

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE WEST **Wednesday, 15th May, 2019**

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

Council Chamber - Civic Offices
on **Wednesday, 15th May, 2019**
at **7.30 pm** .

Georgina Blakemore
Chief Executive

Democratic Services
Officer

R. Perrin Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Nominated Councillors to the Sub-Committee agreed at Annual Council on 25 May 2018.

**PLEASE NOTE THAT MEMBERS RE-ELECTED WILL
BE REQUIRED TO SIGN THEIR DECLARATION OF ACCEPTANCE OF OFFICE
BEFORE PARTICIPATING IN ANY DECISION MAKING.**

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 - 6)

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

4. MINUTES (Pages 7 - 20)

To confirm the minutes of the last meeting of the Sub-Committee held on 10 April 2019.

5. DECLARATIONS OF INTEREST

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. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

8. DEVELOPMENT CONTROL (Pages 21 - 44)

(a) Site Visits

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda for consideration under Section (b) (Planning Applications) below, prior to consideration of the application.

This opportunity for members to identify and agree requirements for formal site visits to be held prior to consideration of a planning application is being operated on a trial basis from the commencement of the 2018/19 municipal year. The success of this arrangement will be reviewed by the Constitution Working Group at the end of the trial period.

(b) Planning Applications

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.

9. 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.

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'.

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 10 April 2019
West

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.50 pm

Members Present: D Dorrell (Vice-Chairman, in the Chair), R Gadsby, S Heather, H Kane, S Kane, J Lea, M Sartin, S Stavrou and D Stocker

Other Councillors:

Apologies: E Webster, R Bassett and A Mitchell

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), A Hendry (Senior Democratic Services Officer) and S Kits (Social Media and Customer Services Officer)

53. 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.

54. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

55. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Chairman, Councillor D Dorrell, the Vice-Chairman acting as the Chairman, sought nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor M Sartin be elected Vice-Chairman for the duration of the meeting.

56. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 13 February 2019 be taken as read and signed by the Chairman as a correct record.

57. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

58. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

59. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

60. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No: 1

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

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

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

CONDITIONS

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

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

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

9. Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
10. Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
11. Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B and E of Part [1] of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
13. Arboricultural Implication Assessment: Outline - No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations).
14. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for the following all clear of the highway:
 - o safe access into the site
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - wheel and underbody washing facilities
 The approved plan shall be adhered to throughout the construction period.
15. Prior to commencement of the development a scheme for the upgrading of public footpath no.3 Nazeing within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be implemented as approved.
16. Prior to the first occupation of the development the highway works, as shown in principle on EAS drawing no.SK01 Rev B, shall be fully implemented and shall include, but not be limited to, the following:
 - The provision of a new priority junction with minimum radii of 6m and dropped kerb crossings with tactile paving;
 - Clear to ground visibility splays of 2.4m x 43m to remain in perpetuity.
 - A 2m wide footway to the south of the access to include two dropped kerb pedestrian crossing points and tactile paving;
 - The permanent closure of the existing vehicular access to the north of the site.

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

And ...subject to the completion of:-

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

contribution of £39200.00 towards early years and childcare provision, £114607.00 towards Primary School provision. (c)Provision of on site affordable housing comprising 11 units. 8 of these units will be for rent and the remaining 3 units will be for shared ownership.

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

Report Item No: 2

APPLICATION No:	EPF/3164/18
SITE ADDRESS:	Cobbins Brook Dental Practice 28 Honey Lane Waltham Abbey Essex EN9 3BT
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Conversion of existing first floor office/staff room/store to create 1 additional surgery room including loft conversion involving a front and rear dormer window to provide additional living accommodation.
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=617718

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings no's: 3319 -01/MT; 3319 -02/MT; 3319 - 03/MT Revision A ; 3319 - 04/MT Revision A; 3319 - 05/MT Revision A; 3319 - 07/MT Revision A
3. Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

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

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=617795

Application withdrawn by applicant prior to meeting

Report Item No: 4

APPLICATION No:	EPF/3423/18
SITE ADDRESS:	Mill House Betts Lane Nazeing Essex EN9 2DB
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Casey
DESCRIPTION OF PROPOSAL:	Erection of a single storey extension to existing stable block.
DECISION:	Deferred

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=618816

Deferred for site visit

Report Item No: 5

APPLICATION No:	EPF/0165/19
SITE ADDRESS:	The Suntrap Church Road Loughton Essex IG10 4AJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of the existing outdoor classroom, animal shelter, storage garage and camping shelter. Construction of a new information building and camping pods and replacement outdoor classroom, animal shelter, storage and camping pavilion. Refurbishment and extension of existing building with a conversion of roof voids to create a studio flat and a multi-purpose room. Associated landscaping improvements including car parking and a new coach parking area.
DECISION:	Grant 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=619713

