

Committee Agenda



Epping Forest District Council

Area Planning Sub-Committee East Wednesday, 10th January, 2018

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping
on Wednesday, 10th January, 2018
at 7.30 pm .**

**Glen Chipp
Chief Executive**

**Democratic Services
Officer**

J. Leither Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors S Jones (Chairman), P Keska (Vice-Chairman), N Avey, N Bedford, A Boyce, H Brady, W Breare-Hall, A Grigg, M McEwen, R Morgan, J Philip, B Rolfe, P Stalker, D Stallan, B Surtees, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

WEBCASTING/FILMING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The meeting may also be otherwise filmed by third parties with the Chairman's permission.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area or otherwise indicate to the Chairman before the start of the meeting.

If you have any queries regarding this, please contact the Public Relations Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

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

2. The Chairman 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 such third parties).

If you are seated in the lower public seating area 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 you should move to the upper public gallery.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 9 - 32)

To confirm the minutes of the last meeting of the Sub-Committee held on 6 December 2017.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

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

6. 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.

7. DEVELOPMENT CONTROL (Pages 33 - 80)

(Director of Governance) To consider planning applications as set out in the attached schedule

Background Papers:

(i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.

(ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. 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):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	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, Procedure Rules of the Constitution define 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 for four years after the date of the meeting one copy of each of the documents on the list of background papers.

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Advice to Public and Speakers at the Council's District Development Management Committee and Area Plans 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 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**, by telephoning the number shown on 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 generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

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 Committee members.

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

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee from within the Council Chamber at the Civic Offices. If you simply wish to attend a meeting of any of these Committees to observe the proceedings, you will be seated in the public gallery of the Council Chamber.

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 from Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The 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 Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is 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

Further information can be obtained from Democratic Services or through our leaflet 'Your Choice, Your Voice'.

Area Planning Subcommittee East 2017-18
Members of the Committee and Wards Represented:



Cllr Jones
Theydon Bois

Cllr Keska
Chipping Ongar,
Greensted and
Marden Ash

Cllr Avey
Epping
Hemnal

Cllr Bedford
Shelley

Cllr Boyce
Moreton and
Fyfield



Cllr Brady
Passingford

Cllr Breare-Hall
Epping
Lindsey and
Thornwood
Common

Cllr Grigg
North Weald
Bassett

Cllr McEwen
High Ongar
Willingale
and the
Rodings

Cllr Morgan
Hastingwood,
Matching and
Sheering
Village



Cllr Philip
Theydon Bois

Cllr Rolfe
Lambourne

Cllr Stalker
Lower
Sheering

Cllr Stallan
North Weald
Bassett

Cllr Surtees
Chipping Ongar,
Greensted and
Marden Ash



**Cllr C
Whitbread**
Epping
Lindsey and
Thornwood

**Cllr H
Whitbread**
Epping Lindsey
and Thornwood
Common

**Cllr J H
Whitehouse**
Epping Hemnal

**Cllr J M
Whitehouse**
Epping
Hemnal

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 6 December 2017
East

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.52 pm
High Street, Epping

Members Present: S Jones (Chairman), P Keska (Vice-Chairman), N Avey, A Boyce, H Brady, A Grigg, M McEwen, R Morgan, J Philip, B Rolfe, P Stalker, D Stallan, B Surtees, C Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: N Bedford, W Breare-Hall and H Whitbread

Officers Present: J Shingler (Principal Planning Officer), A Hendry (Senior Democratic Services Officer) and R Moreton (Youth Engagement Assistant)

42. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and other meetings.

43. 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 Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

44. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 November 2017 be taken as read and signed by the Chairman as a correct record.

45. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor A Grigg declared a non-pecuniary interest in the following item of the agenda by virtue of being the Portfolio Holder for Asset Management and Economic Development. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2635/17 – Merlin Way, North Weald, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal non-pecuniary interest in the following item of the agenda, by virtue of the applicant being known to him. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2173/17 – 16 Kendal Avenue, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda, by virtue of being the Leader of the Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2735/17 – Merlin Way, North Weald, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor P Keska declared a personal interest in the following item of the agenda, by virtue of being a customer at the applicants Ongar premises. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2448/17 – 38 High Road, North Weald Bassett, Epping.

46. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

47. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1401/17
SITE ADDRESS:	Hartlands 4A Kendal Avenue Epping Essex CM16 4PN
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling house and erection of a new build project consisting of 5 flats
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594804

REASON FOR REFUSAL

- 1 The development due to its excessive height, bulk, scale and density amounts to overdevelopment of the site, out of keeping with and harmful to the character and visual amenity of the area and the street scene, contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations.

- 2 The introduction of a car lift in close proximity to the adjacent residential property will result in noise and disturbance to the residents of that property, resulting in excessive harm to residential amenity contrary to policy DBE9 of the adopted Local Plan and Alterations.

The officer explained that there were objections from the owner of Numbers 3 and 5 Kendal Avenue, opposite the site, that were not noted on the agenda

Report Item No: 2

APPLICATION No:	EPF/2162/17
SITE ADDRESS:	Plot 3 Ashlings Farm Ashlings Farm Lane High Ongar Ingatestone Essex CM4 0JU
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Re-design and re-siting of dwelling on plot 3 previously approved under EPF/2066/15 for 3 no. dwellings on 3 no. plots. All other details to remain the same.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598233

REASON FOR REFUSAL

- 1 The reorientation of the building so that the front elevation faces the mutual boundary with Plot 2 and the rear facing elevation with main rear windows and patio doors faces at close proximity the rear boundary of the site, will create a blank frontage facing onto the access way and an illogical siting harmful to the visual character of the street scene. The proposal therefore conflicts with chapter 7 of the NPPF and policies DBE1 and DBE4 and DBE5 of the Local Plan and alterations.
- 2 The proposed siting results in the rear of the dwelling relying on the adjacent agricultural land to the east for its light and outlook, such that this land, is likely to be adopted into the residential garden of the property, particularly as the rear garden area proposed has no windows facing on to it. Such a change of use of land would require planning permission and would be contrary to Green Belt Policy, The proposed siting therefore fails to respect its setting contrary to policy DBE1 of the Adopted Local Plan and Alterations.
- 3 The proposal, by virtue of its size and position would result in an increased sense of enclosure and an increase in real and perceived loss of privacy to the adjoining residential dwelling to be built within plot 2, approved under planning permission reference EPF/2066/15. Accordingly, the proposal would cause significant harm to the living conditions of the approved adjacent dwelling at plot 2, contrary to the requirements of paragraphs 17 and 64 of the NPPF and policy DBE9 of the Epping Forest District Local Plan and Alterations.

The officer corrected an error in the 2nd suggested reason for refusal to remove reference to the lack of an access door as there is a door in that elevation.

Report Item No: 3

APPLICATION No:	EPF/2173/17
SITE ADDRESS:	16 Kendal Avenue Epping Essex CM16 4PW
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and construction of 2 new detached 4 bedroom dwellings
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598296

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 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 Class A, B, C and E of Part " of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No development shall take place until details of foul and surface water disposal being drainage and run off have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 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]

- 6 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]
- 7 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 and remediation criteria, timetable of works and site management procedures and 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]
- 8 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.

- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 10 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.
- 11 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 and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 12 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 13 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and access ways and landscaped areas. The

development shall be carried out in accordance with those approved details.

- 14 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 15 Documentary and photographic details of the types and colours of the boundary fencing used to define the common boundaries between the new dwelling as well as the front boundary adjacent to the highway and the proposed gates shall be submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

Report Item No: 4

APPLICATION No:	EPF/2185/17
SITE ADDRESS:	NHS Radio Mast Site New Road Lambourne End Essex RM4 1AR
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Removal of radio mast and compound and erection of two storey house, with single storey double garage incorporating turntable (following outline consent for a dwelling granted under EPF/2045/15).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598335

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 Prior to the first occupation of the development the vehicle parking and turning facility as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning facility shall be retained in perpetuity for their intended purpose.
- 4 Details of measures to deal with surface water drainage shall be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be subsequently implemented in full on site.
- 5 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.

- 6 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 and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 7 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]

- 8 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]

- 9 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 and remediation criteria, timetable of works and site management procedures and 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]
- 10 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.
- 11 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.
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 13 The development hereby permitted will be completed strictly in accordance with 4 plans numbered FPI7705/01 to /04.

Report Item No: 5

APPLICATION No:	EPF/2441/17
SITE ADDRESS:	54 Rayfield Epping Essex CM16 5AH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599595

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 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 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.

The officer corrected an error in the report to remove reference to an objection from 72 Colson Road and to add that there was a comment from 59 Rayfield concerned to ensure that construction work hours were reasonable.

Report Item No: 6

APPLICATION No:	EPF/2448/17
SITE ADDRESS:	38 High Road North Weald Bassett Epping Essex CM16 6BU
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use from post office (A1) to takeaway (A5), installation of extract flue and alterations to front elevation. Revision to previous refused scheme with revised opening hours (11am - 9pm).
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599637

REASON FOR REFUSAL

- 1 The use will cause noise and disturbance throughout the proposed opening hours such that there will be an excessive loss of amenity for neighbouring residents in this predominantly residential area contrary to Policy DBE9 of the adopted Local Plan and Alterations.
- 2 The use will result in unacceptable levels of cooking smells, which can not be overcome by conditions regarding extraction, such that there will be an excessive loss of amenity for neighbouring residents contrary to Policy DBE9 of the adopted Local Plan and Alterations

Report Item No: 7

APPLICATION No:	EPF/2500/17
SITE ADDRESS:	Oakbank Theydon Park Road Theydon Bois Essex CM16 7LS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of conservatory. Construction of two storey side extension.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599914

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 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 Item No: 8

APPLICATION No:	EPF/2504/17
SITE ADDRESS:	Land to rear of 1-7 Rodney Road, 2-22 Fairfield Road and 2-6 Glebe Road Ongar Essex CM5 9HJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Proposed 2 new four bedroom detached houses, with associated parking and gardens with access from Rodney Road - Renewal of planning permission EPF/2124/14
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599918

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: MP/RR/01 Rev A, MP/RR/02, 1399x03C, 1399/05B, 1399/05B, 1399/06B, 1399/07A, 1399/08A, 1399x09, 1399/10, Evans River and Coastal Flood Risk Assessment and Surface Water Drainage Strategy Jan 2015 report reference 1394/RE/01-15/01 and Design and Access Statement.
- 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 and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 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.
- 6 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased 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.
- 7 Any site clearance work should be undertaken between October and February inclusive so as to avoid bird breeding season. In addition Brown Long Eared bats and Pipistrelle bats are active in Ongar. These animals are protected species. Should any bats or roosts be encountered during site clearance than works should cease immediately until a qualified licenced person has assessed the situation and provided a way forward.
- 8 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.
- 9 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]

- 10 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]
- 11 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 and remediation criteria, timetable of works and site management procedures and 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]
- 12 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.
- 13 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.

