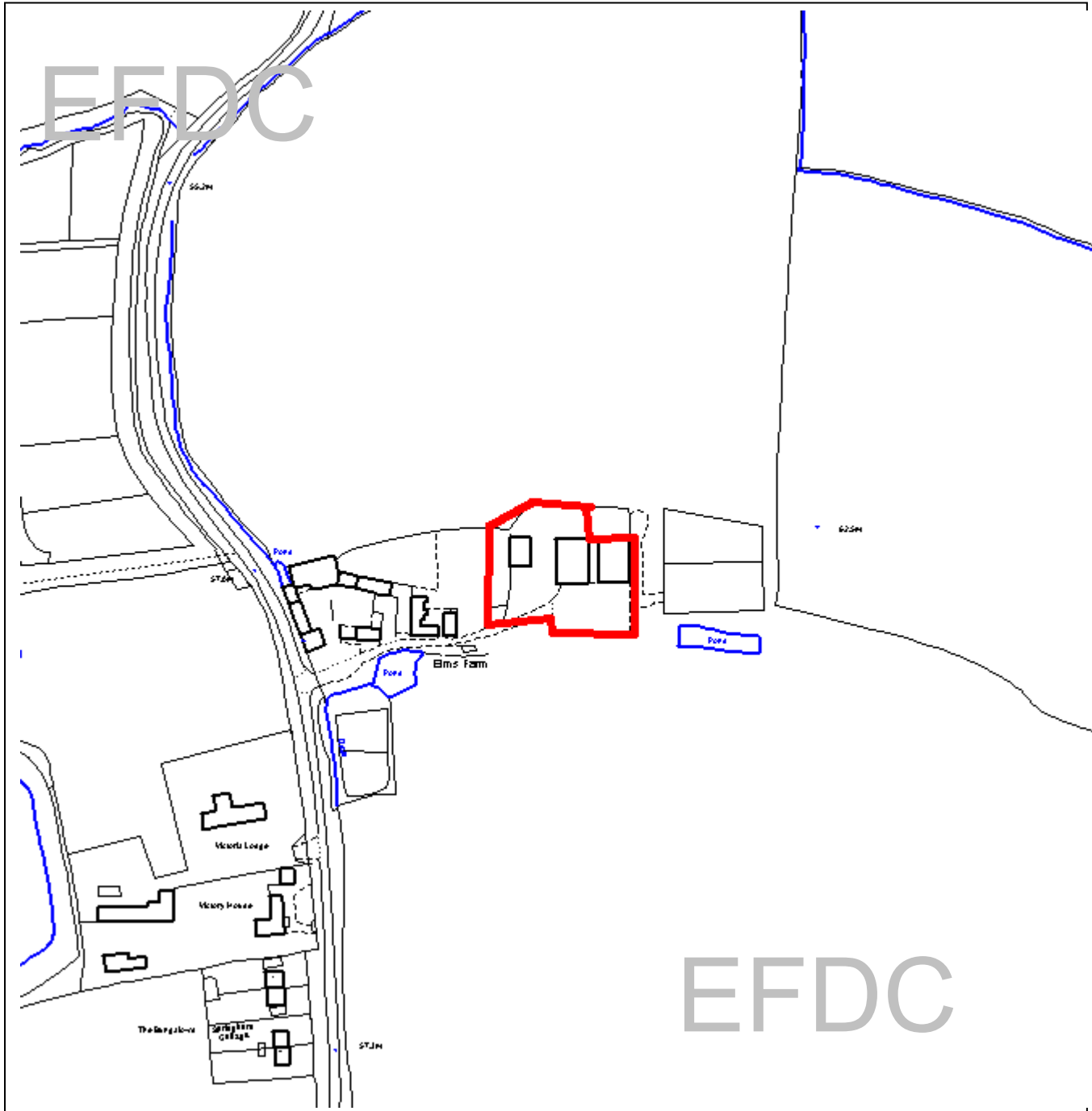




# Epping Forest District Council

## Agenda Item Number 1



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Application Number:	EPF/2611/15
Site Name:	Elms Farm, Waples Mill Farm, Abbess Beauchamp And Berners Roding, CM5 0TE
Scale of Plot:	1/2500

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2611/15
<b>SITE ADDRESS:</b>	Elms Farm Waples Mill Road Abess Beauchamp And Berners Roding Ongar Essex CM5 0TE
<b>PARISH:</b>	The Rodings - Abess, Beauchamp and Berners
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>APPLICANT:</b>	Mrs Catherine Beattie
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use and alterations to steel framed barns including additional floor space, to a mixed used of B1 office, B2 General Industrial, B8 Storage, lambing unit and museum and erection of new building for associated learning centre.
<b>RECOMMENDED DECISION:</b>	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=579896](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579896)

**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:
- 3 No development shall have taken place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 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.

- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
  
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
  
- 11 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

**Description of Site:**

Elms farm is a Grade II listed farmhouse with a listed stable yard to the front and farm buildings located to the rear, which is located to the east of Waples Mill Road in Berners Roding. The application site boundary is drawn around the farm buildings which are set behind the listed farmhouse at a distance of about 70m. The existing farm buildings are. These buildings are typical mid to late 20<sup>th</sup> century utilitarian farm buildings of blockwork and corrugated cladding. The site is surrounded by open farmland.

**Description of Proposal:**

The proposal is to change the use of change the use of the existing farm buildings and to provide a small extension between the two buildings and a small additional building to enable a mixed use

which will include a small farm museum, a space that can be used as a learning area for school trips and an office use, together with the continued use of part of the building for light industrial purposes.

The intention is to create a flexible space as part of a wider farm diversification, which will help to ensure the continued farming use of the much larger area of land within the applicants ownership and the upkeep of the adjacent listed farmhouse and associated stables.

### **Relevant History:**

No history with regard to the specific buildings within this application but the wider farm has the following application history.

EPF/0818/09 and 0819/09 Planning and listed building consent for Refurbishment of existing redundant farm stable buildings and change of use to an equine livery yard and creation of a manege. Approved

EPF/1243/09 Grade II listed building application for internal alterations to kitchen, with new window in existing opening and new window to courtyard. Approved

EPF/1420/10 retention of mobile home for occupation of farm caretaker- refused

EPF/2624/14 Grade II listed building application for internal alterations to kitchen, with new window in existing opening and new window to courtyard.

### **Policies Applied:**

CP1 – Achieving sustainable development objectives  
CP2 – Protecting the quality of the rural and built environment  
CP8 – Sustainable Economic Development  
GB2A – Development in the Green Belt  
GB8a Change of use or adaptation of buildings  
HC12 Development affecting the setting of listed buildings  
DBE2 – Effect on neighbouring properties  
DBE9 – Loss of amenity  
E12A farm diversification  
RST1 recreational, sporting and tourist facilities.

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.

### **Consultation Response**

Neighbours were notified and a site notice was erected the following responses were received.

THREE LETTERS FROM ELMS FARM- Objection, Elms farm and the commercial stables are let to us, and we will be adversely impacted by the proposed mix of uses. The proposals are clearly

contrary to Green Belt policy. The existing general industrial use with the barn is unauthorised. The applicant is an absentee landlord and does not run the equine business. The proposals will result in an unacceptable increase in rural traffic. Flood risk and contamination issues have not been addressed. The proposal will have an adverse impact on the setting of the listed building.

(It should be noted that the objectors were in dispute with the applicant and are now no longer reside in the farmhouse and stable yard is not in commercial use.)

2 THE BUNGALOWS, BERNERS RODING – Strongly object to any more development on this road the road can not take any more traffic. If a museum and learning centre are added there would be coaches and mini buses, Commercial uses will also cause noise and other pollution, the existing use in the barn already causes noise. Worried that the museum and learning centre could change to other uses in the future.

VICTORIA LODGE – Concerned about new buildings being erected and noise and extra traffic on this country road if this becomes a commercial site. We live directly opposite the site.

PARISH COUNCIL – No response received.

### **Issues and Considerations:**

The main concerns are the impact of the development on the Green belt, on the character and visual amenity of the area, the residential amenity of neighbours and on highway safety.

### **Green Belt**

The site is within the Metropolitan Green Belt. The National Planning Policy Framework (NPPF, CLG, 2012) attaches great importance to the protection of the Green Belts

The NPPF sets out what forms of development can be regarded as not inappropriate in the Green Belt and this includes the reuse of existing buildings, and the extension and alteration of a building provided it does not result in disproportionate additions over the size of the original building. In this instance the buildings it is proposed to re use are substantial and permanent and the infilling proposed between the two buildings is not disproportionate. These elements of the proposal are therefore not inappropriate development. The proposed learning centre building is to be located in close proximity to the existing barns and is small in size (8m by 3m) and in the context of the site will have little impact on openness.

The NPPF seeks to support a prosperous rural economy and requires that planning policy should promote the development and diversification of agriculture and other land based activities and it is considered that the proposed development here falls squarely within that description. The applicant wishes to maintain the continued farming use but to utilise existing buildings (that are no longer to the standard for modern agricultural needs), for purposes that will not only provide an income but will also maintain a link to the historic and current farming uses of the site. The proposed small museum area is intended to contain farming related items and the learning centre would provide farm based learning.