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings no's: 7116_SK_010; 7116_P_001, 002, 003, 004, 011, 012, 013, 014, 015, 016, 017, 018, 019, 021, 022, 023, 024, 025, 026, 027, 031, 032, 033, 034, 035, 101 and 102; NPS-DR-A-(00)-100 rev P1, 101 rev P1, 102 rev P1, 103 rev P1, 104 rev P1, 105 rev P1, 106 rev P1, 107 rev P1, 108 rev P1, 109 rev P1 and 110 rev P1; 180813 - P - 01, 02 and 03; 3001 rev P1, 3002 rev P1, 3400 rev P1, 3410 rev P1 and 3500 rev P0
3. Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
4. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

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

12. Following completion of the measures identified in the approved remediation scheme in condition 5 above, 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 Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
14. No tannoy, public address system or other amplified sound equipment shall be installed on the site without prior consent from the Local Planning Authority.
15. The site shall be used as a single planning unit for the provision of education as defined within Use Class D1 (c) of the Town & Country Planning (Use Classes) Order 1997, as amended and shall not be used for any other purpose either within Use Class D1 nor as part of any mixed use without prior consent from the Local Planning Authority.

This page is intentionally left blank

AREA PLANS SUB-COMMITTEE 'WEST'

15 May 2018

INDEX OF PLANNING APPLICATIONS

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0741/18	6 Church Street Waltham Abbey Essex EN9 1DX	Grant Permission (Subject to Legal Agreement)	22
2.	EPF/3381/18	69 Farm Hill Road Waltham Abbey Essex EN9 1NG	Grant Permission (Subject to Legal Agreement)	30
3.	EPF/3423/18	Mill House Betts Lane Nazeing Essex EN9 2DB	Grant Permission (With Conditions)	40

Report Item No:1

APPLICATION No:	EPF/0741/18
SITE ADDRESS:	6 Church Street Waltham Abbey Essex EN9 1DX
PARISH:	Waltham Abbey
WARD:	
APPLICANT:	Mr Theedam
DESCRIPTION OF PROPOSAL:	Proposed conversion of office building B1 to 12 residential apartments C3 and installation of 8 x velux windows in the roof slopes.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=607019

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: 17047/12, 17047/14A, 17047/15A
- 3 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 4 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.
- 5 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 6 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 9 Prior to first occupation of the development, a scheme detailing the provision of bin and cycle storage to the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

And subject to the applicant first entering into a legal agreement under Section 106 to provide an off-site contribution of £20000 for affordable housing.

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

Description of Site:

The application site consists of a detached block of offices. The building is three storeys in height. The application site is currently used as office space across all three storeys. A courtyard parking area is located to the rear of the building, with access from Church Street.

The site is located within the town centre of Waltham Abbey and falls within the Waltham Abbey Conservation Area. To the north of the site is the Waltham Abbey Church. The exterior of the building has remained relatively unchanged, apart from the addition of Velux type roof windows within the roof slope, since its construction in the 1980s.

Description of Proposal:

The current application builds on a previous submission for a Prior Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015, for change of use from an office to 12 no. flats one and two-bedroom apartments (5 no. one bedroom and 7 no. 2 bedroom), with 12 associated parking spaces. During the course of the permitted conversion an application has been lodged to add a mezzanine level in the top floor apartments in order to make larger the approved floorplans of EPF/0542/17. This application sees no external changes apart from the addition of rooflights.

Access to the site is as existing. One parking space is provided for each flat (12 in total). The bin store measures 4 deep by 5m wide. The proposed development would also provide a communal gym within the existing basement of the building.

The schedule of accommodation is as follows:

Flat no.	Bedrooms	Floor area
1	1	40m ²
2	2	50m ²
3	1	35m ²
4	1	36m ²
5	1	36.7m ²
6	1	35m ²
7	2	53m ²
8	2	52m ²
9	2	69m ²
10	2	70m ²
11	2	78m ²
12	2	73m ²

Relevant History:

EPF/0213/78 - Demolition of existing building and construction of new office block. – Granted

EPF/0542/17 - Prior notification application for change of use from Office (B1) to Residential (C3).
– Prior Approval Not Required

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
CP3	New development
CP7	Urban Form and Quality
CP9	Sustainable Transport
GB16	Affordable Housing
HC6	Character, appearance and setting of Conservation Areas
HC12	Development affecting the setting of Listed Buildings
NC4	Protection of established habitat
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
H5A	Provision for Affordable Housing
H6A	Site Threshold for Affordable Housing
H7A	Levels of Affordable Housing
H9A	Lifetime Homes
U3B	Sustainable drainage systems
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE5	Design and layout of new development
DBE6	Car parking in new development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL7	Planting, protection and care of trees
LL10	Adequacy of provision for landscape retention