- 14 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, approved by the Local Planning Authority.
- 15 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 provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 16 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 17 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.
- 18 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.
- 19 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 20 Prior to commencement of development details indicating the method for the disposal of refuse and recycling, including where and how it will be stored on collection day shall be submitted to the Local Planning Authority for agreement. The

development shall be carried out in accordance with agreed details.

Report Item No: 9

APPLICATION No:	EPF/2735/17
SITE ADDRESS:	Merlin Way North Weald Epping Essex CM16 6HR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of aircraft hangar with tensile fabric covering and ancillary office, training, welfare facilities, plant, store and workshop facilities in modular units on two sides. New car park enclosure and 50,000 ltr bunded fuel tank for Jet A1 aircraft fuel and a 2,000 ltr LPG tank for heating of the accommodation unit. The proposal is to enable the 24 hour operation of the National Police Air Service (relocating from their current site in High Beech).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=600953

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: EX01, EX02, GA02
- 3 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.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 5 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]
- 6 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]
- 7 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 and remediation criteria, timetable of works and site management procedures and 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]

- 8 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.

- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

- 10 Details of any proposed external lighting at the development shall be submitted to and agreed in writing by the Local Planning Authority, prior to installation.

Members requested that the minutes state that the Sub Committee would like the Council to help the Model Aircraft Club to secure a suitable alternative site for their facilities

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AREA PLANS SUB-COMMITTEE 'EAST'

10 January 2017

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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2363/17
Site Name:	Rozel, Loughton Lane, Theydon Bois, CM16 7JY
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2363/17
SITE ADDRESS:	Rozel Loughton Lane Theydon Bois Essex CM16 7JY
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Andrew Pigney
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow. Construction of two new dwellings.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599154

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: 1843/01, 10F, 11E, 13D, Design and Access Statement, Aboricultural Implications Assessment, MP/ROZ/01B.
- 3 Prior to first occupation of the development hereby approved, all the proposed window opening(s) in the upper floor levels of the eastern flank elevation facing Branscombe shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 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.

- 6 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 Class A, B, E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 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.
- 8 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 and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 9 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.
- 10 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased 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.

- 11 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 recommencement 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.

- 12 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, in accordance with the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations.

- 13 Prior to the first occupation of the development a 2m wide parallel band visibility splay, as measured from and along the nearside edge of the carriageway, across the entire site frontage shall be implemented. There shall be no obstruction above a height of 600mm within this splay and it shall be maintained as such in perpetuity.

- 14 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- 16 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.

- 17 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

This application is before this Committee for two reasons. The recommendation is contrary to an objection from a local council which is material to the planning merits of the proposal and secondly more than four objections have been received which are material to the planning merits of the proposal to be approved (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site covers an area of 0.086 hectares and is almost rectangular in shape. This site comprises of the detached bungalow known as Rozel, its front and side garden and approximately half of its rear garden.

This property is located on the western side of Loughton Lane and is bound on the south western side by an access road and youth centre. It is accessed directly off Loughton Lane. A Cherry and Horse chestnut tree are located within the front elevation of the wider site and a variety of Cherry, Ash and Lime trees line the south western boundary of the site. The Lime Tree has a Preservation Order attached to it.

The site is within an urban area, not within a conservation area, and the existing bungalow is not listed. No listed buildings are within the vicinity of the site.

Description of Proposal:

Permission is sought for the demolition of a bungalow and replacement with two houses

The proposed dwellings each measure a maximum of 15m deep by 7.3m wide and have a height of 7.1m to the ridges of their pitched roofs.

Materials include slate tiles for the roof, grey render and weatherboarding for the walls, grey aluminium windows and a resin bonded driveway.

The access will remain as existing.

4 shared car parking spaces are provided within the front forecourt of the proposal.

Relevant Planning History:

Reference	Description	Decision
EPF/1917/06	a two storey rear extension	Granted
EPF/0950/09	Outline application for erection of detached house and garage at Land to the rear of Branscombe & Rozel Loughton Lane.	Granted
EPF/2364/17	Construction of a new 4 bedroom chalet bungalow in land to the rear of Rozel.	Pending

Policies Applied:

Adopted Local Plan:

- CP2 – Protecting the Quality of the Rural and Built Environment
- CP3 – New Development
- CP5 – Sustainable Building
- CP6 – Achieving sustainable urban development patterns

CP7 –	Urban Form and Quality
DBE1 –	Design of New Buildings
DBE2 –	Effect on Neighbouring Properties`
DBE3 –	Design in Urban Areas
DBE8	Private Amenity Space
DBE9	Neighbouring Amenity
ST1 –	Location of Development
ST4 –	Road Safety
ST6 –	Vehicle Parking
H2A –	Previously Developed Land
H4A –	Dwelling Mix
LL10 –	Adequacy of provision for landscape retention
LL11 –	Landscaping schemes

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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

- SP1 – Presumption in favour of sustainable development
- H1 – Housing mix and accommodation types
- T1 – Sustainable transport choices
- DM9 – High quality design
- DM10 – Housing design and quality
- DM 11 – Waste recycling facilities on new developments
- DM16 – Sustainable drainage systems
- DM18 – On site management of waste water and water supply
- DM21 – Local environmental impacts, pollution and land contamination

Consultation Carried out and Representations Received

20 neighbours were consulted on the originally submitted plans and the following responses were received.

Branscombe Loughton Lane: Object I feel that the property that is going to be built next to me is going to affect the amount of light that get into the building, it has been designed far too close to my property
I also notice that the 2nd property proposed has an area to the rear which I feel is intended to allow the light to flood into the proposed building next to me
Why hasn't this been copied into the new proposed building design next to me.

Also the dormer that looks over my property is far too intrusive and any window would have to be obscured glass

2 Maple Close Loughton Lane: No fundamental objection to the erection of two detached houses providing the height does not exceed existing houses adjacent to the proposed development. I also feel that the proposed frontage is not in keeping with the rural feel of Loughton Lane. Some planting of hedges etc could improve the stark look of the houses? In addition there needs to be some consideration of traffic exiting the Private Road to ensure good line of sight especially considering the provision of parking to the front of the houses. There is a lot of pedestrian and road traffic to the preschool at certain times of day.

3 Maple Close Loughton Lane Object; Three houses, as proposed for this site as it stands, may have a detrimental effect on the increase of traffic on this private access road and its access to Loughton Lane.

7 Woodland Way Object; Over intensification and urbanisation of site. Units are cramped on the site. Harmful to neighbouring amenity. Loss of front garden. If approval is recommended, permitted development rights should be removed.

Parish Council: **Strong Objection**

The Parish Council strongly objects to this proposal due to its overly-dominant design which is out of keeping with the street scene, in particular the bungalows to the right of the plot.

The proposed height, some 8.7 metres to the ridge, would be significantly out-of-keeping with the street scene, particularly as this property would be sited on a more prominent corner plot than its neighbours. In addition, the unusual fenestration would tend to emphasise the verticality of the principal elevation and would not accord with the more traditional design of the adjacent properties. We would suggest that any new dwelling in this location should feature a fully-hipped roof design, of two-storey height, with materials and fenestration complementary to those of neighbouring properties.

Additionally, in relation to Plot 1, for a dwelling of the currently-proposed size, there would be very little allowance for private amenity space, which would be further compromised by the allocation of part of the site to provide access to the proposed dwelling to the rear. This would appear to contradict Policy DBE8.

The proposed parking scheme at the front of the property is totally unacceptable, in particular the proposed parking space nearest to Loughton Lane, will undermine the sight lines when accessing or leaving the heavily-used private access road which leads to the Youth & Community Centre, the Scouts buildings and the sports ground, affecting the Pre-School Group and other voluntary agencies that use these buildings. In addition any vehicle parked in front of the existing tree (in the position once filled by a native hedge) would appear, from the angle of the plot, to 'jut out' awkwardly from the natural view lines along the perimeter of the site.

Retaining an outer perimeter of soft-landscaping to the front, and outer side boundary, of the site should be an essential requirement in this location, given the extant condition to retain hedging to the front of the adjacent properties, known as The Maples, and the fact that this is an approach road, in close proximity, to the Village Green, where the aspect of visual amenity is particularly important.

Theydon Bois and District Rural Preservation Society: Object; The society is familiar with this site and wishes to object to this application for the following reasons.

The present bungalow is in a prominent position on the corner of Loughton Lane and the busy private road entrance to the Community Centre etc. mentioned above. Consequently the proposal to park a car directly on the corner of the site would affect sight lines of the many cars entering Loughton Lane from the busy adjacent private road.

The two proposed houses are tall and narrow and over dominant and out of keeping with the street scene. On one site there are two bungalows and on the other the houses are well set back from the road giving an overall impression of openness in keeping with the surrounding countryside and forest.

The amenity space of the larger house is very small in view of the proposed five bedrooms, restricted as it is by the access to the large chalet bungalow, so called, proposed to be built to the rear of the two houses, c.f. EPF/2364/17 which refers to the same development of this site. The Society is not averse to the redevelopment of this site but strongly objects to the present proposals.

