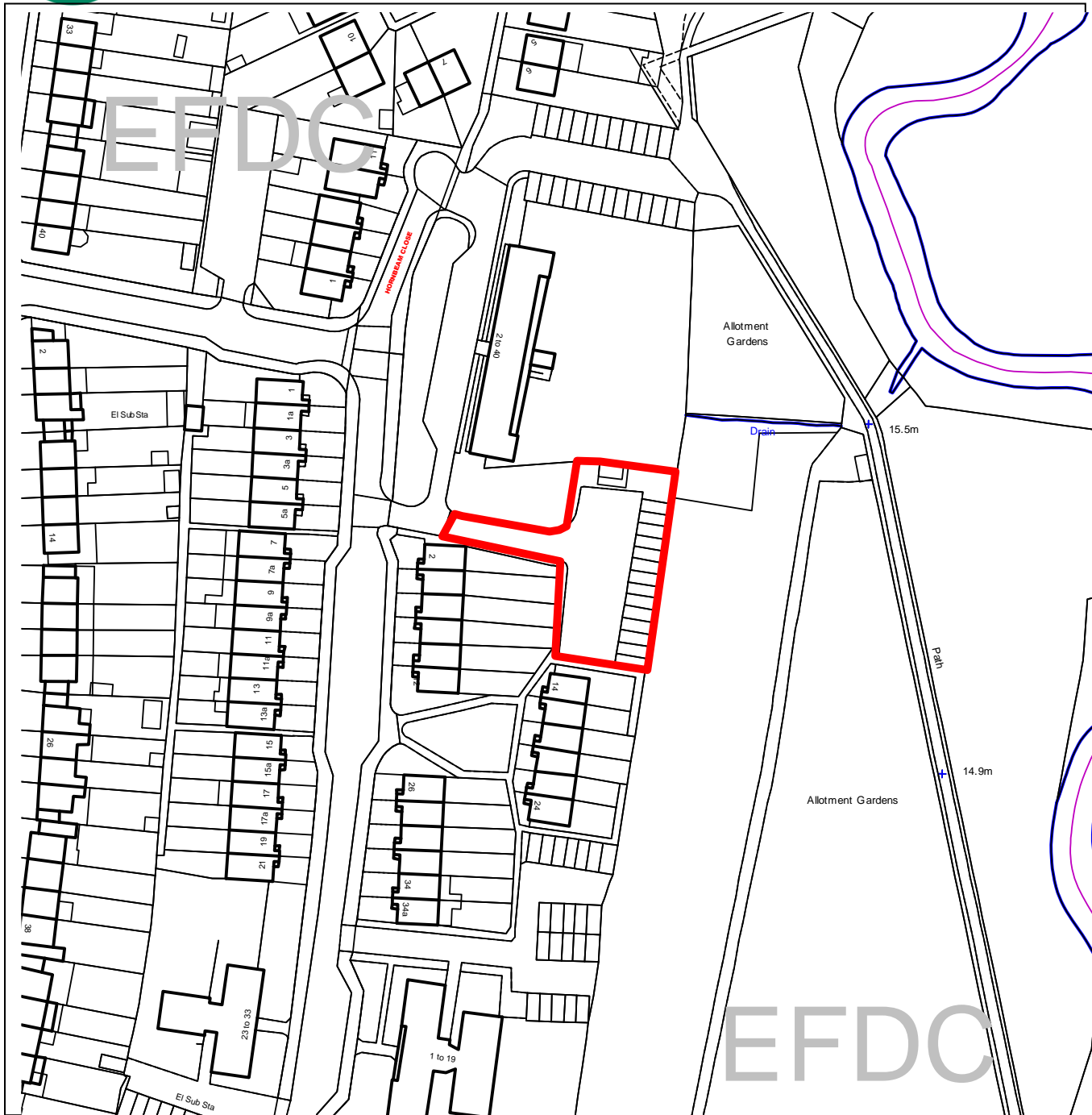




Epping Forest District Council



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Application Number:	EPF/1824/20
Site Name:	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS
Scale of Plot:	1:1250

Report Item No: 11

APPLICATION No:	EPF/1824/20
SITE ADDRESS:	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr John Hayes - Epping Forest District Council
DESCRIPTION OF PROPOSAL:	Variation to condition 2 'Plan Numbers' on EPF/0215/16 (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping) to allow alternative parking area and turning
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=640850

