substantial example of typical domestic architecture of the early 1880s. It is of aesthetic value given the quality of the materials used and the surviving decorative features both externally and internally, however, there have been alterations to the interior in particular, including the introduction of replica and imitation features, which have slightly limited this value. Equally, its historic value as a Victorian suburban villa has been limited by the internal alterations and the insertion of a modern kitchen and bathrooms which have obscured some of its original form and function and damaged its authenticity. Judging by the criteria set out in Historic England's *Listing Selection Guide* for Suburban and Country Houses, Woodview is not considered to be of listable quality. Given the number of surviving examples, houses that post-date 1840 must be of exceptional quality or historic interest to warrant listing and Woodview is not considered to be exceptional.

With regards to its local interest, and its potential identification as a 'non-designated heritage asset' as per paragraph 135 of the NPPF, it has to be judged against the adopted criteria for local listing, including authenticity, architectural or townscape

significance, and historical significance. It does have a degree of authenticity (although somewhat curtailed by later alterations and additions), it demonstrates architectural significance as a late Victorian villa, and has some local historical significance in its link to Philip Savill who, as well as being the chairman of the Savill Bros. law firm and a JP for Essex, was the first chairman of Chigwell Parish Council. Woodview does, however, lack in townscape value. It is set back from the road and is very well screened, making a negligible contribution to the streetscene and the appearance of the area. It could be considered as a non-designated heritage asset given that it does meet some of the local listing criteria. It would therefore be tested under paragraph 135 of the NPPF which states that the significance of the asset to be taken into account when making planning decisions and requires a balanced judgement to be made with regards to the scale of loss and its significance.

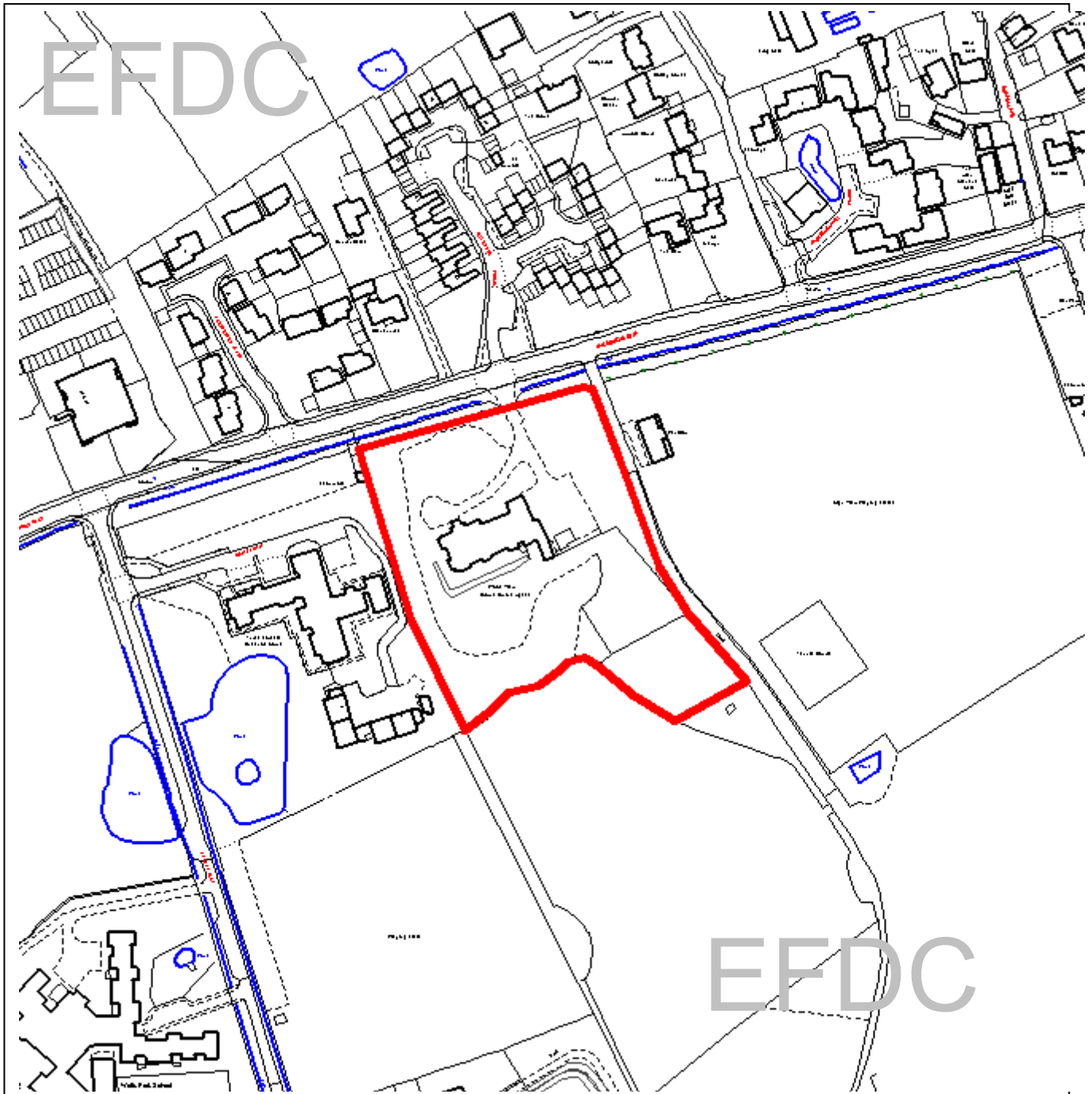
Woodview is of local heritage interest and its loss would be regrettable, however, it is recognised that some of the authenticity and character of the building has been lost through later interventions. In addition, it makes little contribution to the local streetscene. At the very least, a full photographic and building recording survey should be carried out to preserve a record of the building should its loss be judged to be outweighed by the benefits of the proposal.

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Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/2550/16
Site Name:	Woodview, Lambourne Road, Chigwell, IG7 6HX
Scale of Plot:	1/1250

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