Amended Plans. – Following these objections, revised plans have been submitted on the advice of officers which have reduced the size of the proposed dwellings such that the height of each is 7.1 metres (reduced down from 8.7m on plot 1 and 7.6m on plot 2) and the originally proposed second floor providing a 5th bedroom has been removed. Re-consultation has been carried out but this report has been completed prior to the expiry of the consultation period, due to time constraints over Christmas, and any responses will be reported orally at committee.

Main Issues and Considerations:

The issues raised by this proposal are:-

The principle of the development;

The impact of the proposal on the character and appearance of the surrounding area;

The impact on existing trees.

The impact on the living conditions of neighbouring residential properties; and

The quality of accommodation proposed.

Principle

In terms of planning policy, the site is considered as previously developed land, and in line with Government policy redevelopment of this land is encouraged.

Five year housing supply

The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”. The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Due to this it has been shown in several recent appeal decisions, both within and outside of the district that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

Design and appearance

Whilst the proposal site adjoins a chalet bungalow, the wider area is character of the area includes two storey large houses. The two and two and half storey nature the new dwellings will therefore

still blend into their surroundings. The houses have a size, bulk and scale proportionate to their setting.

Plans have also been amended during the course of the application so that dwellings are just 0.5m higher than Branscombe. 1m higher than the adjacent bungalow and about 0.7 of a metre lower than the properties to the left.

A low level hedge is also now proposed behind a low picket fence as a compromise between maintaining visibility for traffic and respecting the green character of this locality.

In terms of its detailed design, the dwellings are a conventional modern residential design which will fit well with the character and appearance of Loughton Lane, as a whole. Materials are also in keeping. The proposal is therefore considered have a neutral impact on the distinctive local character of the application property and surrounding area. The proposal therefore complies with Chapter 7 of the NPPF and DBE1 and DBE3 of the Local Plan and Alterations.

Trees

The preliminary arboricultural method statement proposes the removal of 4 small trees; part of the existing hedge along the south western boundary. The removal of the trees are required to enable the development and improve sightlines for traffic in relation to both this application and the new dwelling proposed under reference EPF/2364/17.

The Tree Officer has raised no objection to this loss since the trees and hedges can be removed by the householder at any time and these trees are of low quality (as defined by the British Standard). It is recommended that further conditions are imposed to ensure that the remaining trees are protected and that the proposed soft landscaping is of an acceptable standard. On this basis the proposal is considered to comply with the requirements policies LL10 and LL11 of the Local Plan.

Quality of resulting residential accommodation.

Both dwellings meet current internal space standards set out in the Essex Design Guidelines. They also provide acceptable levels of outlook and ventilation. Both units exceed the amenity space standards required by Policy DBE8 of the Local Plan, the smaller plot 1 has a rear garden of approximately 125 square metres and plot 2 has about 180 square metres. The quality of the proposed accommodation is therefore considered acceptable.

Impact on the living conditions of neighbouring residential properties.

The property on the south eastern boundary of the site is a chalet bungalow named Branscombe. Permission was given under reference EPF/1329/02 for extensions to the rear and a loft conversion with dormers at this neighbouring property. The side flank of this property therefore has three windows at ground floor level which are secondary and serve a lounge /diner area and TV room. The first floor contains a dormer window serving a bathroom and 2 rooflight windows serving bedroom two. Given that the side flank bedroom rooflights follow the slope of the roof; are as a result of an extension and already overlook the application site along with there being a 2m gap between the properties, loss of light to this property is not considered to be excessive.

Plans indicate that the first floor hallway will be obscure glazed. It is also recommended that a condition be attached to any permission which requires that the windows are also fixed shut and that the obscurity is maintained in perpetuity. This should prevent any real and perceived overlooking to Branscombe's bedroom window.

Given that the proposal replaces an existing building on the site and for the reasons listed above, it is not considered that the proposal will result in excessive increase in the sense of enclosure felt by residents of this neighbouring property.

All other neighbours (including new dwelling proposed at rear of Rozel under reference EPF/2364/17) are over 20m away and therefore will not be excessively affected in terms of loss of light, outlook or privacy. The proposal therefore accords with the requirements of policy DBE9 of the Local Plan.

Impact on Highway Safety

The Highways Authority is satisfied that there is adequate parking to meet current parking standards in compliance with policies ST6 and ST4. Furthermore there will be no undue harm to highway safety. The proposal therefore complies with the requirements of ST2 of the Local Plan.

Contamination

The Land Contamination Officer considers that the risk of the site being contaminated is low and therefore only requests that a condition be imposed relating to unexpected land contamination in accordance with RP4 of the Local Plan.

Land Drainage

The site partially lies within an Epping Forest District flood risk assessment zone therefore the Land Drainage Officer requests that conditions be imposed requiring approval of a flood risk assessment and sustainable surface water drainage details prior to works commencing on the site in accordance with policy U3B of the Local Plan.

Conclusion

The proposal will provide much needed good quality housing within an existing urban area of Epping Forest District Council. Impact on the living conditions of neighbouring occupiers will not be excessively harmful subject to a condition controlling the permitted development limitations of the properties. The design of the new housing will preserve the character and appearance of this area. Conditions are recommended to ensure existing trees shown to be retained are protected during the construction phase of the development, as well as to ensure that the soft landscaping provided is of a good standard. The Highways Authority is satisfied that the proposal will not excessively impact highway safety or parking provision within the area. Additional conditions are also recommended to ensure that the proposal does not increase flood risk within the area. It is therefore considered that the proposal meets the requirements of sustainable development in accordance with policy contained within the NPPF. Approval is therefore recommended.

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

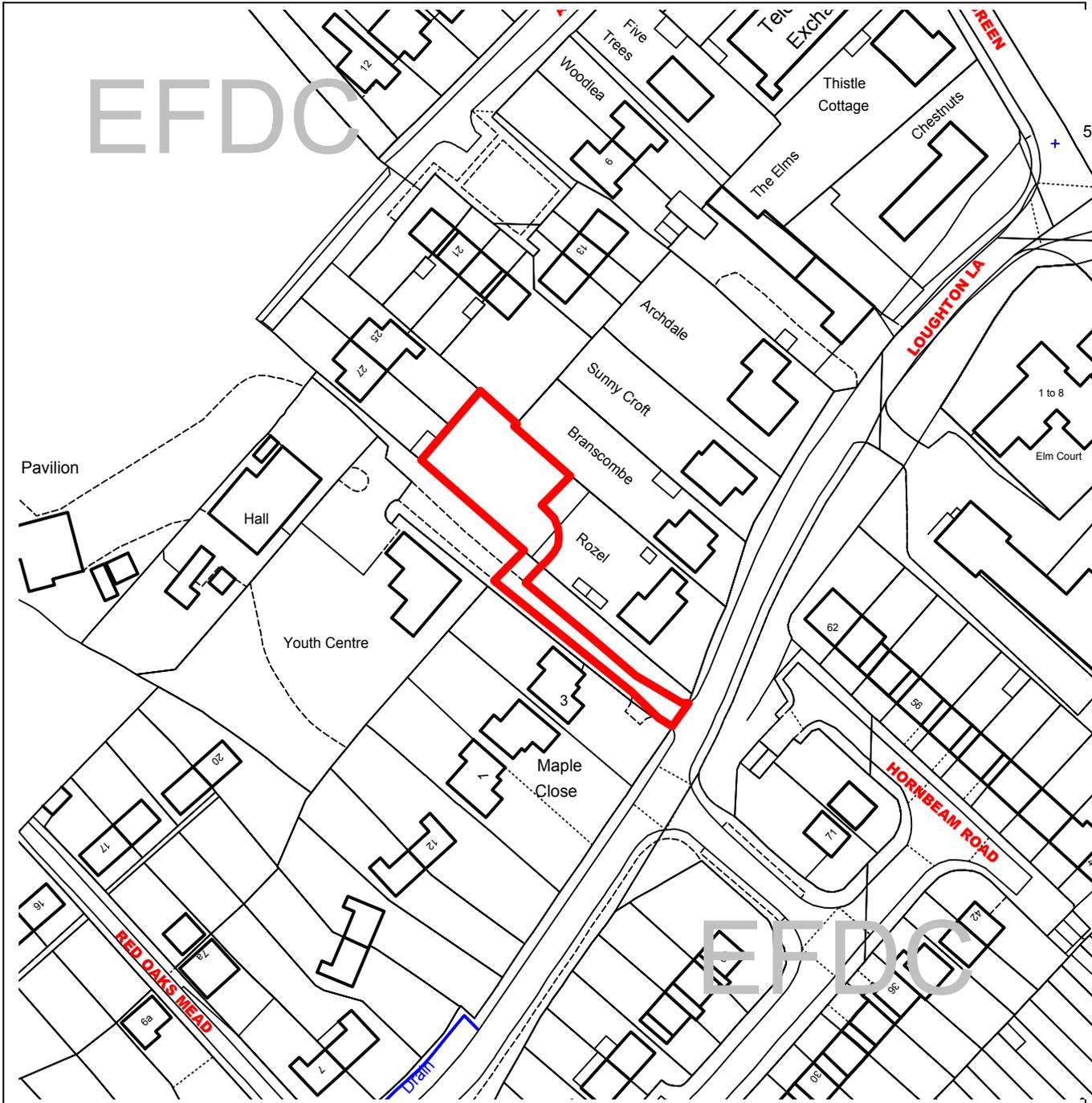
***Planning Application Case Officer: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

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



Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2364/17
Site Name:	Rozel, Loughton Lane, Theydon Bois, CM16 7NY
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2364/17
SITE ADDRESS:	Rozel Loughton Lane Theydon Bois Essex CM16 7JY
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Andrew Pigney
DESCRIPTION OF PROPOSAL:	Construction of new chalet bungalow in land to rear of Rozel
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599155

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: MP/ROZ/02, 1843/01A, 1843/14D
- 3 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 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.
- 5 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, C and E of Part [1] of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 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 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 and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 8 If any tree, shrub or hedge shown to be retained within the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased 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 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 recommencement 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.

- 10 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 11 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.

