

**Report to District Development  
Management Committee**



**Epping Forest  
District Council**

**Report Reference: DEV-001-2016/17.**

**Date of meeting: 8 June 2016.**

**Subject: Planning Application EPF/0152/16 – Shottentons Farm, Peck Hill, Nazeing, Waltham Abbey, EN9 2NY – Outline application for the erection of 12 x 1 bedroom accommodation units in two blocks for occupation by horticultural workers**

**Responsible Officer: Nigel Richardson 01992 564110.**

**Democratic Services: Gary Woodhall 01992 564470.**

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**Recommendation:**

**That the Committee considers the recommendation of Area West Planning Sub-Committee to grant planning permission for the above development subject to the following 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) 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 occupation of the accommodation units hereby approved shall be limited to a person solely or mainly working in the locality in agriculture or in forestry.**
- 4. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.**
- 5. 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.**

- 6. No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.**
- 7. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**
- 8. 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.**
- 9. 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.**
- 10. 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 Detail:**

1. This application is before District Development Management Committee since it is contrary to the development plan and is being recommended for the grant of planning permission. To confirm, it is an outline planning application with matters of access, appearance, layout and scale to be considered at this stage. The remaining "reserved matter" to be subsequently agreed through a further submission would be Landscaping.

2. The application was reported by Officers to the Area Plans West Sub-Committee on 13 April 2016 with a recommendation that planning permission be refused. Following a discussion at the meeting, members of the committee resolved to recommend approval for the application.

3. Despite it being in conflict with the development plan, Area Plans West considered that the need for such accommodation in Nazeing for horticultural workers was sufficient to constitute the very special circumstances required to clearly outweigh harm to the Green Belt and any other planning harm that may result from the development. Members also considered that the land drainage issue identified as a reason for refusal by officers could be overcome through the use of planning conditions.

4. Despite the recommendation to grant planning permission from the Area Plans West Sub-Committee, Officers consider that the applicant has failed to demonstrate an essential need for the new horticultural units to be located on a previously undeveloped site within the Green Belt.

5. In accordance with advice that was received from the Environment Agency, officers also consider that a non mains foul drainage system within an area with a public sewer system has not been justified by the applicant.

#### Conclusion

6. Despite officers recommending refusal, Members of the Area Plans West Sub-Committee recommend that planning permission is granted for the application. Should members of the District Development Management Committee resolve to grant planning permission it is recommended that it is subject to the suggested conditions above.

7. The Officer's report to Area Plans Sub-Committee West meeting of 13 April 2016 is reproduced below.