LL11	Landscaping schemes
ST1	Location of development
ST2	Accessibility of development
ST4	Road safety
ST6	Vehicle parking
I1A	Planning Obligations
NC1	SPA's, SAC's and SSSI's

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) has been adopted as national policy since July 2018. Paragraph 213 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:

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

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

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

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

The following policies are relevant:

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy
SP4	Place Shaping
SP6	Natural Environment, landscape character and green infrastructure
H1	Housing mix and accommodation types
H2	Affordable Housing
T1	Sustainable Transport Choices
T2	Safeguarding of routes and facilities
DM1	Habitat protection and improving biodiversity
DM2	Landscape character and ancient landscapes
DM5	Green infrastructure: Design of development

DM6	Designated and undesignated open space
DM7	Heritage Assets
DM9	High Quality Design
DM10	Housing design and quality
DM15	Managing and reducing flood risk
DM16	Sustainable drainage systems
DM21	Local environmental impacts, pollution and land contamination
DM22	Air quality
D1	Delivery of infrastructure

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 10 and site notice erected.
Responses received: NO OBJECTIONS RECEIVED

PARISH COUNCIL: NO OBJECTION - Concerns were raised by the committee on how the waste collectors will access the waste storage area.

EFDC WASTE MANAGEMENT – NO OBJECTION – subject to storage meeting space requirements

CONSERVATION - The conversion of the building from offices to flats does not raise concerns, however the associated installation of rooflights does. Although the six rooflights installed to the rear and sides are considered acceptable, the two front ones are quite visible and draw attention on the building, which because of its appearance does not contribute positively to the character and appearance of the conservation area and the setting of the church. I would prefer to see these roof lights installed above, on the flat roof, to make them invisible. However, it is not considered that these elements would form the basis of a recommendation for refusal.

HOUSING – NO OBJECTION - subject to a contribution of £20,000 towards off site affordable housing provision via an S106 agreement.

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

Main Issues and Considerations:

Principle of development

The principle of the development has been established through the grant of a prior approval for the change of use from Office to Residential use, the current application only sees changes to the approved floor plan of the development and offers greater contributions than the previous development.

Design and amenity issues

The proposal is similar in layout to the approved 2017 application, albeit with larger, improved floor areas for each apartment. A majority of the apartments within the scheme meet or exceed the nationally prescribed space standards for new dwellings, required by policy DBE10 of the Local Plan Submission Version 2017. Whilst some of the units remain below this standard, they are an

improvement on the space offered by the previous consent for conversion from office to residential at the site and officers do not consider that this would justify refusal of the application.

Due to the proposals location within the conservation area and the existing design of the property and its sensitive location within the Waltham Abbey conservation area, it has not been possible to provide private amenity space to each apartment, however, alternative facilities, such as a communal gym area, have been provided in order to mitigate against any possible harm caused to future occupiers of the dwellings.

The neighbouring office block, Conquest House, also has an extant consent for conversion to a residential. It is not considered that the proposal would cause any significant harm to neighbouring amenity or the amenities of future occupiers.

Heritage and conservation

The site stands within the Waltham Abbey Conservation Area and within the setting of several listed buildings located directly opposite and adjacent to the site. The impact the current application scheme will have on their settings should therefore be carefully considered.

Heritage assets are of special interest and considerable importance and weight is attached to the importance of enhancing and conserving the character, appearance and function of them. The setting of a listed building is often an essential feature of its character. In addition, the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surrounding in which it is experienced.

In this case and due to their location, the listed buildings are, if not historically, spatially and visually linked to the proposal site.

It has not been possible to relocate the rooflights to the flat area of the roof without harming the amenity and outlook of future occupiers of the dwelling. Due to the limited number of windows and their limited scale, it is not considered that cause any harm to the appearance of the building and the proposal when viewed in its entirety will preserve the appearance and character of the existing building, it is considered that the proposal would preserve the character of the conservation area and would cause no harm to the setting of the nearby listed buildings.

Affordable housing

The policy position on the provision of affordable housing is clear in that the development exceeds the threshold at which an affordable housing contribution is required to be made. Under the provisions of the Local Plan Submission Version (2017), such a contribution would equate to 40% of the development.

An off-site contribution of £20000 has been agreed for this site, housing officers accept that off-site provision is appropriate in light of the circumstances surrounding the development, with the Council's consultants, Kift Consulting Ltd (KCL) agreeing to the developer's return at an industry standard of 17.5% of GDV and this is an acceptable approach.

Highways and traffic

The scheme proposes one space per dwelling in the flatted development This level of provision is ample for the residential element.

The access on to Church Street would remain unchanged from the existing. The Highway Authority have made no objections to the scheme.