### **Character and visual amenity of the area and setting of the listed building.**

The proposed alterations to the buildings and erection of the learning centre have been considered by our Conservation officer and amendments to the detailed design have been made to accord with her suggestions. The development maintains the character of the site as a farm yard and given the separation from the listed farm house itself there is no adverse impact on the setting of that building or on the rural character and visual amenity of the area. Whilst a small parking area is proposed (sufficient for 12 vehicles in the context of a working farm the introduction of parked

vehicles in this location well away from the access to the farm, will have little adverse visual impact.

### Residential Amenity

Concern has been raised by neighbours with regard to the impact of the proposed uses on residential amenity. One of the barns is already being used by a stone mason and this forms part of the application. Given the distance of this unit from any residential property (70 metres from the farmhouse itself and over 300metres from any unconnected property), and that the use of the building in connection with the authorised agricultural use has potential to generate considerable noise and traffic, it is not considered that a general industrial use here would result in harm to residential amenity.

With regard to the proposed museum and learning centre uses, these are very small in size and could not accommodate large numbers of people and it is not envisaged that they will result in traffic levels that would be harmful to adjacent residential amenity or that the use itself would result in excessive noise or disturbance.

### Highway Safety

It is accepted that the lanes in this area are not best suited to heavy commercial traffic, but as has been explained it is unlikely that significant increases in traffic will be generated by the development. The advice from County Highways officer is that the development is not contrary to current guidance. " It is generally accepted that rural diversification like this proposal has low vehicle movements associated with it because it is removed from the strategic highway network. Consequently the traffic generation of the proposal is considered to be minor and will not have a detrimental impact on highway safety or efficiency. Further to this the actual use as a fully operational farm could generate significant vehicle movements with varying sizes of vehicles"

### Contaminated Land

The use of the site for farming means that the land is likely to be contaminated, the use of the site by children would be classed as a sensitive use therefore a full contaminated land survey is required and remediation works may well be required, but these matters can be adequately covered by conditions.

### Land Drainage

The site is not within a flood risk area but is of a size whereby a it is necessary to take the opportunity to improve existing surface water run off and therefore a flood risk assessment providing details of how improved drainage can be achieved can be required by condition. The proposal indicates that foul sewage will be disposed of to a septic tank, further details to ensure that adequate provision is made can be required by condition.

### Future Development

Along with this application the applicant has provided details of possible further developments at the site in the future. These do not form part of the consideration here and any future proposals will need to be submitted as a future planning application with full details. Should the current application be approved it does not mean that the proposals outlined as phase 2 would necessarily be considered acceptable.

## **Conclusion**

Reuse of existing buildings and the limited extension of buildings in the Green belt is not inappropriate development. The proposed mixed uses within this farmyard site set well away from residential properties and at a relatively low key scale will not have any significantly adverse impact on the character or amenity of the area or on the setting of the adjacent listed buildings. In addition they are in accordance with the Government's intention of building a prosperous rural economy through farm diversification and sustainable rural tourism. The application is therefore considered to be in accordance with the adopted Local Plan and the NPPF and is recommended for approval 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: Jill Shingler***