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PL01, PL02, PL04 A, PL05, PL06 A, 15-044-074 and 2112-T-0101 Rev T4
- 2 The development shall be implemented in accordance with the material details approved under EPF/3070/19 unless otherwise agreed in writing.
- 3 The hard and soft landscaping shall be carried out in accordance with the agreed landscaping submission agreed under EPF/1964/20. 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.
- 4 The development shall be carried out in accordance with the agreed Phase 1 Contamination Report agreed under EPF/1380/19.
- 5 The development shall be carried out in accordance with the agreed Phase 2 Contamination Report agreed under EPF/1380/19.
- 6 The development shall be carried out in accordance with the agreed Remediation Contamination Report agreed under EPF/1380/19.

- 7 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 8 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 9 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.
- 10 The development shall be carried out in accordance with the site level details agreed under application EPF/3070/19, unless otherwise agreed in writing.
- 11 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 12 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.
- 13 There shall be no discharge of surface water onto the Highway.
- 14 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 15 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 16 The development shall be carried out only in accordance with the approved arboricultural method statement agreed under application EPF/3070/19 unless the Local Planning Authority gives its written consent to any variation.
- 17 The development shall be implemented in accordance with the agreed surface water drainage details agreed under reference EPF/3070/19.

18 Prior to first occupation of the development hereby approved, the proposed first floor window openings on the flank and rear marked as obscured on plan no: PL04 A shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is before this Committee since it has been 'called in' by Councillor Chambers (Pursuant to The Constitution Part 3: Part Three: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is a broadly rectangular site to the rear of 2 -10 Hornbeam Road and accessed by a vehicle accessway between No. 2 and a block of flats to the north. The site slopes down to the east so is a lower level than the main road and to the south of the site are further properties which are set back from Hornbeam Road. The site sides onto allotment gardens to the east which is also land within the Metropolitan Green Belt, although this site is not. The site is a Council owned garage site with 14 garages located in one block (backing onto the allotments). The site is not within a Conservation Area.

Works have commenced on site under the original consent and the previous pre-commencement conditions have been approved.

Description of Proposal:

This application seeks to amend condition 2 of planning application EPF/0215/16 relating to plan numbers – substituting the approved parking layout for a new parking and turning area. The proposal results in the same number of parking spaces but a reduced area of carriageway within the turning area.

Relevant History:

EPF/0215/16 - Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping

This was one of several applications for similar housing on garage sites applications, three of which are in close proximity on Hornbeam Road.

Policies Applied:

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

- 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

NPPF:

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- (a) approving development proposals that accord with an up-to-date development plan without delay; or
- (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 124
Paragraph 127
Paragraph 130
Paragraph 131

Epping Forest District Local Plan (Submission Version) 2017

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

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 LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy		Weight
DM2	Epping Forest SAC and the Lee Valley SPA	Significant
DM9	High Quality Design	Significant
DM10	Housing Design and Quality	Significant
DM22	Air Quality	Significant
T1	Sustainable Transport Choices	Significant

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 190

12 HORNBEAM ROAD – Objection – More housing will add to existing parking issues

BUCKHURST HILL PARISH COUNCIL: Concerns that the turning circle is a potentially insufficient space and defer back to the planning officer to examine this application

Main Issues and Considerations:

This application is only to consider the alteration to the parking and turning area. The existing layout has been found to have the following issues by the Applicant:

- The turning area is likely to become de facto additional parking capacity and the turning benefit lost.
- Such a wide expanse of carriageway is likely to encourage higher vehicle speeds at a very residential site where the opposite should be encouraged.
- The wide expanse of carriageway reduces the opportunity for biodiversity enhancements by restricting the feasible extent of planting and trees.
- The retention of the 8x8m turning area would result in overbearingly hard landscape of limited quality for residents and pedestrians.

- The 8x8m free area shown in the planning-consented schemes does not make particular sense from a landscape-layout point of view when the indicative lines are absent – as of course they would be in reality.

The proposed scheme allows sufficient manoeuvrability for a car to exit the site in forward gear via a three point turn, which would be the same manoeuvre needed under the current scheme.

The Highways Officer has no objection to the scheme and it is considered that the reduction in carriageway results in a design improvement.

Conclusion:

Given the above, it is recommended that permission is granted for the variation to planning numbers approving the proposed parking and turning area.

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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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