Epping Forest SAC

The site is in excess of 3km from the Epping Forest Special Area of Conservation (SAC) and therefore given the Council's currently approved Interim Mitigation Strategy, it is not required to contribute financially to relieving the recreational pressure caused by visitors to The Forest. The previous use of the site was for an office with a capacity to hold 50 employees. In comparison, the proposed scheme would provide 12 no. one and two bedroomed flats. An air quality assessment, with transport modelling, has been submitted and confirms that the number of vehicle trips generated from the site each day would be reduced from approximately 135 to circa 31 for the proposed dwellings, reducing vehicle movements to and from the site by over 75%. In addition the proposed use would not generate an Nitrogen Dioxide (NOx). Therefore, as the development would greatly reduce the emissions generated by the current use of the building, there would be an overall benefit to the Epping Forest SAC and there is no longer a need for the developer, under a Section 106 legal agreement to secure appropriate mitigation for air quality monitoring or recreational impacts on the Epping Forest SAC.

Other matters

The details of boundary treatment and the bin/cycle store can be controlled by condition.

Conclusion:

In light of the above appraisal, it is considered that subject to the imposition of the planning conditions suggested and subject to a Section 106 obligation in regard to the Epping Forest SAC and an affordable housing contribution, the new development would preserve the character and appearance of the conservation area. The scheme has an appropriate design and provides a good quality of accommodation and Officers are satisfied that the proposal would deliver an appropriate contribution towards affordable housing

It is, therefore, considered that the proposed development would constitute an acceptable form of development. All other relevant policies and considerations, including equalities have been taken into account. Consequently, the proposed development 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:

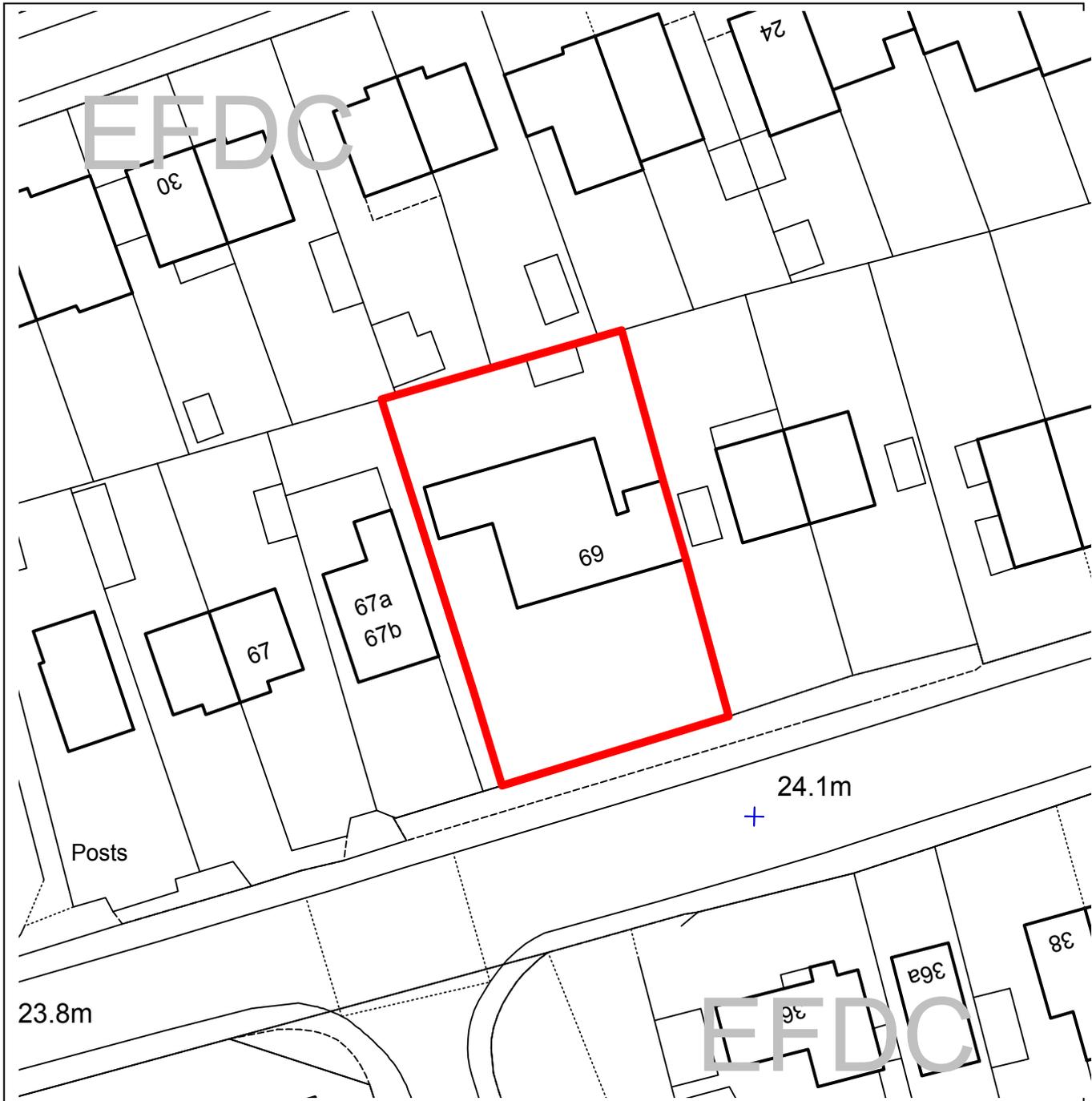
***Planning Application Case Officer: Corey Isolda
Direct Line Telephone Number: 01992 564380***