***Direct Line Telephone Number: 01992 564106***

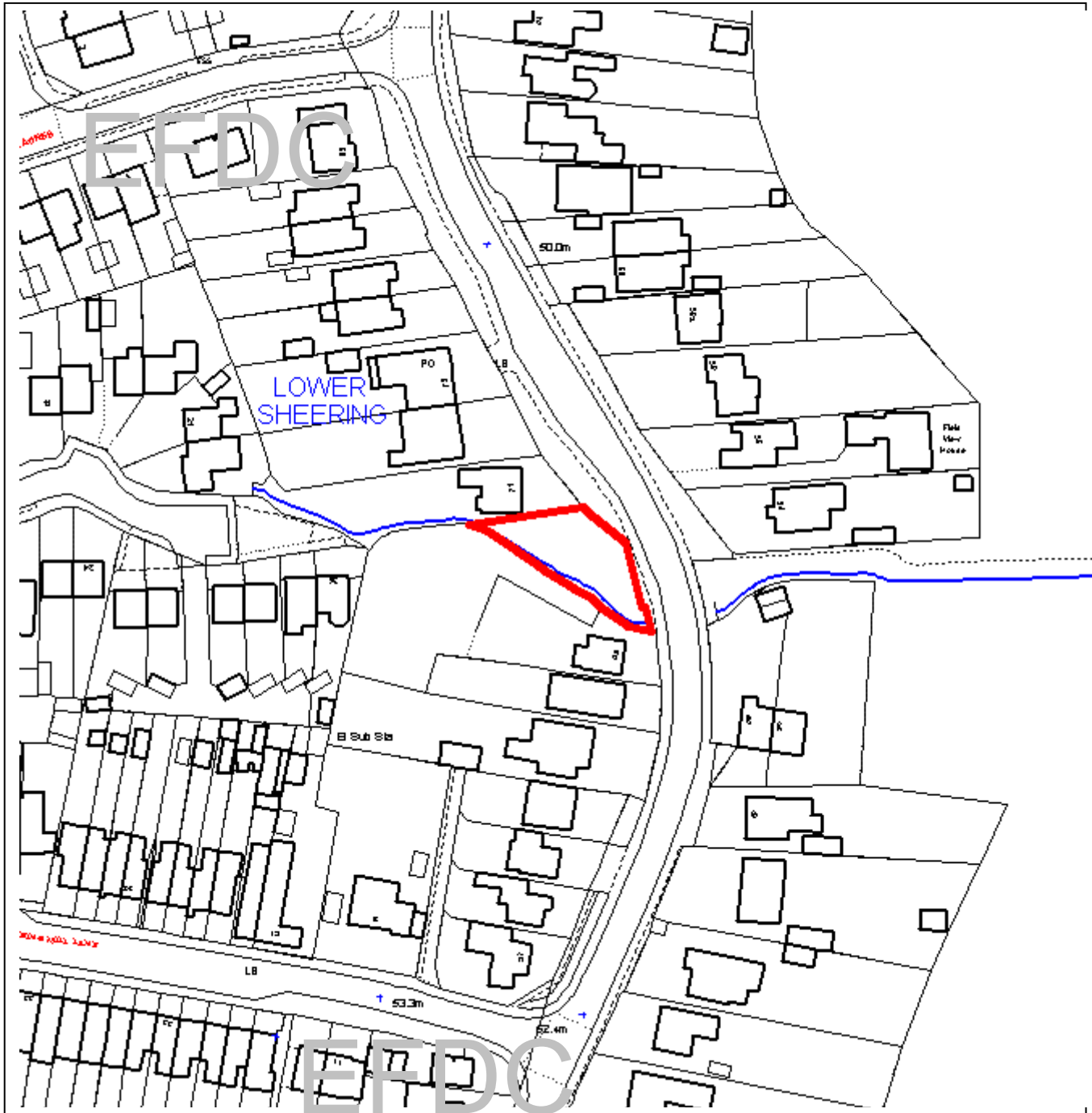
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/0324/16
Site Name:	71 Sheering Lower Road, Sheering, CM21 9LG
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0324/16
<b>SITE ADDRESS:</b>	71 Sheering Lower Road Sheering Essex CM21 9LG
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Lower Sheering
<b>APPLICANT:</b>	Mr M Mahoney
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of a new build detached two bedroom chalet bungalow
<b>RECOMMENDED DECISION:</b>	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=582443](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582443)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No 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 an 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.
- 3 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.

- 4 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 5 There shall be no discharge of surface water onto the Highway.
- 6 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 7 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 8 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.
- 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 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. 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.

- 11 No development shall take place until details of foul 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.
- 12 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.
- 13 No development shall take place, including site clearance or other preparatory works until a Phase one habitat survey has been submitted to and approved in writing by the Local Planning Authority.

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

#### **Description of site**

The application site is located on Lower Sheering Road within the area of Sheering and currently forms part of the garden of No.71 which is a bungalow. The dwelling to the south is a two storey detached dwelling which has a large plot. The site itself is heavily treed, although none benefit from a Tree Preservation Order. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

#### **Description of proposal**

The proposed development is to erect a new detached chalet bungalow.

#### **Relevant history**

Pre application submission regarding the erection of a new dwelling – 2016.

#### **Policies Applied**

CP2 – Protecting the quality of the rural and built environment  
CP7- Quality of development  
DBE9 – Loss of amenity  
U3B sustainable drainage  
LL10 – Landscaping  
DBE8 private amenity Space  
DBE1 Design of new buildings  
RP4 Contaminated land  
ST1 Location of development  
ST2 Accessibility of development

ST4 Road Safety  
ST6 vehicle Parking standards

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.

### **Consultation Carried Out and Summary of Representations Received**

16 Neighbours consulted –

73 Sheering Lower Road - OBJECTION – The proposal is an over development and not in keeping with general area.

32 Meadow Way – OBJECTION – The property is an unusual shape, will harm the brook located to the rear, will affect land drainage issues, does not have enough amenity space and does not offer suitable car parking.

SHEERING PARISH COUNCIL– OBJECTION - Unacceptably high density / overdevelopment of the site, it involves loss of garden land and the open aspect of the neighbourhood (so-called 'garden grabbing'), Visual impact of the development, The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity.

### **Issues and considerations**

The main issues to consider when assessing this application are the sustainability issues, the potential impact on the street scene, the living conditions of neighbours, tree and landscape issues, parking and access, flood risk and ecology.