This application is before this Committee for two reasons. The recommendation is contrary to an objection from a local council which is material to the planning merits of the proposal and secondly more than four objections have been received which are material to the planning merits of the proposal to be approved (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site covers an area of 0.5m hectares. This land currently forms part of the rear garden associated with the detached bungalow known as Rozel.

This property is located on the western side of Loughton Lane and is bound on the south western side by an access road and youth centre. A Cherry and Horse chestnut tree are located within the front of the wider site and a variety of Cherry, Ash and Lime trees line the south western boundary of the site. The Lime Tree has a Preservation Order attached to it.

The site is designated as being within an urban area and is not within a conservation area or the setting of any listed building.

Description of Proposal:

Construction of a new 4 bedroom chalet bungalow in land to the rear of Rozel. It measures a maximum of 12.7m wide by 7.25m deep and 6.8m high to the ridge of its pitched roof.

Materials include plain tiles for the roof, brick plinth and weather boarding for the walls and UPVC fenestration.

Access will be via the existing private road.

Relevant History:

Reference	Description	Decision
EPF/1917/06	a two storey rear extension	Granted
EPF/0950/09	Outline application for erection of detached house and garage at Land to the rear of Branscombe & Rozel Loughton Lane.	Granted
EPF/2363/17	for the demolition of existing bungalow at Rozel and replacement with 2 new dwellings (1x5 bedroom house & 1x4 bedroom house)..	Pending

Policies Applied:

National Planning Policy Framework
National Planning Policy Guidance

Combined Policies of Epping Forest District Local Plan (1998) and alterations (2006).

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP5 – Sustainable Building
CP6 – Achieving sustainable urban development patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties`
DBE3 – Design in Urban Areas
DBE8 – Private Amenity Space
ST1 – Location of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H4A – Dwelling Mix
LL10 – Adequacy of provision for landscape retention
LL11 – Landscaping schemes

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 – Presumption in favour of sustainable development

SP6 - The Natural Environment, Landscape Character and Green Infrastructure
H1 – Housing mix and accommodation types
T1 – Sustainable transport choices
DM9 – High quality design
DM10 – Housing design and quality
DM 11 – Waste recycling facilities on new developments
DM16 – Sustainable drainage systems
DM18 – On site management of waste water and water supply
DM21 – Local environmental impacts, pollution and land contamination

Consultation Carried out and Representations Received

20 neighbours were consulted and a site notice was displayed.

Parish Council: Strong Objection

The Parish Council strongly objects to this application on the grounds of overdevelopment of this back garden site. This proposed dwelling is a house not a bungalow, the height (some 6.8 metres) and size of the four-bedroom dwelling will clearly have an adverse impact on the visual amenity of the neighbours, in particular those at the property known as 'Branscombe', since it would be sited almost immediately adjacent to the boundary with its garden.

It is our view that a smaller and more conservatively-sized bungalow will be more in keeping with the site and will also provide the type of property most needed within the village as a whole. However, should the planning officer recommend approval we strongly recommend removal of Permitted Development Rights under Schedule 2, Part 1, Class A, B, C and F - and Part 2, Class A.

In addition, the planting to the front of the site should be permanently retained, in the interests of visual amenity, since it provides a soft outer boundary along this private road, leading to the Buxton Trust Playing Fields which are situated within the Green Belt.

Theydon Bois and District Rural Preservation Society: Object; This chalet bungalow is in effect a four bedroom property more akin to a house and would loom large over neighbouring Branscombe against whose garden boundary it is set and to the detriment of its visual amenity.

Furthermore it would be in proximity to the houses at the end of Avenue Road, the siting of which are omitted from the road site plan submitted with the application.

This application should be considered in conjunction with EPF/2363/17 as together they form the redevelopment of Rozel and the Society urges the rejection of this application.

Branscombe: Object This house will create an evasion of my privacy within my garden. It is so close to my boundary that it will interfere with the light which has remained uninterrupted since buying Branscombe. All roof windows are intrusive.

2 Maple Close Object: Development in a rear garden in Loughton Lane is too intensive and more akin to an urban scheme. The chalet will gain access via the private road serving the Community Centre, Scout Hut and Cricket Field which are very busy on certain times of day. The 2 houses planned for the front of the site are acceptable.

3 Maple Close Object: That the drive serving as access to the new chalet bungalow, appears to cross the private road, and the land attached to the aforesaid road. I have included plans from my own deeds, which shows the private road and also the number of the title deed, also attached is a plan of the three houses on Maple Close, which appears to show that the all area shaded brown appears to be part of the shared private access to the three properties on Maple Close. You will notice that this area includes the section of the private access road, accessing Loughton Lane.

Secondly, whilst I am not opposed to this new development, I am concerned that three houses, as proposed for this site as it stands, may have a detrimental effect on the increase of traffic on this private access road and its access to Loughton Lane.

25 Avenue Road: Object; Would like to raise concern regarding the removal of trees at the back of our house due to loss of privacy.

7 Woodland Way Object; Over intensification of rear garden space. Harmful to neighbouring amenity. Extension of driveway will reduce garden space further. Not a chalet bungalow it is instead a two storey house. Harmful impact on protected Lime tree.

Agent: I have checked with my client and his solicitor and the only owner of the side road (where we will be accessing) is by Higgins Homes . All others have a right of way over it only.

The entrance to the proposed site is off the section of land in Higgins ownership. Further along the road it is in a different ownership but not for the section we are accessing off.

Main Issues and Considerations:

The issues raised by this proposal are:-

The principle of the development;

The impact of the proposal on the character and appearance of the surrounding area;

The impact on existing trees.

The impact on the living conditions of neighbouring residential properties; and

The quality of accommodation proposed.

Principle of Development / Background

The aim of the National Planning Policy Framework (NPPF) is to encourage sustainable development and growth. Sustainable development is that which promotes positive economic, social and environmental outcomes. Paragraph 14 of the NPPF further dictates that sustainable development is only development which accords with the NPPF. It further requires that the Council should not approve development where inter alia the any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 53 of the NPPF requires that the Council should “resist inappropriate development of residential gardens where it would cause harm”. This means the Council can only give favourable recommendations to schemes which are of good design and which provides a good standard of amenity for all existing and future occupiers of the application site and surrounding area.

Outline planning permission has already been granted for a two storey dwelling and garage within the same location under reference EPF/0950/09. Although in that instance the site was larger as it included land to the rear of Branscombe so that the garden for the new dwelling could be provided to the rear rather than to the side.

In dismissing of an outline planning application for two houses on the larger plot in 2007 (under EPF/1684/07) the Inspector acknowledged that:

“There is no objection to the principle of residential development in this location...and I consider the two main issues are the effect of the proposed development on the protected lime tree at the front of the site and the effect of the proposed development on highway safety”.

The appeal was not dismissed on impact on neighbours or on the character and amenity of the area even though the two houses proposed were indicatively shown as fully two storey. The reason for dismissal was solely impact on the preserved tree.

This decision is therefore material consideration in the determination of this application.

Five year housing supply

The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”. The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.58 year supply of land for housing purposes. Due to this it has been shown in several recent appeal decisions, both within and outside of the district that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

The proposal has a density of 20units per hectare and is compatible with the character and appearance of the surrounding area. It therefore meets the requirements of policies CP1, CP3 and H3A of the Local Plan and Alterations.

Design and appearance

The new chalet style house has a height, design, bulk and appearance which is similar to neighbouring properties. The backland development will not be visible from the streetscene and will be partially screened from private views by trees. In addition given that approval for this type of development was given previously under reference EPF/950/09 it is considered that the proposal will preserve the character and appearance of the site and surrounding area. The proposal therefore complies with the requirements of chapter 7 of the NPPF and polices DBE1, DBE3 and DBE5 of the Local Plan.

Trees

The Tree Officer is satisfied that the tree report submitted with the application demonstrates that this development can be achieved without having a detrimental effect on the Lime tree subject to a Tree Preservation Order (TPO/EPF/20/06 T1) on the plot at the rear of Rozel.

The preliminary arboricultural method statement proposes the removal of part of the existing hedge along the south western (front) boundary. The partial removal of this hedge is required to enable the development and improve sightlines for traffic. The trees along the rear boundary facing Avenue Road are to be retained.

The Tree Officer has raised no objection to this loss since the hedge can be removed by the householder at any time and these trees are of low quality (as defined by the British Standard). It is recommended that further conditions are imposed to ensure that the remaining trees are protected and that the proposed soft landscaping is of an acceptable standard. On this basis the proposal is considered to comply with the requirements policies LL10 and LL11 of the Local Plan.

Quality of accommodation

The new house has a good standard of internal space, outlook, ventilation, access and amenity space. However there are no windows serving bedroom 3. It instead has 3 rooflights within the roof. This compromise is on balance considered acceptable given that the bedroom is the smallest bedroom and the insertion of a window would cause overlooking to neighbours. It is still considered that overall the proposal would provide a good standard of accommodation.

Impact on neighbours

All neighbours including the existing property at Rozel (and those currently under consideration under reference EPF/2363/17) are between 21m – 31m away.

The only first floor elevation windows proposed are those within the western front flank wall which will face the Youth Centre. This building is 23.5m away and will be screened by trees.

Only roof lights are proposed on the elevations facing the Youth Centre and Branscombe (rear elevation). Three of which serve a bathroom and ensuite and a third lights the third bedroom. Given that this roof light is on a roof slope, it is not considered likely that privacy will be infringed. Furthermore whilst it is acknowledged that the roof light would be openable, the views would only be of rear gardens. These areas are already overlooked by first floor windows of neighbouring properties and therefore this limited additional overlooking would not be excessive. All ground floor windows will be screened by fencing.

The existing trees on the mutual boundary with 25 and 27 Avenue Road are to be retained.

Whilst it is acknowledged that the building will be only a metre from the side garden boundary of Branscombe and will, due to its height, have an impact on the rear end of the garden of that property, the eaves height of the building here is just 2.4 metres and the roof slopes away reducing the impact. In addition given the distance from the house itself and the length of the garden of that property it is not considered that the development will result in excessive loss of amenity.