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



Epping Forest District Council

Agenda Item Number 2



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/3381/18
Site Name:	69 Farm Hill Road Waltham Abbey Essex EN9 1NG
Scale of Plot:	1/500

Report Item No:2

APPLICATION No:	EPF/3381/18
SITE ADDRESS:	69 Farm Hill Road Waltham Abbey Essex EN9 1NG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mr S Hellen
DESCRIPTION OF PROPOSAL:	Demolition of bungalow and erection of two, two storey linked blocks to provide 4 x 1 bedroomed flats and 2 x 2 bedroomed flats with associated car parking, bin and bike stores, amenity and landscaping
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=618695

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: 1766/01 A, 1766/02 A, 1766/12 H, 1766/15 C, 1766/16 C
- 3 No construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

- 7 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 8 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 9 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 visitor's vehicles.
- 10 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 11 No preliminary ground works shall take place until an assessment of flood risk, focussing on surface water drainage, has been submitted to and approved by the Local Planning Authority. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 12 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. In such instances, 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.

- 13 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.
- 14 Prior to first occupation of the development the redundant vehicular access shall be fully reinstate including reconstruction of the footway and full height kerbing.
- 15 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 Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 16 There shall be no discharge of surface water onto the Highway.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

And subject to the applicant first entering into a legal agreement under Section 106 to provide an appropriate contribution towards mitigation of any possible adverse impact on the Epping Forest Special Area of Conservation with regard to air quality and recreational pressure.

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

Description of Site:

The proposal site comprises a mid-twentieth century red brick bungalow with attached garage and single storey rear extension. A small outbuilding adjoins the rear boundary of the site. The site has undulating site levels. It is located on the northern side of Farm Hill Road and is near the top of a hill. Adjoining the eastern and northern boundaries are a two storey semi detached houses and adjoining the western boundary is a two storey maisonette building. The application property is situated with a group predominately semi detached dwellings. The site is within an urban area and is not listed nor within a conservation area.

Description of Proposal:

Permission is sought for the demolition of the existing bungalow and the construction of 6 flats over two floors with 4 flats on the ground floor level and 2 at first floor Car parking, bin and cycle storage would be situated in the front forecourt.

This application follows a previous refusal for the redevelopment of the site for 8 and then 7 flats. This revised application has reduced the width of the building from 16.5m to two separate blocks of 7.7 metres with a small link at ground floor set back from the front elevation. The overall height of the building has been reduced from 9.35m to 8.35m. Furthermore the development has been redesigned to provide a more symmetrical and softer appearance than the previous scheme.

Access to the site is as existing. 1 parking space is provided for each flat with 1 visitor space (8 in total, 1 of which is suitable for wheelchair bound users) and storage area for up to 14 bicycles. The bike and bin store measures 8.8m deep by 2m wide.

The schedule of accommodation is as follows

Flat no.	Bedrooms	Floor area	Amenity space
1	1	50 m ²	28m ²
2	1	50m ²	19.3m ²
3	1	50m ²	20m ²
4	1	50m ²	25.6m ²
5	2	79m ²	2.2m ² (balcony)
6	2	79m ²	2.2m ² (balcony)

Relevant History:

WHX/1017/47 - Proposed bungalow – approved/conditions 07/10/47

EPF/0705/78 - Proposed extensions to bungalow and garage – approved/conditions 30/06/78

EPF/2596/16 - Demolition of existing bungalow and construction of 8 flats, 4 x 1 bed and 4 x 2 bed. Parking to the front of the building and a bike store and a bin store to the front – refused 01/12/16 (dismissed on appeal 27/06/17)

Policies Applied:

Epping Forest 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

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:

SP1 - Presumption in Favour of Sustainable Development
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure
H1 - Housing Mix and Accommodation Types
T1 - Sustainable Transport Choices
T2 - Safeguarding of Routes and Facilities
DM3 - Landscape Character, Ancient Landscapes and Geodiversity
DM9 - High Quality Design
DM10 - Housing Design and Quality
DM11 - Waste Recycling Facilities on New Development
DM18 - On Site Management of Waste Water and Water Supply
DM21 - Local Environmental Impacts, Pollution and Land Contamination

Consultation Carried out and Representations Received:

15 neighbouring properties were consulted and 7 Objections were received.

