

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE SOUTH **Wednesday, 23rd January, 2019**

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

Council Chamber - Civic Offices
on **Wednesday, 23rd January, 2019**
at **7.30 pm** .

Derek Macnab
Acting Chief Executive

Democratic Services
Officer

A. Hendry Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors D Sunger (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, G Chambers, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, L Mead, G Mohindra, S Murray, S Neville, M Owen, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, J Share-Bernia and D Wixley

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 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 speak to the webcasting officer 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;
2. Members are reminded of the need to activate their microphones before speaking; and
3. 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 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 speak the webcasting officer.”

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 - 14)

To confirm the minutes of the last meeting of the Sub-Committee held on 19 December 2019.

4. APOLOGIES FOR ABSENCE

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 15 - 24)

(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, until 30 November 2018. 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'.

Area Planning Subcommittee South 2018-19
 Members of the Committee and Wards Represented:



**Chairman
Cllr Sunger**
Chigwell
Village

**Vice-Chairman
Cllr Patel**
Buckhurst Hill
West

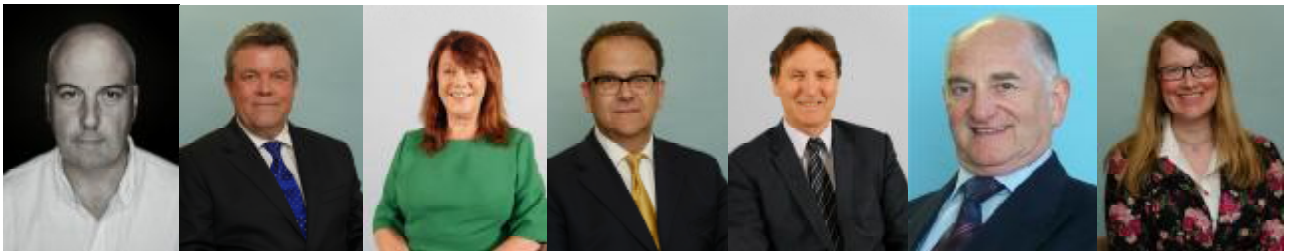
**Cllr
Baldwin**
Loughton
Forest

Cllr Beales
Loughton
Forest

**Cllr
Brookes**
Loughton
Roding

**Cllr
Chambers**
Buckhurst
Hill West

Cllr Chana
Grange Hill



Cllr Heap
Buckhurst
Hill East

**Cllr B
Jennings**
Loughton St
John's

**Cllr J
Jennings**
Loughton St
Mary's

**Cllr
Kauffman**
Loughton St
Mary's

**Cllr
Knapman**
Chigwell
Village

Cllr Lion
Grange Hill

Cllr Mead
Loughton
Fairmead



**Cllr
Mohindra**
Grange Hill

Cllr Murray
Loughton
Roding

Cllr Neville
Buckhurst
Hill East

Cllr Owen
Loughton
Broadway

Cllr C C Pond
Loughton
Broadway

**Cllr C P
Pond**
Loughton St
John's

**Cllr C
Roberts**
Loughton
Alderton



**Cllr D
Roberts**
Loughton
Alderton

Cllr Sandler
Chigwell Row

**Cllr Share-
Bernia**
Buckhurst Hill
West

Cllr Wixley
Loughton
Fairmead

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EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 19 December 2018
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.35 pm

Members Present: D Sungar (Chairman), R Baldwin, A Beales, R Brookes, G Chambers, K Chana, H Kauffman, L Mead, S Murray, M Owen, S Neville, C P Pond, C C Pond, C Roberts, D Roberts and D Wixley

Other Councillors:

Apologies: A Patel, S Heap, R Jennings, J Jennings, J Knapman, A Lion, G Mohindra, B Sandler and J Share-Bernia

Officers Present: S Solon (Principal Planning Officer), P Pledger (Service Director (Housing & Property Services)), J Leither (Democratic Services Officer) and S Mitchell (PR Website Editor)

54. 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.

55. APPOINTMENT OF A VICE-CHAIRMAN

In the absence of the Vice-Chairman who had tendered his apologies Councillor Chana was appointed as Vice-Chairman for the duration of the meeting.

56. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 21 November 2018 be taken as read and signed by the Chairman as a correct record.

57. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared an interest in the following item by virtue of being the EFDC representative of the Roding Valley Nature Reserve Management Committee. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1058/18 – Marlescroft Way, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared an interest in the following item by virtue of having worked with the applicant. The Councillor had determined that his interest was non-pecuniary and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1840/18 – 42 Thaxted Road, Buckhurst Hill

58. ANY OTHER BUSINESS

Councillor CC Pond advised that he wished to raise an issue that he had given the Chairman prior notice of, which was to grant a certificate of lawful development for a restaurant in the Landmark Building for extraction facilities. He stated that this completely negated the decision of this Sub-Committee a few meetings ago.

He therefore requested that it be raised before the next meeting of the Joint Meeting of the Development Management Chairmen and Vice Chairmen.

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

(a) Site Visits

It was noted that the following formal site visit was requested by members, and agreed by the Sub-Committee, prior to the consideration and determination of the remaining applications:

- EPF/1058/18 – Marlescroft Way, Loughton

(b) Planning Applications

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1058/18
SITE ADDRESS:	Marlescroft Way Loughton Essex IG10 3NA
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.
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=608254

Deferred

Deferred for consideration following a Members site visit

Report Item No: 2

APPLICATION No:	EPF/1840/18
SITE ADDRESS:	42 Thaxted Road Buckhurst Hill Essex IG9 6AW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Replace existing extension with proposed single storey side and rear 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=611655

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 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.

Report Item No: 3

APPLICATION No:	EPF/2040/18
SITE ADDRESS:	69 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
APPLICANT:	Reformer Ltd
DESCRIPTION OF PROPOSAL:	Demolition of the existing bungalow and replacement with a block of 10 apartments.
DECISION:	Refused

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=612520

REFUSED

1. By reason of its bulk and height and detailed design including balconies and significant glazing to the front elevation, the proposed development would fail to respect its setting appearing incongruous within the established pattern of development on the eastern side of Church Hill, which predominantly comprises of houses with gardens. As a consequence the proposal would cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policy DBE1 and to Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D), which are consistent with the National Planning Policy Framework.
2. By reason of its failure to provide sufficient private amenity space, the proposal would not provide adequate living conditions for its occupants, contrary to Local Plan and Alterations policy DBE8 and to Local Plan (Submission Version 2017) policy DM 10 (paragraph B), which are consistent with the National Planning Policy Framework.
3. By reason of its bulk, height and siting in relation to 73 Church Hill, the proposed development would cause a loss of light to windows in the flank elevation such that it's living conditions would be adversely affected, contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(i)), which are consistent with the National Planning Policy Framework.
4. By reason of the size and location of the proposed parking area in relation to the rear gardens and rear elevations of neighbouring properties, activity arising from its ordinary use by motor vehicles is likely to give rise to a degree of noise and pollution that would detract to the enjoyment of adjacent rear gardens, 67a and 73 Church Hill and 56, 60 and 62 The Uplands, causing harm to the living conditions of those neighbouring dwellings. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(iv)), which are consistent with the National Planning Policy Framework.

Way Forward:

Members did not consider there is a way forward for a proposal of similar scale but did consider the site suitable for redevelopment for 2 houses with gardens to the rear.