#### Sustainability issues

Lower Sheering is located to the east of the main settlement of Sawbridgeworth, which has good accessibility to shops, public transport and other services. The application site is within walking distance of these services and as a result would not be totally dependent on the use of a private car. Furthermore the train station of Sawbridgeworth is located to the north which is also within walking distance from the site. The station offers frequent services into central London and beyond. Consequently the site is a sustainable location to build new housing

#### Design and character

The street scene is characterised by a mixture of single storey and two storey dwellings many of which have different detailed designs including front dormer windows, the result of which is a locality with a mixed character and generally one which would be robust enough to accommodate a variety of designs, subject to their prominence.

The proposed new dwelling will appear as a relatively conventionally designed chalet bungalow, which will sit adjacent to a single storey bungalow to the north and a two storey dwelling to the south. It is acknowledged that the new dwelling will be set somewhat forward of the principle elevation of no.71 and this does increase its potential prominence in the street scene, however it follows the natural curve of the road in a similar way to other properties on Sheering Lower Road. Therefore In terms of overall prominence, it is not considered that the new dwelling will appear harmful on Sheering Lower Road.

The proposed curtilage will be significantly smaller than that of the two adjacent dwellings and the majority of Sheering Lower Road and therefore is somewhat contrary to the existing pattern of development in the street scene but this will not be apparent from the road as the site has a wide road frontage. Adequate private amenity space for a dwelling of this size is provided and number 71 retains a significant rear garden area.

#### Living conditions of neighbours

The new dwelling will be located a relatively long distance from the two adjacent properties. The rear dormer windows will be orientated towards the rear gardens of no.69 Sheering Lower Road, however they will face the less private rear part of the garden area approximately 5m away from the shared boundary and existing screening will be retained. There will be no overlooking of windows and there will be no significant harm to living conditions.

#### Tree and landscape issues

The tree and landscape team raise no objection to the scheme subject to the implementation of a tree protection condition and a hard and soft landscaping condition. These measures will ensure that the majority of the prominent and attractive trees on the site are retained.

#### Parking and Access

The proposed dwelling is to use the existing access and the existing dwelling will use the new access. As the new access has better visibility there will be no further risk to the interests of highway safety.

The site will offer at least two off street car parking spaces for the new dwelling whilst leaving at least two spaces for the host dwelling. Consequently the offer of parking is acceptable.

#### Flood Risk

The development will require a Flood Risk Assessment (FRA) predominantly focussing on a detailed surface water drainage strategy. The drainage strategy should incorporate SuDS in to the scheme. The underlying geology is predominantly clay and therefore infiltration drainage may not be suitable for the site. Suitability can be determined by undertaking a percolation test in accordance with BRE365.

Details of foul drainage are required.

The site is not within an identified Environment Agency flood risk zone but works are proposed within 8 metres of an ordinary watercourse and therefore requires Land Drainage Consent. The watercourse is considered to be a small, rapidly responding one and as recently as 2014 a number of properties north of the watercourse suffered from flooding, predominantly to the rear gardens and therefore flood protection measures should be incorporated within the dwelling

#### Ecology

The site is within an area which may have various protected species and therefore a phase one habitat survey is required.

#### **Conclusion**

The development is within the residential area of Lower Sheering, in a sustainable location and can be accommodated without harm to the street scene, neighbouring amenity or highway safety.

It is considered to accord with the adopted policies of the Local plan and provides an appropriate additional dwelling. The application is therefore recommended for approval 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: James Rogers***

***Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

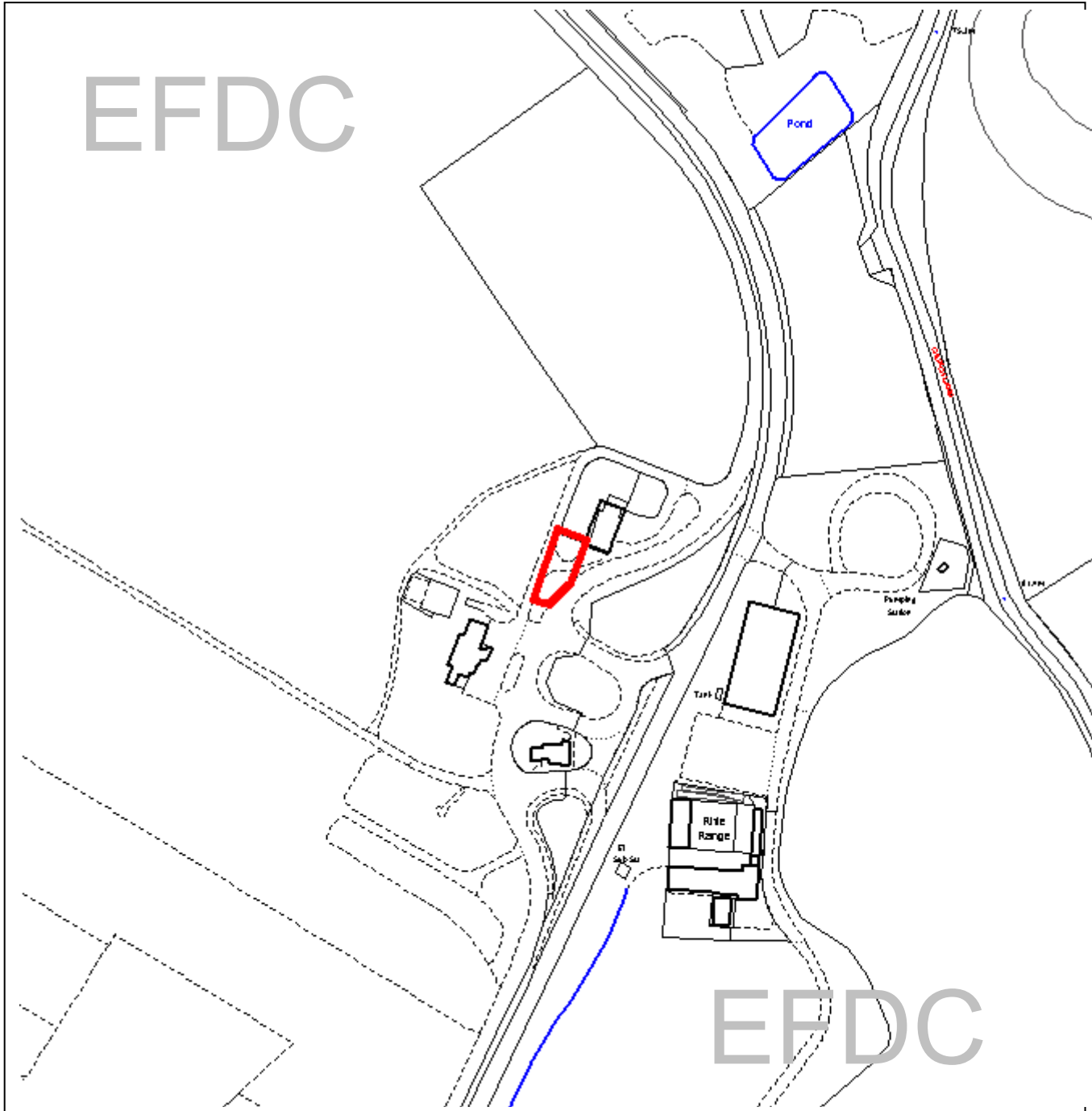
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# Epping Forest District Council

## Agenda Item Number 6



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Application Number:	EPF/1903/16
Site Name:	North Weald Airfield, Merlin Way, North Weald Bassett, CM16 6HR
Scale of Plot:	1/2500

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1903/16
<b>SITE ADDRESS:</b>	North Weald Airfield Merlin Way North Weald Bassett Epping Essex CM16 6HR
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr Darren Goodey
<b>DESCRIPTION OF PROPOSAL:</b>	To extend the current vehicle compound in order to accommodate additional vehicles
<b>RECOMMENDED DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585933](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585933)

**REASON FOR REFUSAL**

- 1 The proposed change of use constitutes inappropriate development which is, by definition, harmful to the Green Belt and for which there are no very special circumstances which clearly outweigh this harm. The proposal is therefore contrary to policies GB2A and GB7A of the Adopted Local Plan and Alterations and with the objectives of the National Planning Policy Framework.

This application is before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(k))

**Description of site**

The application site is located on North Weald Airfield which is within the boundaries of the Metropolitan Green Belt.

**Description of proposal**

The proposal is to change the use of part of the airfield to a vehicle compound to accommodate the parking of motor vehicles.

## **Relevant History**

There is much history on the airfield, however none which directly relates to this application site.

## **Policies Applied**

GB2A – Development in the Green Belt  
GB7A – Conspicuous development  
CP2 – Quality of the built and rural environment

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**

6 Neighbours consulted – NO COMMENTS RECEIVED

North Weald Parish Council – NO OBJECTION

## **Issues and considerations**

The main issues to consider are the potential impacts on the Green Belt and the character and appearance of the area.

### **Green Belt**

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

Inappropriate development in the Green Belt is, by definition, harmful to the openness of the Green Belt and should not be approved unless very special circumstances can be demonstrated which clearly outweigh the harm caused. However the Government also contends that there are a number of exceptions to inappropriate development contained within paragraphs 89 and 90 of the NPPF.

The proposal is to change the use of the land to allow a private business which will lease premises on the airfield to station/store vehicles within the site boundary. Change of use of Green Belt land is not included in the NPPF in the list of development that is not inappropriate in the Green Belt.