36, 65, 67 A, 67 B FARM HILL ROAD
28, 29, 30 HALFHIDES
2 ROCHFORD AVENUE

OBJECT: Summarised as – harm to the street scene, harm to the character and appearance of Farm Hill Road, parking stress and highway safety, impact on ecology, noise and disturbance, overlooking.

TOWN COUNCIL – No Objection.

Main Issues and Considerations:

This revised application follows a previously refused application for the erection of 7 flats. The reason for refusal on this was:

The proposed development results in a cramped and bulky development which would be out of character with the surrounding area contrary to policies CP3, DBE1, and DBE2 of the Adopted Local Plan and Alterations and policy DM9 of the Epping Forest District Local Plan (Submissions Version) 2017.

The decision was appealed and subsequently dismissed with the Planning Inspector agreeing that the development would have an unacceptable harmful effect on the character and appearance of the area. However the Planning Inspector concluded that the proposal would not unacceptably diminish the amenity of existing neighbours nor be harmful to the amenities of future occupants.

In terms of the harm, the Planning Inspector stated that following:

“3. The appeal site currently encompasses a single storey residential property and its associated garden. It is positioned on the northern side of Farm Hill Road, which is mainly an edge of town residential street. The pattern of development on the northern side of Farm Hill Road in the vicinity of the appeal site is predominately characterised by semi-detached properties set back from the road behind front gardens and arranged in a discernible building line. The buildings tend to have a similar height, width and overall massing. They are also arranged with a reasonable degree of spaciousness between and around the buildings. There are however, some notable exceptions including detached

buildings and a pair of semi-detached properties set notably forward of adjoining buildings.

4. The development on the southern side of the road has a much more eclectic form and scale and includes both a single storey community building and the large flatted development in Howards Close, which is a large standalone cluster of buildings arranged over three storeys.

5. The existing bungalow within the appeal site is broadly positioned in the centre of the plot. It is an anomaly within the row of two storey properties within which it is located and therefore its replacement with a two storey building of a similar massing to nearby buildings need not harm the character and appearance of the area and in some ways provides an opportunity to intensify and optimise development within the appeal site.

6. Nevertheless, the appeal scheme is for a building that would be overtly arranged over three floors and notably wider than any of the buildings on the northern side of the road in the vicinity of the appeal site. The proposed block of flats would also be much deeper than adjoining buildings and this would place its rear elevation unusually close to the rear boundary of the plot and result in untypically small area for outdoor amenity space.

7. The combined impact of these features of the design would result in the building appearing relatively cramped and bulky within its plot and therefore a strident addition to the street scene. The cramped appearance would not be aided by the presence of a large bike and bin store in the front garden and an unrelieved expanse of hand standing that would accommodate up to eight vehicles. Thus, I find that the proposal would harm the character and appearance of the area.

8. In reaching this conclusion I note that the proposal would not be higher than the existing buildings either side as the eaves and ridge heights would be comparable. The depth would also be broken up as the scale drops to a single storey and materials would be used that complement the locality. These aspects of the design are to be commended but they would not mitigate for the building's cramped appearance when considered as a whole."

The revised application has reduced both the height and the width of the building and has amended the overall design. The new building would therefore retain more openness to the site and would be more subordinate to the surrounding two storey buildings.

The overall bulk has been reduced and the design altered such that the upper storey has been removed and from street level the proposal would have the appearance of two detached dwellings. As such it is considered that the proposed alterations to the building are sufficient enough to overcome the previous refusal and as such the development complies with policy H3A, CP3 and DBE1 of the adopted Local Plan and Alterations.

With regards to the emerging policies within the submission version of the Local Plan, policies DM9 and DM10 set out design requirements for new development and specify new housing requirements. The revised scheme accords with the requirements contained within these emerging policies.

Emerging policy H1 lists a number of requirements regarding housing mix, which includes H1 F., which states that "*the loss of bungalows and specialist accommodation will be resisted*". The

proposed redevelopment of this site would result in the loss of an existing bungalow that would be contrary to this part of the emerging policy. Nonetheless there is a current identified need for additional housing in the District since the Council are currently unable to identify a five year supply of land for housing. The proposed redevelopment of this small urban site into 7 flats would go some way in addressing the current shortfall and resisting the pressure for sites within the Metropolitan Green Belt. Furthermore the proposed redevelopment would provide 4 no. one bed flats on the ground floor, which would need to conform to current Building Regulations requirements and would provide replacement ground floor accommodation suitable for potential older future occupants. As such, in this instance, the benefits of redeveloping this site for additional housing would be sufficient enough to outweigh the harm that would result through the loss of an existing bungalow on this site.