AREA PLANS SUB-COMMITTEE SOUTH

23 January 2019

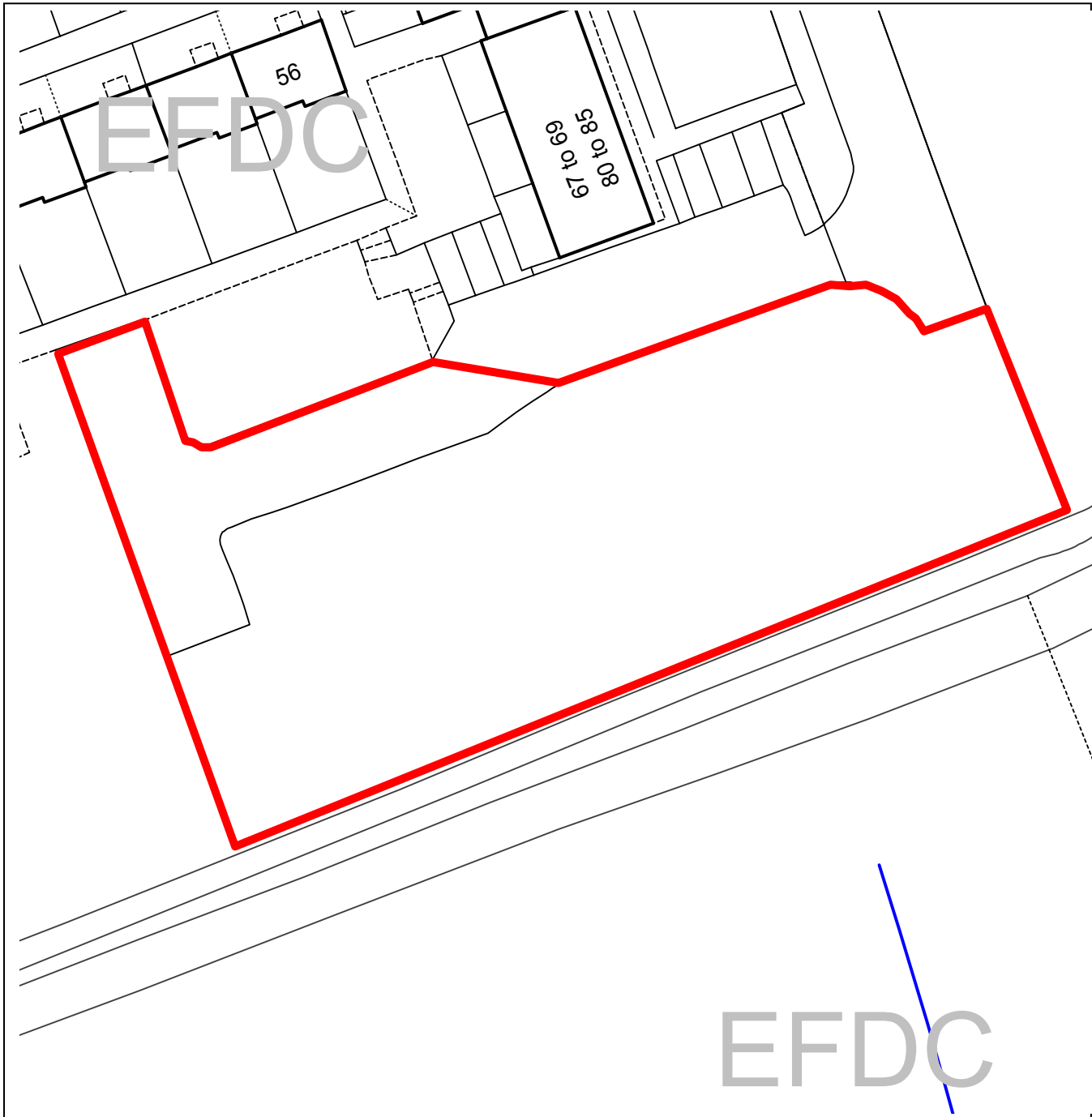
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1058/18	Marlescroft Way Loughton Essex IG10 3NA	Grant Permission (Subject to Legal Agreement)	16



Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1058/18
Site Name:	Marlescroft Way Loughton Essex IG10 3NA
Scale of Plot:	1/500

Report Item No: 1

APPLICATION No:	EPF/1058/18
SITE ADDRESS:	Marlescroft Way Loughton Essex IG10 3NA
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Haydn Thorpe
DESCRIPTION OF PROPOSAL:	Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.
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=608254

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:

16/0212/P01, 2016/0212/MW/P01, 2016/0212/MW/P02, 2016/0212/MW/P03, 180105-L-10
- 3 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.
- 4 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.

- 5 Prior to first use of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed per every 10 spaces. The charging point shall be retained thereafter.
- 6 Prior to first use 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 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.
- 8 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.

and subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 securing a contribution to mitigate the consequence for the Epping Forest SAC and contribution towards the provision of a footpath within the Roding Valley Meadows SSSI.

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 1 (3c))

Description of Site:

The application site comprises of a parcel of grass land south of dwellings of Marlescroft Way. It is not within a Conservation area nor is it Listed. The site is in close proximity to the Roding Valley Meadows SSSI.