It is therefore considered that the proposal will not be excessively harmful to any neighbouring amenity in terms of loss of light, dominance, outlook or privacy. The condition recommended by the Parish Council is considered necessary to ensure that further work to the property does not infringe on neighbouring amenity in the future. The proposal on this basis complies with the requirements of policy DBE 9 of the Local Plan.

Impact on Highway Safety

The Highways Authority is satisfied that there is adequate parking to meet current parking standards in compliance with policies ST6 and ST4. Furthermore there will be no undue harm to highway safety. The proposal therefore complies with the requirements of ST2 of the Local Plan.

Contamination

The Land Contamination Officer considers that the risk of the site being contaminated is low and therefore only requests that a condition be imposed relating to unexpected land contamination in accordance with RP4 of the Local Plan.

Land Drainage

The site lies outside of any Epping Forest District flood risk assessment zone and Environment Agency Floodzone therefore the Land Drainage Officer requests that a condition be imposed requiring approval of sustainable surface water drainage details prior to works commencing on the site in accordance with policy U3B of the Local Plan.

Conclusion

The proposal will provide much needed good quality housing within an existing urban area of Epping Forest District Council. Impact on the living conditions of neighbouring occupiers will not be excessive subject to a condition controlling the permitted development limitations of the property. The design of the new house respects the character and appearance of this area. Conditions are recommended to ensure existing trees shown to be retained are protected during the construction phase of the development and to ensure that the soft landscaping provided is of a good standard. The Highways Authority is satisfied that the proposal will not excessively impact highway safety or parking provision within the area. Additional conditions are also recommended to ensure that the proposal does not increase flood risk within the area. It is therefore considered that the proposal meets the requirements of sustainable development in accordance with policy contained within the NPPF. Approval is therefore recommended.

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

***Planning Application Case Officer: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

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



Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/2388/17
Site Name:	47 Sunnyside Road, Epping, CM16 4JW
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2388/17
SITE ADDRESS:	47 Sunnyside Road Epping Essex CM16 4JW
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Ms Wendy McDaid
DESCRIPTION OF PROPOSAL:	Erection of a detached three bedroomed dwelling with associated car parking and the creation of two parking spaces and a new crossover
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599223

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: BRD/17/033/001-A and 002
- 3 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.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 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 Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 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]
- 7 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]
- 8 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 and remediation criteria, timetable of works and site management procedures and 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]

- 9 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.
- 10 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.
- 11 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 12 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))

Description of site

The application site is located on Sunnyside Road which is within the built up area of Epping. Currently on the site is a two storey semi detached dwelling situated within a large plot which widens to the rear. The adjacent neighbour to the south is an end of terrace dwelling which has a comparably small curtilage. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a Conservation Area.

Description of proposal

The proposed development is to erect a new two storey detached dwelling on the southern side of the plot.

Relevant History

EPF/0656/87 - Single storey rear extension. – Approved

EPF/1726/87 - Erection of detached double garage. – Approved

EPF/1121/91 - Single storey front extension. – Approved

EPF/0893/06 - First floor rear extension. – Approved

Relevant Policies

The following saved policies within the Council's adopted Local Plan (2004) and Alterations (2008) are relevant:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Development in the Green Belt
GB7A – Conspicuous development
DBE4 – Design in the Green Belt
DBE9 – Loss of Amenity
ST4 – Road Safety
LL1 – Rural Landscape
LL9 – Felling of Preserved Trees
LL10 – Adequacy of Provision for Landscape Retention
LL11 – Landscaping Schemes
DBE1 Design of new buildings
RP4 Contaminated land
U3B sustainable drainage
DBE8 private amenity Space
ST6 vehicle parking standards
ST1 Location of development
ST2 Accessibility of development
H1A Housing Provision

Following the publication of the National Planning Policy Framework (The Framework, CLG, 2012), 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)

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 – Presumption in favour of sustainable development
T1 – Sustainable transport choices
DM1 – Habitat protection and improving biodiversity
DM2 – Landscape character and ancient landscapes
DM9 – High quality design
DM11 – Waste recycling facilities on new development
DM15 – Managing and reducing flood risk
DM18 – On site management of waste water and water supply
DM21 – Local environment impacts, pollution and land contamination

The wider site is listed in the Draft Local Plan as designated District Open Land. 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.

Consultation carried out and summary of representations received

7 Neighbours consulted –

EPPING TOWN COUNCIL – OBJECTION – The proposal is a vast overdevelopment of the site which would have a detrimental effect on the street scene and the surrounding area. The inappropriate development of residential gardens should be resisted. It would result in a loss of amenity for neighbouring properties in terms of loss of light and overlooking. The proposed property is also set back from other properties on either side with an awkward angled effect.

The location of the parking spaces at close proximity to the neighbours boundary would generate an increase in pollution from exhaust fumes.

45 SUNNYSIDE ROAD – OBJECTION – The position and height of the proposed building would cut the light available to the living and kitchen areas of no.45 Sunnyside. There would also be a significant increase in car exhaust fumes.

THE EPPING SOCIETY – OBJECTION – The proposal is overbearing and would cause a significant loss of light to landing windows. This is gross overdevelopment and does not sit well within the street scene and will create a very unwelcome precedent if approved. The parking is not convenient and will cause significant on street parking.

UNKOWN ADDRESS – OBJECTION - The street scene will be darker and there will be too much traffic.

Issues and considerations

The main issues to consider when assessing this application are the principle of the development, potential impacts on the living conditions of the neighbours, the standard of accommodation provided, the character and appearance of the area, parking and access, land drainage, trees and landscaping issues, land contamination and any other material planning considerations.

Principle of development

The application site is located in the urban town of Epping, within walking distance of the designated Town Centre and also to Epping Underground Station which provides regular services into London. Epping is a town with a large number of shops, services and facilities such as restaurants, schools, doctor's surgeries, a hospital and local transport links. There are also a number of open spaces in and around the town and easy access to Epping Forest. The result of this is that the site is within a very sustainable area and would offer an attractive place to live for

potential residents. There is a general presumption in favour of sustainable development running through the Framework and this adds weight to this proposal.

The principle of this proposal is therefore compliant with Local and National planning policy.

Living conditions of neighbours

The new dwelling would sit adjacent to no.45 and will project around 5.5m beyond its existing rear elevation over two storeys. This neighbour has a relatively long plot but it is also quite narrow and as a result there would be some impact to their living conditions through a loss of light and outlook, mainly to the small single storey element on the eastern side.

However the orientation of the new dwelling is such that the distance between its side elevation and the side elevation of no.45 is around 3m at its closest point and given the shape of the application plot, this distance increases towards the rear of the site. The result of this is that no.45 mainly enjoys views and outlook away from the position of the new dwelling which limits the potential harm caused to their living conditions.

A 45 degree line taken from the centre of the closest habitable first floor window can be a good indicator whether a new two storey development will appear overbearing from the window in question. In this instance such a line taken from no.45 is not intercepted by the new dwelling and as a result further weight is attached to the view that the harm caused to this neighbour will be less than substantial.

No.47 has a large wide garden and whilst it is anticipated that there would be some degree of harm to their living conditions due to the 4m net projection over two storeys, given that it will be 1m away from the side elevation of no.47 and that this neighbour has a long, wide garden it is not considered that there will be excessive harm caused.

The proposal is therefore compliant with policy DBE9 of the Adopted Local Plan which aims to ensure that all new development safeguards the amenity of neighbours.

Standard of accommodation provided

The new dwelling would offer a good standard of accommodation within the main dwelling and a large 202sqm rear garden, whilst maintaining a large garden area for no.47. The proposal therefore offers a suitable level of accommodation.

Design

Sunnyside Road is predominantly residential and is characterised for the most part by two storey dwellings of varying sizes, with spacious semi-detached dwellings to its north and smaller terrace properties to the south. The application site sits on the boundary between these two types of dwellings and currently forms a large open break in the built form of the street scene, albeit a visual break only significantly obvious from views directly in front of it on Sunnyside Road.

The terraced properties to the south are set in front of the existing semi-detached dwellings and give a more enclosed feel to the southern end of Sunnyside Road. When viewed from the northern end of the road, the side elevation of no.45 is a prominent feature in the street scene given its position forward of no.47 to the north.

The new dwelling would sit within the junction between the terrace dwellings to the south and the semi-detached dwellings to the north, set behind the existing front building lines of both adjacent neighbours. When viewed from directly in front of the application site the roof of the new dwelling will appear to be within very close proximity to the roof no.45 and this is a somewhat clumsy

relationship. However this would only be visible when viewed directly in front of the site and therefore its potential harm to the character and appearance of the street scene is limited.

Indeed when observed from wider viewpoints, either from the northern or southern end of Sunnyside Road, the new dwelling will not appear overly prominent as it would appear to be set against the backdrop of both adjacent neighbours and its eaves and ridge heights would be very similar to both adjacent neighbours.

This proposal bears striking resemblance to a similar application approved at land between 10 and 12 Sunnyside Road which the Area Plans East Committee granted planning permission for in August 2016 (EPF/1040/16). This previous application allowed a new detached dwelling on land opposite the application site, which is formed of a similar visual gap between semi-detached and terrace dwellings. Within that application the previous officer concluded that:

The proposed development would not appear cramped or out of keeping with the surrounding street scene and the existing gap between properties is sufficient in size to allow for a limited infill such as this. As such it is not considered that the proposal would be detrimental to the character or appearance of the area.

Whilst each site is assessed on its own merits, this similar proposal which is currently under construction is also within a visual break in the street scene, directly opposite the application site and as such is a reasonable comparison to this application and adds weight to an approval.

It is therefore concluded that the proposed new dwelling will not appear as an overly prominent or harmful feature to the character and appearance of the street scene and it is therefore compliant with policies DBE1, CP2(iv) and CP7 of the Adopted Local Plan which aims to achieve high quality design and protect and enhance local distinctiveness. These policies are consistent with paragraph 17 of the Framework which seeks to secure high quality design.