In a recent appeal at Marlow on the High Road in Thornwood, which proposed a change of use of Green Belt land, the inspector concluded that:

*Uses of land are not included as one of the forms of development that are defined in paragraph 90 as not being inappropriate.*

*Considering the development in the context of the Green Belt, paragraphs 89 and 90 of the National Planning Policy Framework (NPPF) set out the various forms of development that are appropriate or not inappropriate. Material changes in the use of land are not included in any of the categories, and must be regarded as inappropriate development.<sup>[2]</sup>*

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*Changes of use are not included in the list of exceptions to inappropriate development and I therefore consider that the proposal to use the land in a different way... also amounts to inappropriate development.*

As this proposal also proposes a change of use it is therefore inappropriate development in the Green Belt, for which there are no very special circumstances.

### Openness

Policy GB7A of the Local Plan requires that development does not have an excessive adverse impact upon the openness of the Green Belt. This is broadly in accordance with paragraph 79 of the Framework which states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The proposal has been considered to constitute inappropriate development, however the majority of the application site is already covered in hardstanding and only a small section in the south east corner is currently grassland. It is therefore considered that the contribution it makes to Green Belt openness is minimal and its change of use, additional hardstanding and the storage of vehicles in this context will not significantly detract from its open character.

Nevertheless the proposed development is inappropriate and planning permission can only be granted if there are very special circumstances sufficient to outweigh the harm from inappropriateness (and any other harm)

### Very special circumstances

The applicant states that the new compound will be utilised by a company which assists the emergency services dealing with road traffic collisions. The company has a desire to move to a location which is close to the M11 and feel that the air field fulfils this criteria. However a case is not made as to why it must be located within the boundaries of the Green Belt, nor has it been demonstrated that there is a need for such a use in this location. Therefore it is not considered that very special circumstances have been demonstrated which clearly outweigh the harm to the Green Belt.

### Character and appearance of the area

There is a substantial amount of hardstanding to the north and south of the application site and therefore the additional area of hardstanding and its use for the storage of vehicles in this context will not cause any significant harm to the character and appearance of the area.

### Conclusion

The proposal constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and no very special circumstances have been demonstrated that are sufficient to outweigh this definitional harm, as such the development is contrary to the NPPF and the adopted Local Plan and alterations and for which there are no very special circumstances which clearly outweigh this harm. It is therefore recommended that planning permission is refused.

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

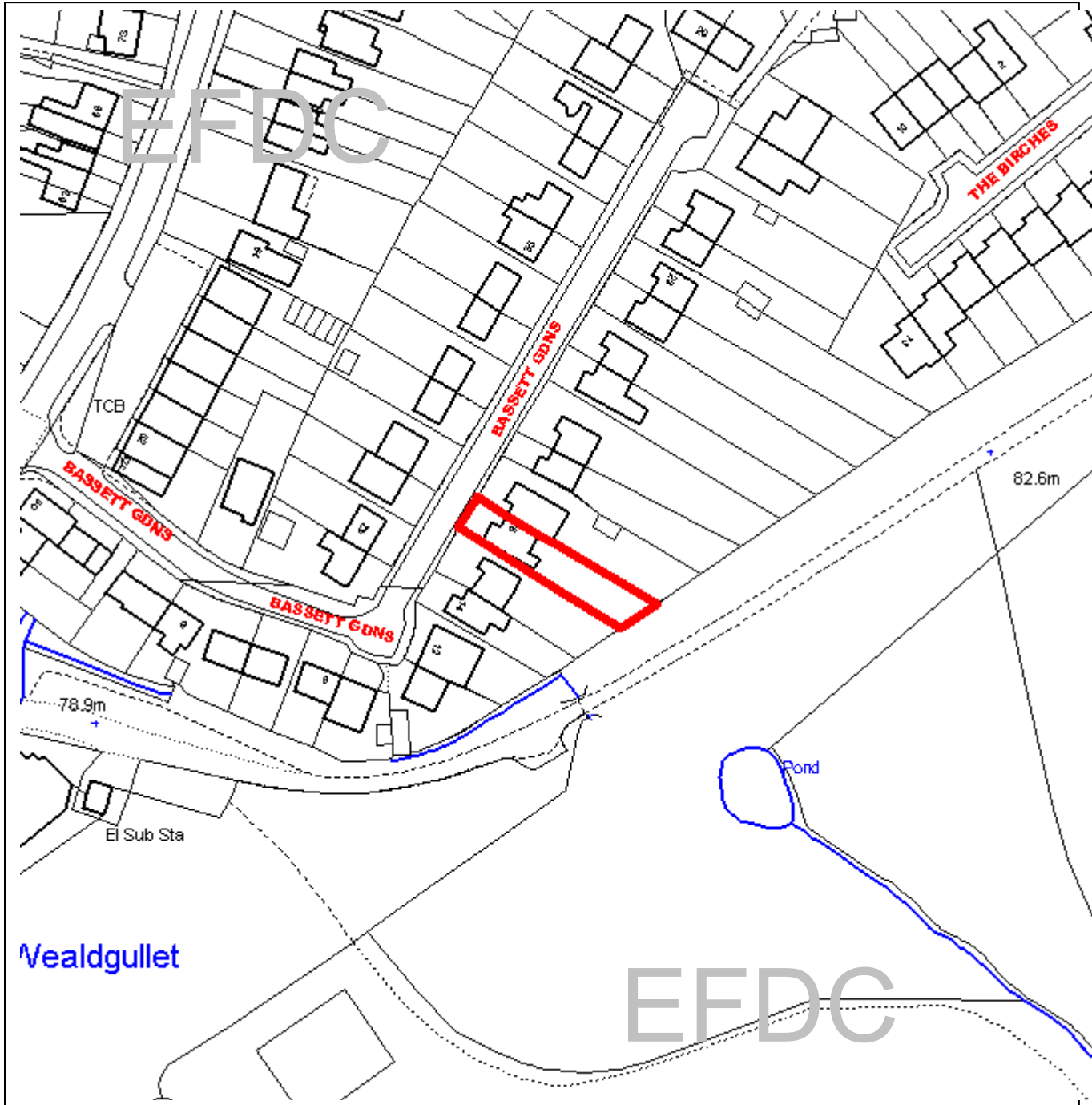
***Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 12