Description of Proposal:

Change of use of land to a car park, with improved pedestrian access to public rights of way into and across the Roding Valley Meadows nature reserve

The proposal would provide for 56 no. formally laid out parking spaces and 3 no. disabled bays with manoeuvring space in accordance with the Essex Vehicle Parking Standards (2009).

Relevant History:

None in relation to the application site.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
GB2A	Development in the Green Belt
NC1	SPAs, SACs and SSSIs
ST4	Road Safety
ST6	Vehicle Parking
LL5	Protection of Open Urban Spaces
LL6	Partial Development of Urban Open Spaces
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of 24th July 2018. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Epping Forest District Local Plan (Submission Version) 2017:

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

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

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

The plan has been submitted 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:

SP 1	Achieving sustainable development
DM 1	Habitat protection and improving biodiversity
DM 4	Green Belt
DM 5	Green and Blue Infrastructure
DM 6	Designated and undesignated open spaces
DM 9	High quality design

T 1 Sustainable Transport Choices
DM 2 Epping Forest SAC and the Lee Valley SPA
DM 22 Air Quality

Summary of Representations Received

32 Neighbours consulted:

797 Signature Petition Received along with a supporting letter from the Oakwood Hill Residents Association – OBJECTION – Summarised as:

- Concerns about the impact on highway safety
- The loss of informal parking to the lower end of Marlescroft Way
- Loss of valuable public space in frequent use by residents
- Loss of trees

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) – STRONG OBJECTION

1. The application site is an important recreational resource.
2. The loss of the green space to car parking conflicts with Local Plan (Submission Version) policy, which stresses the need to protect such spaces.
3. Although the Local Plan (Submission Version) makes reference to the use of green spaces for other purposes where there is an over-riding need, in this case the Council has failed to demonstrate any such need.

LOUGHTON TOWN COUNCIL – OBJECT on the following grounds:

i) The proposed location was a quiet area bordering a Local Nature Reserve parts of which were designated as a Site of Special Scientific Interest (SSSI). Local residents and other members of the public enjoyed the use of this green public space for recreational purposes.

ii) Off-street parking was a major issue in the Oakwood Hill area following the development of the Langston Road site. Marlescroft Way was used by Estate residents and their visitors for parking and this development would create significant problems for them. The proposal would lead to an intensification of traffic resulting in highway safety issues for local residents, including children, in this highly populated residential area and particularly as it was sited on a dangerous bend.

iii) Members also noted that the scheme offered insufficient space for the number of parking places originally identified by the District Council as necessary for its relocated staff; and went against its stance for promoting the use of public transport for residents.

iv) Noise pollution would be further intensified by the increased traffic flow. The planned removal of trees would add to this impact as they currently helped screen the existing noise from the nearby M11 motorway, not to mention the adverse environmental impact this removal would create. Although replanting had been included in the plan, it would take many years for the trees to reach existing levels compromising the quality of life for local residents.

The Committee strongly urged that alternative parking arrangements be identified and commented that there was always ample parking available along Oakwood Hill in the pay and display spaces.

Main Issues and Considerations:

The main issues with this application relate to highways, design and impact on the Epping Forest SAC

Highways and Parking Matters

Marlescroft Way and Oakwood are heavily parked areas, with parking strain caused by the nearby Oakwood Hill Industrial estate. The proposal would provide a total of 59 parking spaces, to be used by employees of Epping Forest District Council's Oakwood Hill Depot and local residents or users of the nearby Roding Valley Nature reserve. Residents of the estate have raised concerns that the proposal will cause a loss of parking along the hammerhead area of Marlescroft Way. The proposed development would see the addition of formal parking spaces, as opposed to the casual on street layout adjacent to the garage blocks as existing. The proposal would create a net gain of 59. parking spaces for use by residents of the estate and would not result in the loss of any formal parking for residents. Highways officers have no objection to the proposal.

Design and Neighbouring Amenity

The proposal would maintain the character of Marlescroft Way, with its largely urban context. The proposal would increase hard surfacing at the site, however, a large area of green space of some 25 metres deep along with mature trees would be retained between no's. 147 to 154 and the area of hard surfacing for parking. Trees and the green space to the rear of no's. 56 to 61 would also be retained, limiting visual impact from the rear windows of these properties. Whilst some planting would be removed in order to facilitate the development, these trees are not of a high quality and replacement trees would be located to the middle of the proposed hard surfaced area in order to soften the appearance of the proposal and ensure that the development would maintain the green character of this end of Marlescroft Way.