Parking and access

The new dwelling offers two tandem parking spaces for the new dwelling whilst leaving two adjacent parking spaces for the host dwelling and would therefore cater for off street parking appropriate to the scale of the development whilst maintaining appropriate parking for the host dwelling.

The Essex County Council Highway Team considers that this is an acceptable arrangement which does not conflict with the development plan.

Land drainage

The Land drainage team consider that the principle of this development is acceptable but further information on surface water drainage is required. This is a reasonable and necessary condition to impose on this proposal.

Trees and Landscaping

The Tree and Landscaping team have not offered an objection to the application since there are no tree issues relating to the site.

Land Contamination

Due to the presence of an 80m² infilled pond, there is the potential for contaminants to be present on site and domestic dwelling with gardens are classified as a particularly sensitive proposed use.

As it should be physically and financially feasible to remediate potential worst case contamination risks at this site, it would be acceptable for contamination risks to be dealt with by way of condition. This is a reasonable and necessary condition to impose on this proposal.

Conclusion

The proposal will not cause significant harm to the living conditions of the neighbours and will preserve the character and appearance of the existing area. All other material considerations are also satisfied and therefore it is recommended that planning permission is granted.

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

**Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371**

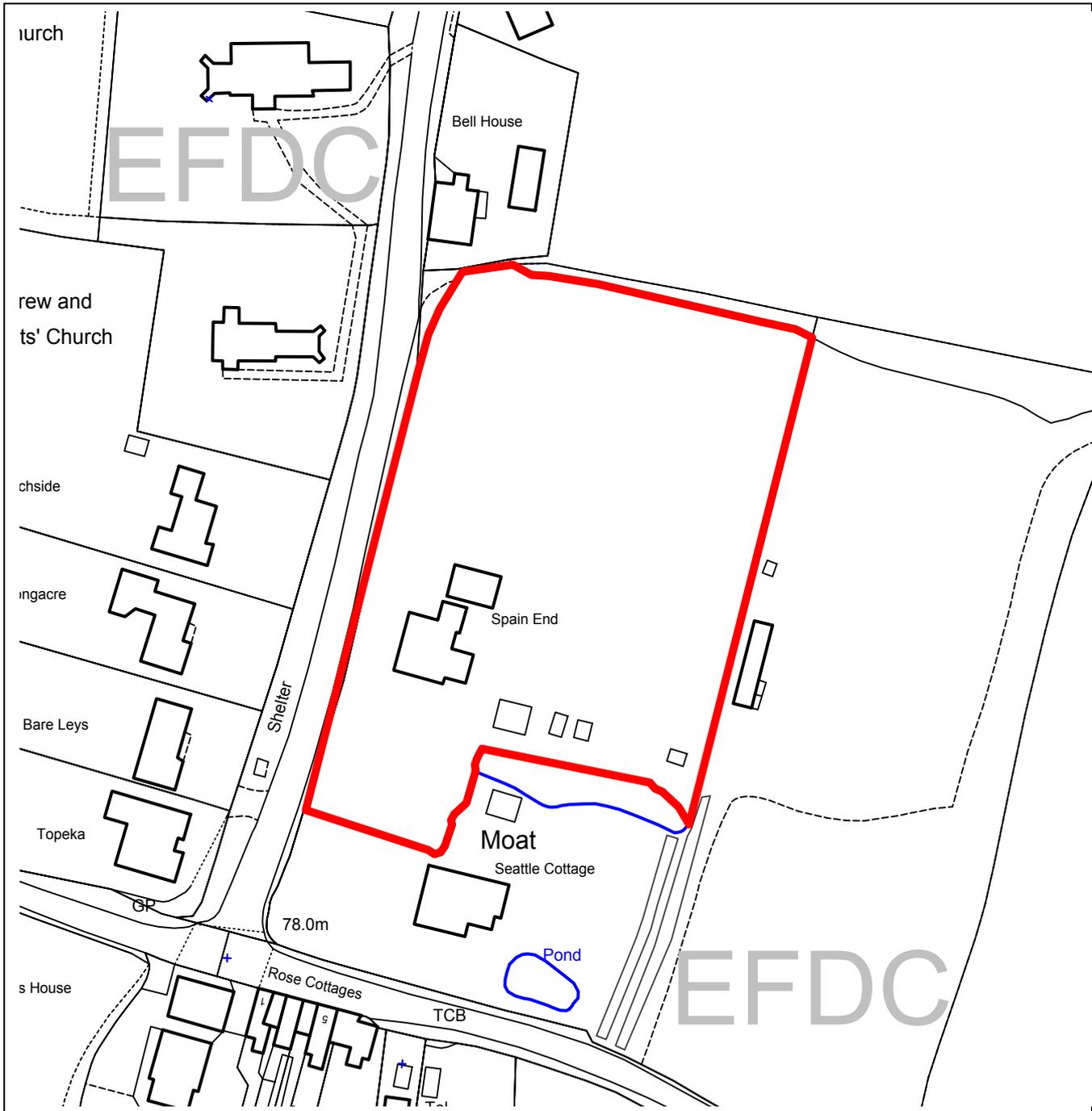
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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2564/17
Site Name:	Spain End, The Street, Willingale, Ongar, CM5 0SJ
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2564/17
SITE ADDRESS:	Spain End The Street Willingale Ongar Essex CM5 0SJ
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
APPLICANT:	Mr Anthony Clough
DESCRIPTION OF PROPOSAL:	New front railings with vehicular and pedestrian gates with two new rendered piers either side of the vehicular gates to replace the existing railings and gates
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=600137

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 tree protection, methodology for construction adjacent to trees, new landscaping and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Moore Partners Ltd drawing number MP/SPE/01 dated 04/12/2017. The replacement hedging shall be planted in the position shown on drawing number 1617/28D hereby approved within three months of the railings being erected unless agreed in writing by the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing railings and building as stated in section 8 of the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The subject site is located on the eastern side of 'The Street' approximately 30 metres north of Fyfield Road within the small village of Willingale. The site itself is relatively level and comprises approximately 2 acres. Located towards the front of the site is a double storey detached dwelling house finished from render, painted white. The dwelling house is Grade Two Listed. A detached garage is located to the side of the existing dwelling house. Off street car parking is located within the garage and on the hard standing area towards the front of the dwelling. The dwelling is surrounded by extensive gardens consisting of smaller outbuildings, a tennis court and a significant amount of vegetation. Some of the mature trees within the garden area are protected by tree preservation orders.

Enclosing the dwelling to the front are black railings and gates, approximately 1.3m high and hedging.

The surrounding area mainly consists of detached double storey dwelling houses with large open space towards the frontage. Two churches are located opposite the site further to the north. The subject site and the surrounding are located within the Metropolitan Green Belt.

Description of Proposal:

Planning permission is sought for new front railings with vehicular and pedestrian gates with two new rendered piers either side of the vehicular gates to replace the existing railings and gates. The railings would be approximately 1.8m high with approximate 2.1m high rendered piers either side of similarly designed gates. They would follow the same line as the existing railings. They would extend across in front of the dwelling. The gates would be in the same position as the existing. A hedge is to be replanted in front of the railings.

Relevant History:

EPF/0508/82 - Single storey extension to provide double garage and workshop (approved)

EPF/1409/82 - Double garage (approved)

EPF/2570/07 - Grade II Listed Building application for two storey and single storey rear extensions and internal alterations (approved)

EPF/2571/07 - Two storey and single storey rear extensions (approved)

EPF/0387/08 - New fences and gates (approved)

EPF/2338/12 - Proposed single storey rear extension, alterations to side elevation window and door openings and internal alterations (refused)

EPF/2341/12 - Grade II listed building application for a proposed single storey rear extension, alterations to side elevation window and door openings and internal alterations (refused)

EPF/2241/13 - Minor internal and external alterations to existing dwelling; Construction of external swimming pool; alteration and extension to garage/workshop to provide pool plant room and garden machinery store (approved)

EPF/2242/13 - Grade II listed building consent for minor internal and external alterations to existing dwelling; alteration and extension to garage/workshop to provide pool plant room and garden machinery store (approved)

EPF/2105/15 - Grade II listed building consent for removal of internal and external walls. Installation of the steel beams over the two openings and the replacement of a timber floor with concrete (approved)

EPF/1663/16 - Retention of (i) internal alterations including the removal of walls and windows and (ii) single storey rear extension with proposed changes to eaves. (approved)

EPF/2003/16 - Alterations to front boundary treatment to include changes to railings and gates, with the construction of a new brick plinth to raise the overall height to 1.8m - Withdrawn

EPF/1842/16 - Grade II Listed Building Consent for new lighting, repairs to existing window sill, removal of shutters, new gate between house and garage and replacement of radiators – Approved

EPF/2004/16 - Internal and external alterations to existing garage/workshop, to provide pool plant room, changing facilities and a new garage, to include the conversion of the existing garage to a garden machinery store/garage store, with the erection of a new external swimming pool - Approved

Policies Applied:

CP2 Protecting Rural and Built up Residential Areas

DBE1 Design of new buildings

DBE2 Effect on neighbouring properties

DBE4 Design in the Green Belt

DBE9 Loss of Amenity

LL10 Landscape Retention

GB2A Development within the Green Belt

GB7A Conspicuous Development

HC12 Development affecting the setting of a Listed Building

ST4 Road Safety

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 District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM4 Green Belt

DM9 High quality design
DM7 Heritage assets

Summary of Representations:

WILLINGALE PARISH COUNCIL: STRONG OBJECTION on the grounds that it is not in keeping with the village environment and adversely affect the street scene. The enlarged railings are considered out of character with a listed building.

STRONG OBJECTION on the grounds of overdevelopment of the site and the scale of the development is inappropriate to the close proximity to the listed building

8 neighbours consulted – No objections received

Issues and Considerations:

The main issues to be addressed in this case are as follows:

- Green Belt
- Design and Appearance
- Neighbouring amenities
- Trees
- Highway Safety

Green Belt

The site is within the boundaries of the Metropolitan Green Belt. In terms of the impact on the openness, the proposal would result in little reduction. The railings and gates are being increased by only 600mm and whilst additional railings are proposed in front of the dwelling, these would be softened by hedging. The proposal is not considered to detract from the visual amenity of the Green Belt or its openness especially as there are other forms of enclosures within the vicinity and the dwelling is located within a built up enclave.