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Application Number:	EPF/2183/16
Site Name:	16 Bassett Gardens, North Weald Bassett, CM16 6DB
Scale of Plot:	1/1250

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2183/16
<b>SITE ADDRESS:</b>	16 Bassett Gardens North Weald Bassett Epping Essex CM16 6DB
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>APPLICANT:</b>	Mr & Mrs Hiscott
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed front dormer window and two storey rear extension.
<b>RECOMMENDED DECISION:</b>	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=586574](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586574)

**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.

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

## **Description of site**

The application site is located on Bassett Gardens which is within the built up area of North Weald. The existing building is a single storey semi detached dwelling situated within a relatively large plot. Bassett Gardens has a large number of bungalows, some of which have been converted into chalet style bungalows. The application site is not within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

## **Description of proposal**

The proposed development is for a front dormer window and a two storey rear extension.

## **Relevant History**

EPF/2182/16 - Certificate of Lawful Development for proposed loft conversion. – Lawful

## **Policies applied**

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design

DBE9 – Impact on amenity

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 representation received**

4 Neighbours consulted –

15 Bassett Gardens – OBJECTION – The proposal will cause a significant loss of light to my rear garden and inside my property.

17 Bassett Gardens – OBJECTION – The proposal will block out light into our conservatory and rear garden.

North Weald Parish Council – OBJECTION – to the application due to its massing and overbearing, its close proximity to the neighbours boundary, members has concern at the closeness of the extension to the neighbours conservatory. Also at the dormer to the street scene.

## **Issues and considerations**

The main issues to consider when assessing this application are the potential impacts on the living conditions of the neighbours and the design of the proposal in relation to the existing building and its setting.

### **Living conditions of neighbours**

The proposed extension will be built up to the shared boundary with the attached neighbour (no.17) and will have the same eaves height as an existing single storey extension on this neighbouring property. The roof will then pitch away from the shared boundary up to a height which will match that of the existing building. The majority of the proposed extension will be set against the flank wall of the neighbours extension and therefore will not be overtly visible from private viewpoints from no.17. Around 0.5m of the new extension will be set against the

neighbours conservatory, which will cause some loss of light, however it is not considered that this would be excessively harmful to the neighbours living conditions.

No.15 also has a single storey rear extension which projects beyond the current rear elevation of no.16, which the new extension will not exceed. Furthermore the extension will maintain a gap of approximately 2.5m to the flank wall of no.15. Whilst it is acknowledged that a side facing window on no.15 will lose some light due to the extension, it is not considered that this will be excessively harmful to their living conditions.

The front dormer window will not cause any harm to any neighbours.

### Design

Bassett Gardens has a number of bungalows, the majority of which do not have front dormer windows, however there are some notable exceptions including a very large and unattractive flat roof dormer window on no.42 and other examples on no.7 and no.9. The proposed dormer window in this application fits comfortably in the roof slope and does not dominate its front elevation. In the context of the other examples on Bassett Gardens the dormer window preserves the character and appearance of the street scene.

The rear extension will not be overtly visible from public areas of the street scene and therefore will not appear overly prominent in the street scene. In any event the extension is conventionally designed and respects the character and appearance of the existing building.

### Conclusion

The proposal will not harm the living conditions of the neighbours or the character and appearance of the street scene. It is therefore recommended that planning permission is granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:  
Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***