The proposal will increase the number of vehicle movements outside of the properties along Marlescroft Way, however the nearest parking spaces would be in excess of 20 metres from the flank elevation of the closest properties, and in excess of 30 metres from the rear of no's. 56 to 61. This generous separation would limit any potential harm caused by the increase vehicle movements that would be created by the proposed development. In addition, the majority of these movements would take place within business hours, limiting any potential disturbance to nearby residents.

Open Space Provision

This section of Marlescroft Way acts as an undesignated public open space for residents. It is not disputed that some of the open space will be lost, with a smaller section remaining to the west of the site and along Highwood Lane. Whilst this space will be lost, access to the Roding Valley Meadows would be greatly improved, with a new footpath towards the River Roding incorporating a pedestrian within the car park in order to ensure easy access and egress into the nature reserve. Moreover the proposed car park would allow greater access to the nature reserve for people from both the immediate locale and the wider community of Loughton offering a public benefit to the scheme. The provision of the footpath would be secured via a legal agreement. The agent has in agreed to enter into the agreement requiring a financial contribution to its provision. The actual construction work would be carried out by the Essex Wildlife Trust in accordance with details approved by Natural England.

Epping Forest Special Area of Conservation and the Roding Valley Meadows SSSI

As set out in Policy DM 2 and DM 22 of the emerging Local Plan, issues have been identified with respect to the effect of development on the integrity of the Epping Forest Special Area of Conservation (SAC) from local air quality issues within and adjacent to the SAC. The site lies within the 6.2km zone identified by Natural England within which new development is likely to particularly impact on the SAC. The Council is continuing to develop with partners a strategy for the management and monitoring of visitor pressures on the SAC, and to monitor air quality. This would include measures to be funded through the securing of financial contributions from new development in accordance with the relevant policies above. Notwithstanding the fact that this work is yet to be completed the agent has confirmed willingness to enter into a s106 agreement to provide the appropriate contributions if required. In addition the provision of a footpath would amount to mitigation measures within the Roding Valley Meadows SSSI since it would direct pedestrian movement to a suitable surface rather than haphazard movement between the site and the SSSI, this will prevent any potential pathways to harm and has been approved by Natural England as a suitable strategy to benefit the site.

Green Belt

A small section of the site, approximately 7 metres wide, along the eastern boundary, sits within the Metropolitan Green Belt. A majority of this strip would remain as a grassed area, however, some hard standing for the proposed footpath into the Local Nature Reserve and a small area of the proposed exit leading onto Marlescroft Way would fall within this area. The National Planning Policy Framework states that inappropriate development is by definition harmful and should not be approved except in very special circumstances. However, Paragraph 146 of the Framework provides a list of six forms of development that are considered not inappropriate. This list includes engineering operations (b). Section 366 of the Town and Country Planning Act 1990 interprets engineering operations as including the formation and laying out of means of access to a highway. As a consequence it is considered that the proposal would be an engineering operation.

In order to be considered 'not inappropriate' the Framework requires that the engineering operation preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Due to the limited scale of the area of the proposed access that would fall within the Green Belt and the nature of the development being at ground level only, it is not considered that the proposal would cause any harm to the openness of the surrounding Green Belt and is therefore considered acceptable.

Other Matters

Land drainage officers have no objection to the proposal subject to conditions. Whilst residents have raised concerns that preferable solutions for vehicle parking exist, this cannot be a material consideration of this planning application. In order to increase the sustainability of the proposal it is considered necessary to impose a condition on the development in order to ensure 1 electric charging point is installed for every 10 spaces made available. Whilst some planting is proposed, it is considered necessary to condition further details on the ecological enhancement to be made to the site.

A wider public benefit of the scheme is that it will enable the Council's housing department to continue to deliver an efficient service, closer to their users than at the existing locations in Epping.

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 securing the Epping Forest SAC contribution and contribution towards a footpath within the Roding Valley Meadows SSSI, the new

development would preserve the character and appearance of the area, have an appropriate design and provide a necessary facility for the Oakwood Hill depot and local residents.

It is, therefore, considered that the proposal would constitute an acceptable form of development. All other relevant policies and considerations, including equalities have been considered. 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 564 380

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