In terms of Government guidance, the site is previously developed land and, in line with the NPPF, the redevelopment of this land is encouraged. The NPPF's presumption in favour of sustainable development requires local planning authorities to positively seek opportunities to meet the development needs of their area and requires Council's to be able to identify a five-year land supply for housing. As such the proposed redevelopment would accord with the NPPF.

Impact on neighbouring residential amenity:

The previously refused scheme on the site, which proposed a larger building on the same general footprint, was considered by the Planning Inspectorate and it was concluded that *"the proposed development would not harm the living conditions of adjoining occupiers. The development is in compliance with Policies DBE9 and H3A of the Epping Forest District Local Plan (1998) and Alterations (2006) which seek to ensure, among other things, that development proposals do not harm the living conditions of adjoining occupiers"*.

This revised development is smaller in height and overall scale, is set in from the side boundaries, separated into buildings at first floor and roof level and would provide a majority obscure glazed and high-level windows within the flank and rear elevations to ensure that there would be no loss of privacy or overlooking. Whilst two windows would be provided in the rear elevation for the bedrooms of the first floor units, these would be set a significant distance away from properties to the rear so as not to cause any significant overlooking. Whilst neighbouring residents are continuing to object to the development on the grounds of impact it is considered that these neighbours will not be materially affected in terms of loss of light, outlook or privacy.

Quality of resultant residential accommodation:

Policy DBE8 of the Local Plan requires each flat to have access to at least 25m² of amenity space and that this space should be useable and provide privacy on a continuing basis. Despite this matter being a concern on the previous proposals the Planning Inspector concluded the following:

12. *The Council also refer to Policy DBE8 of the Epping Forest District Local Plan (1998) which requires development proposals to provide adequate amenity space for future occupiers. The proposed development would provide an amenity area to the rear for some of the units. These areas fall short of the 25 sq. m for each unit required by Policy DBE8. However, 4 of the flats would be 1 bed units and are more likely to be occupied by single people. I acknowledge that the other flats would be 2 bed units that could be occupied by young families. However, the private amenity space provided would be sufficient for activities such as sitting out and the hanging out of washing. In addition there are large areas of public amenity space within walking distance of the site, such as Larsens Recreation Ground opposite the site which could be used by families for supervised play.*

13. *Therefore, whilst the development would not provide amenity space at the site in line with Policy DBE8 of the Epping Forest District Local Plan (1998), I am satisfied that the proposal would result in adequate levels of private amenity space such that the living conditions of intended occupiers would not be materially harmed. In this regard the proposal is broadly in conformity with the objectives set out in Policy DBE8.*

The provision of amenity space is similar to that of the previous applications and would provide useable gardens for the units 1 to 4 and would provide units 5 and 6 with balconies to the front elevation. Due to the above decision it is considered that the level of amenity space proposed would not be contrary to policy DBE8 and is therefore considered to be acceptable.

Highway safety and parking provision:

The Highways Authority has reviewed the plans and considers that, subject to conditions, the proposal will not have a detrimental impact on highway safety. Furthermore, given the location of the site close to the town centre it is satisfied that one parking space per flat plus one visitor parking space will not cause excessive parking congestion. It is on this basis that the proposal is considered to comply with the requirements of policy ST4 and ST6 of the Local Plan.

Flood risk and surface water drainage:

The site is within an Epping Forest District Council flood risk assessment zone, the development is of a size where it is necessary to avoid generating additional runoff and therefore the Council's Land Drainage engineer has requested a Flood Risk Assessment condition to improve existing surface water runoff and a condition requesting details of surface water drainage in accordance with policy U2B of the Local Plan.

Contaminated Land:

A phase 1 Contaminated Land survey has been submitted. Officers are happy with the proposal subject to a condition ensuring protection against any unexpected contamination on the site.

Other matters:

The details of boundary treatment and the bin/cycle store can be controlled by condition.

Conclusion:

The revised application has reduced the number and size of residential units along with the overall bulk and scale of the proposed development. This, along with the revised design, has overcome the previous concerns upheld by the Planning Inspector.

Despite continued objection from neighbouring residents the proposal would not cause any undue loss of amenity to neighbouring residents nor would it cause any parking or highway harm. Furthermore it would adequately serve the living conditions of future occupants. Therefore the proposal now complies with the guidance set out within the NPPF and the relevant policies contained within the adopted Local Plan and Alterations, and the Submission Version of the emerging Local Plan. As such the application 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: Corey Isolda