Character and Appearance

The Councils Conservation Officer has considered the proposal and given the following assessment.

The proposed railings will be approximately 600mm taller than the existing but will not detract from the appearance of the house as its prominent frontage will still remain equally as visible within the streetscene. The existing hedging directly in front of the house will be retained behind the new railings to preserve the attractive green frontage and to soften the appearance of the railings. In addition, the existing mature tree, which makes a positive contribution to the setting of the house and the wider streetscene, will also be retained with the railings designed to curve around it.

The proposed rendered gate piers are considered to be appropriate as they denote the vehicular entrance into the site and they serve to break up and add some visual interest to the stretch of otherwise uninterrupted railings. The piers are a simple design to reflect the appearance of the house but do not detract from it, particularly as they are located to the side of the front elevation.

Given that the design is sympathetic to the character of the host dwelling; that the railings by their nature are relatively open and that the new hedging would soften their impact the proposal is considered to be in keeping with the surrounding area when viewed from within the streetscene.

Living Conditions

There would be no material impact on the living conditions of neighbouring occupiers given the proposal size, siting and distance from neighbouring properties.

Trees

The applicant submitted an arboricultural method statement with the application to demonstrate that the preserved trees adjacent to the proposed railings have been considered in the design process. The Council's Trees and Landscape Officer has no objections to the proposal subject to the imposition of a condition relating to the protection of these trees

Highway Safety

The gates replace an existing set which replaced a previous set in the same location so the situation would remain as is.

Response to representations made

The representations made by the Parish Council have been considered in the main body of the report.

Conclusion:

The proposed railings, gates and pillars would not detract from the open character and appearance of the green belt in this location and would not detract from the historic character and appearance of the listed building or the village environment due to their design and the hedging in front of the section to the front house. There would be no excessive impact on the living conditions of neighbouring occupiers and there are no objections relating to the impact on the preserved trees close to the proposal. They would be in the same position as the existing. Therefore, the proposal is considered to comply with relevant local plan policies and is recommended for approval.

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

Planning Application Case Officer: Steve Andrews

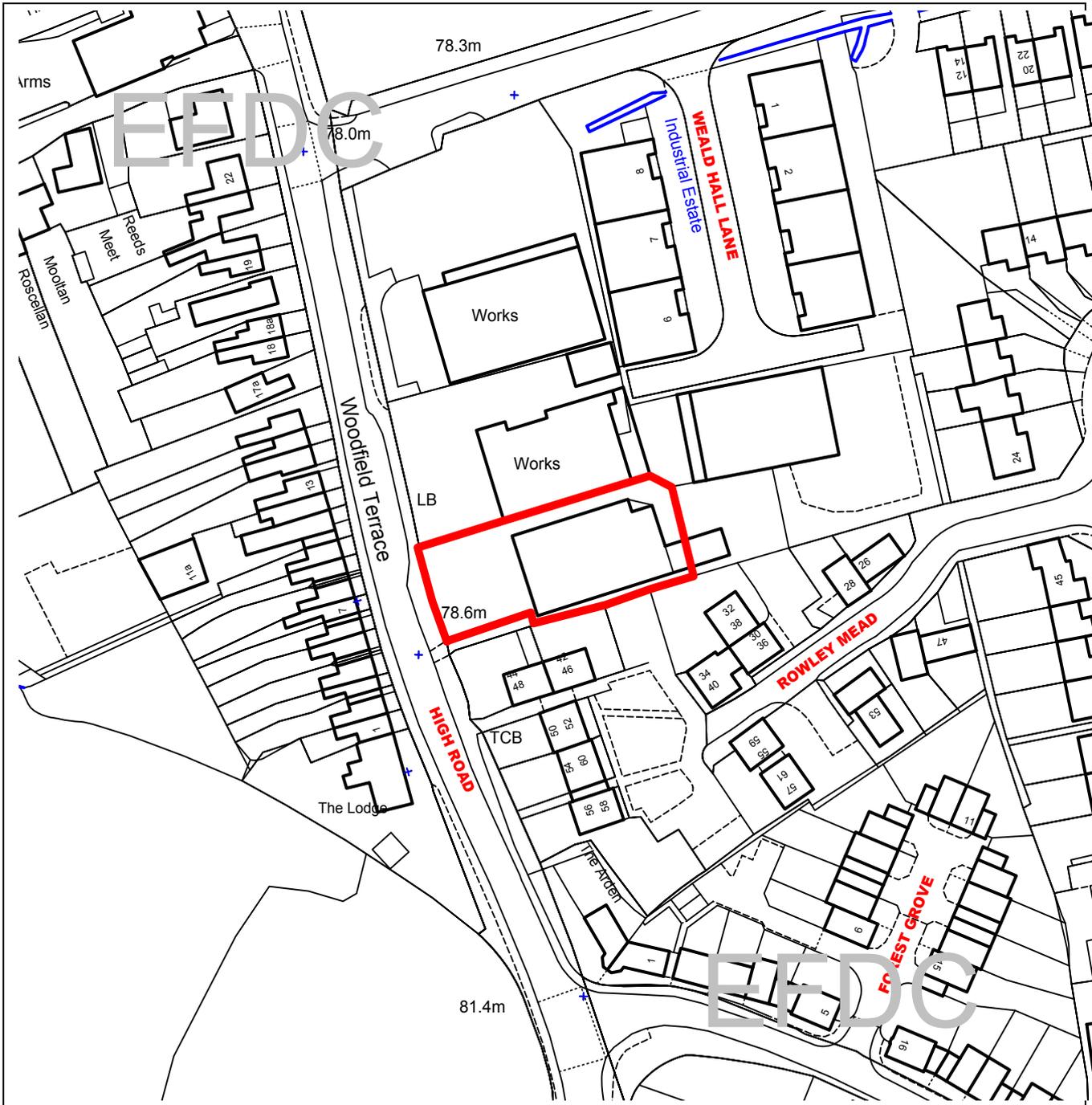
Direct Line Telephone Number: 01992 564337

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



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/2748/17
Site Name:	Part of Popplewell Coachworks, Popplewells Coach Works Ltd, High Road, Thornwood, CM16 6LP
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2748/17
SITE ADDRESS:	Part of Popplewell Coachworks Popplewells Coach Works Ltd High Road Thornwood North Weald Essex CM16 6LP
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Screwfix Direct Ltd
DESCRIPTION OF PROPOSAL:	Change of use to Class B8 (Storage or Distribution) with ancillary trade counter, together with minor external alterations.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601013

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: Unnumbered Location Plan, 01-layout_EXP3, 02-Layout_PR-P3-R!, 03-Elev_EX-P3, 04-Elev_PR-P3.
- 3 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 4 The turning area shown on the approved plans shall be provided prior to the first occupation of the site and retained thereafter free of obstruction to enable a vehicle to turn and leave in a forward gear.
- 5 No deliveries to the site shall be made by vehicles exceeding 13.4metres in length.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site forms part of an existing longstanding B2 general industrial (coachworks) site located on the eastern side of the High Road in the centre of Thornwood. Previously used as a coachworks. The site comprises an existing building and an area of parking to the front. The site adjoins residential properties to the south and there are further residential properties directly opposite.

Description of Proposal:

The proposal is to change the use of the existing building to class B8 (storage and Distribution with an ancillary trade counter. The application includes some alterations to the existing building including the cladding of much of the front and rear elevations in Grey aluminium panels. No extensions are proposed. Internally a trade counter is proposed close to the front entrance to the building but the majority of the building remains open warehouse space. The existing large shutter door to the rear is to be closed off and deliveries will be made to the side entrance towards the rear of the building on the northern side.

Relevant History:

Coachworks were originally granted on this site in the late 1940's and additional buildings and alterations in regard to that use have been granted over the years including a spray booth. Most recent application was in 2004 and was for the development of the site for housing, this application was however withdrawn as the proposal was contrary to policy.

Policies Applied:

Adopted Local Plan – 2008:

CP2 – Protecting the quality of the rural and built environment
DBE9 – Loss of amenity
ST2 Accessibility of Development
ST4 Road Safety
ST6 Vehicle parking
RP5A Adverse environmental impacts
E1 Employment Areas

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 District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the

Plans are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 Sustainable Development
DM9 High Quality Design
DM21 Local Environmental Impacts
E1 Employment Sites

Consultation Carried Out and Summary of Representations Received:

20 neighbouring properties were consulted, the following responses were received

28 BROOKFIELD – Concerned about any increase in traffic movements here where there is already a severe congestion problem.

PARISH COUNCIL – The Parish Council Objects to this application due to concerns relating to the number of vehicles ingressing and egressing an already busy highway. There has been no highway or vehicle study to accompany this application

Main Issues and Considerations:

The site lies within an identified Employment Site in the Current Local Plan and as such Policy E1 is the most relevant Local Plan Policy.

E1 states “ Within the existing employment areas subject to this policy (as identified on the proposals map) the Council will grant planning permission for the redevelopment or extension of existing premises for business, general industrial and warehouse uses. The redevelopment of existing sites or premises or their change of use to uses other than business, general industrial or warehousing will not be permitted.

It is considered that the proposed use of the building for warehousing with a small trade counter would accord with this policy.

The main issues therefore relate to the impact of the change of use on highway safety and the free flow of traffic, the visual impact of the proposed alterations to the building and the impact of the development on the residential amenity of neighbours.

Highways and Parking.

Concern has been raised by the Parish Council and by a neighbour that the development may have an adverse impact on the highway. This is understandable as this part of Thornwood High Road suffers from very heavy through traffic, which often tails back a considerable distance.