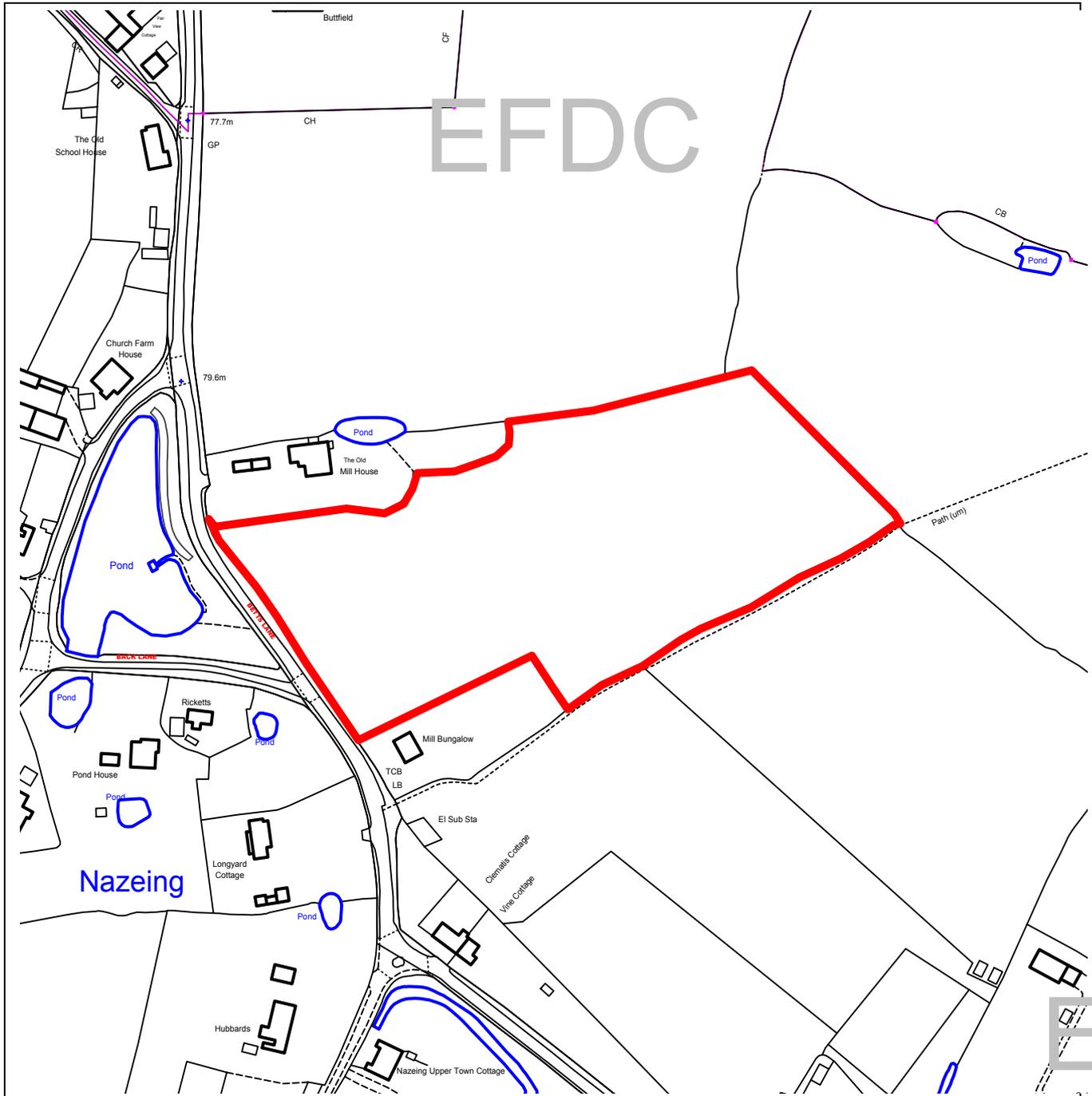
Direct Line Telephone Number: 01992 564380

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



Epping Forest District Council

Agenda Item Number 3



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

Application Number:	EPF/3423/18
Site Name:	Mill House, Betts Lane, Nazeing Essex, EN9 2DB
Scale of Plot:	1:2500

Report Item No:3

APPLICATION No:	EPF/3423/18
SITE ADDRESS:	Mill House Betts Lane Nazeing Essex EN9 2DB
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Casey
DESCRIPTION OF PROPOSAL:	Erection of a single storey extension to existing stable block.
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=618816

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: NWA-13-007-41/G, NWA-13-007-40/D, NWA-13-007-60/B, Planning Statement
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

Description of site

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

Description of proposal

Extension to existing stable block

Relevant History

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

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

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

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

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

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

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

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

Policies applied

GB2A – Development in the Green Belt

GB7A – Conspicuous Development

DBE9 – Living conditions of neighbours

HC6 – Character, appearance and setting of conservation areas

HC7 – Development within conservation areas

CP7- Quality of development

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design

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

Consultation carried out and summary of representations received

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

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

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

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

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

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

PARISH COUNCIL: NO OBJECTION

Issues and Considerations

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

Green Belt

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

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

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

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

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

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

Design in the Green Belt and Conservation Area:

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

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

the rear of the structure. It is therefore considered that the proposal would preserve the special character and appearance of the Conservation Area.

Conclusion:

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

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

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

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