Although there is no requirement for applications of this type (where no new floorspace is proposed) to provide a transport statement in order to be validated, the applicant did submit a Transport statement, which concludes:

“As indicated above, the development is envisaged to generate in the order of 40 multi modal trips a day. During the AM and PM peak periods, the development is expected to generate in order of one trip every 10 or so minutes, a level that would be imperceptible on the local highway network. A total of 8 no. car parking spaces and 1 no. blue badge holder space are provided to serve the

unit. Car parking is provided to the front of the premises to serve the unit. The site is also designed to allow access for delivery vehicles in a forward gear”

Given the existing authorised use of the site it is not considered that the proposed use would generate levels of traffic that would be harmful to the area and the Highway Authority has raised no concern with regard to traffic generation.

The advisor from Essex County Council Highways initially however queried some aspects of the application as the Swept Path illustration of access for HGV’s indicated that vehicles would mount the kerb on entry and would utilise parking areas in order to manoeuvre within the site (which would not be practical if deliveries were made during opening hours). In addition the parking spaces illustrated did not meet the current adopted size.

Following this, amended details were submitted, illustrating how a 13.4m long “urban vehicle” could manoeuvre into and out of the site without crossing the kerb or interfering with parking. The applicants have indicated that they would accept a condition restricting the size of delivery vehicles to the size illustrated. The proposed parking bays have been increased in size to meet the standard and in addition cycle parking facilities have been provided and as such the Highway Authority has no objection to the proposal.

Design:

The proposed alterations to the external appearance of the building are considered appropriate and will not be harmful to the character of this employment area.

Amenities:

The proposed use is less likely to cause harm to adjacent residential amenity than the current authorised use which could produce significant noise and fumes, whereas the main potential impact of this development is from traffic movements. The deliveries will be to the side of the building which is away from the residential properties and should not cause any significant issues.

Conclusion:

The proposal is for an appropriate employment use within an existing identified employment site. Traffic generation will be relatively low and adequate parking and turning facilities are provided within the site such that there should not be any adverse impact on the free flow of traffic. In terms of residential amenity the proposed use is more compatible with the surrounding residential use than the existing authorised coachworks. The proposal is considered to make a good use of an existing building and is in accordance with the adopted policies of the Local plan and the NPPF.

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

***Planning Application Case Officer: Jill Shingler
Direct Line Telephone Number: 01992 564106***

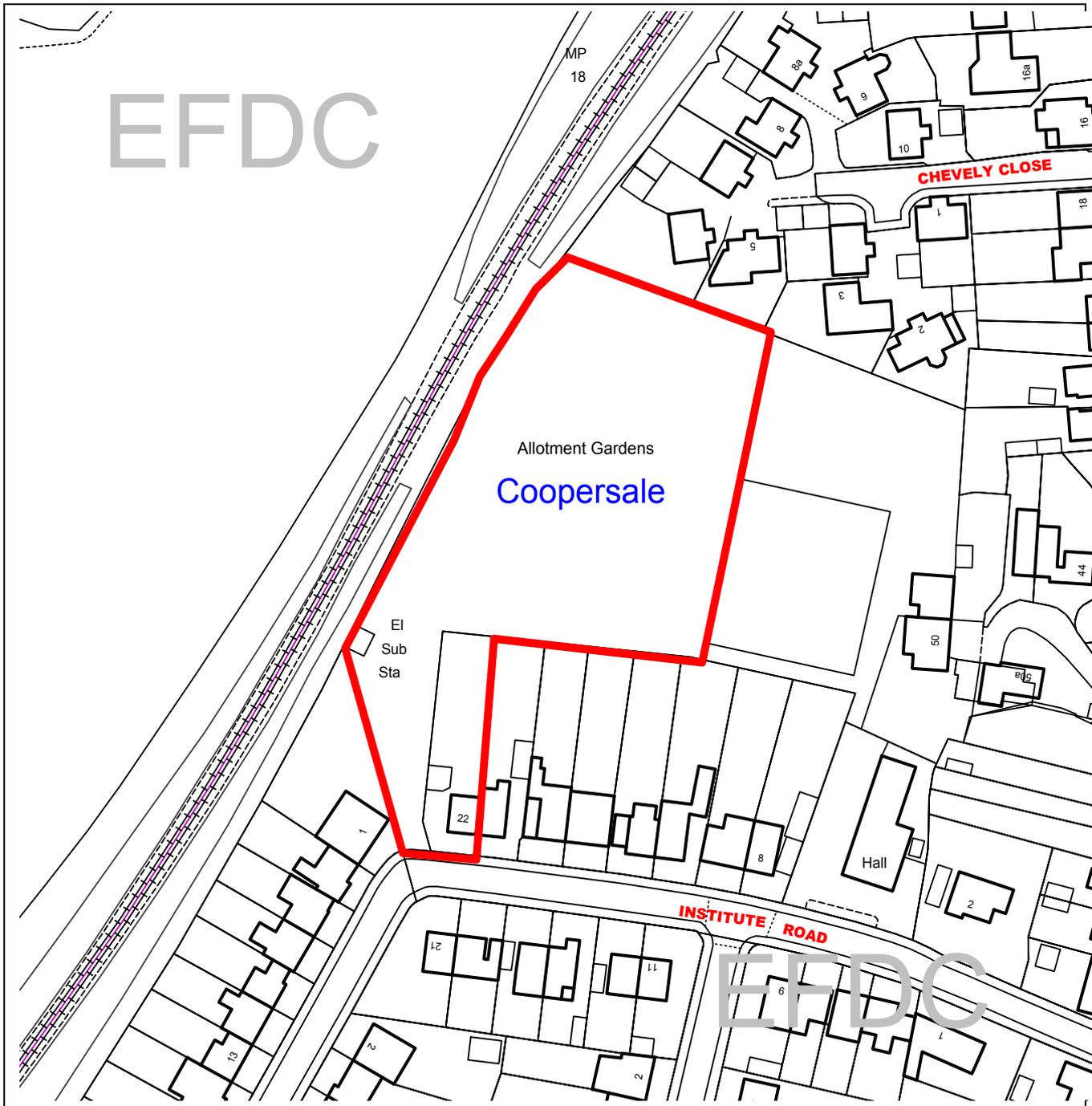
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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/2869/17
Site Name:	Rear of 8 to 22 Institute Road, Coopersale, CM16 7QY
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2869/17
SITE ADDRESS:	Rear of 8 to 22 Institute Road Coopersale Epping Essex CM16 7QY
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Neil Farnsworth
DESCRIPTION OF PROPOSAL:	Erection of temporary advertisements. 1 no. stack sign to site frontage, 1 no. spirit banner/fascia to flank of no. 22 Institute Road
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601553

CONDITIONS

- 1 The proposed temporary development must be removed from the site on or before 20/12/2018.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The site that this application relates to is 0.7 hectares in area and can be accessed via a road adjacent to 22 Institute Road. Planning Permission for the erection of 18 dwellings, including access, parking, amenity and landscaping was allowed with conditions on appeal following a refusal in 2016 (Reference EPF/2163/15). The current application is for temporary advertisements promoting the housing availability at the site. The site is not within a Conservation Area and no Listed Buildings are sited within that location. The site is not within the Metropolitan Green Belt.

Description of Proposal:

Erection of non illuminated temporary marketing signage. 1no. Stack sign measuring 3.05m by 1.5m on aluminium posts located in front of number 22 Institute Road to the right of the access and 1no. Spirit Banner sign 3.15m by 1.5m affixed at first floor level on the side elevation of number 22 Institute Road. This property is within the original development site and the side elevation faces the access road.

Relevant Site History:

EPF/1894/17 - Approval of details reserved by condition 17 "Remediation" of EPF/2163/15 - Erection of 18 dwellings, including access, parking, amenity and landscaping on Allotments, rear of 8 to 22 Institute Road, Coopersale. (19/09/2017) – Details Approved

EPF/2846/16 - Non material amendment to EPF/2163/15 (allowed on appeal) - Erection of 18 dwellings, including access, parking, amenity and landscaping (Revised dwelling footprint locations) (16/11/2016) – Non-material Amendment Approved

EPF/1549/16 - Erection of 19 dwellings, including access, parking, amenity and landscaping, re-submission following the refusal of application EPF/2163/15 (Withdrawn)

EPF/2163/15 - Erection of 18 dwellings, including access, parking, amenity and landscaping. (16/09/2016) – Allowed with Conditions on Appeal

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE13 - Advertisements

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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM9 – Quality of Design
DM13 - Advertisements

Summary of Representation:

3 neighbours were consulted – no comments were received

Epping Town Council: The Committee OBJECT to this application. This proposal is overbearing and not in keeping with the surrounding street scene. The advertising signage would have a negative impact on the neighbour to the left of the development site and the character of the area. Committee suggested putting the advertising boards inside the actual site of the development.

Main Issues and Considerations:

In determining applications for advertisement consent the only issues that can be considered are public safety and visual amenity.

Public Safety

The signage raises no concern with regard to public safety, the fronting board will not obstruct sight lines and the Highway officer has raised no objection

Amenity

The proposed signage will include a rectangular sign attached to the side elevation of 22 Institute Road and a rectangular stack sign installed to the front of 22 Institute Road. Both these signs are relatively large and will be visually prominent in the street scene. Epping Town Council has objected to the proposal stating that the advertisements would not be in keeping with the surrounding street scene and the character of the area, suggesting that the advertising boards be sited within the actual development site. In fact number 22 does fall within the red lined development site and donated its garage and part of its garden to the housing scheme, and it is not considered that the siting is inappropriate given its location adjacent to the access road into the site. Whilst large signs within a residential area are not normally appropriate, given that these are temporary and relate solely to the marketing of the development it is not considered that the visual amenity of the area will be excessively impacted.

With regard to the amenity of neighbours, whilst the signage will be visible to neighbours, particularly to the occupants of the property to the left of the entrance, they are sufficient distance away not to cause harm in terms of loss of light, and as they are not illuminated there is no other direct impact on amenity. Existing hedging to the front of number 20 will shield their view of the freestanding sign.

Conclusion:

It is not considered that the temporary signage will cause undue harm to amenity or public safety and it is recommended that advertisement consent is granted subject to a condition requiring its removal within a year.

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

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

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

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