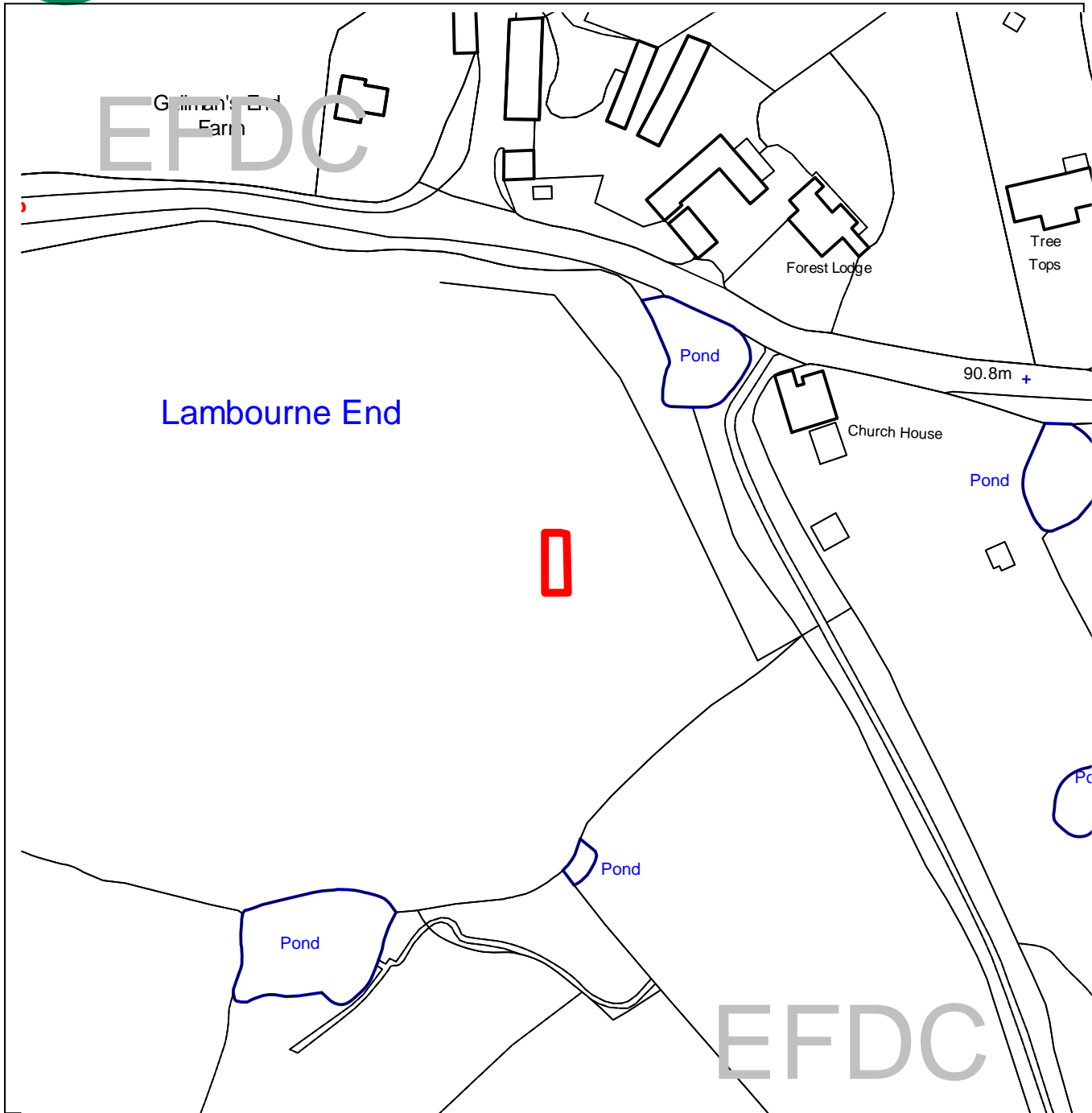




Epping Forest District Council



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Application Number:	EPF/2600/19
Site Name:	Lambourne End Outdoor Centre Manor Road Lambourne Romford RM4 1NB
Scale of Plot:	1:1250

Report Item No: 9

APPLICATION No:	EPF/2600/19
SITE ADDRESS:	Lambourne End Outdoor Centre Manor Road Lambourne Romford RM4 1NB
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr Rob Gayler
DESCRIPTION OF PROPOSAL:	Retention of a single storey three-sided wooden field shelter and overshoot netting structure.
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=629814

CONDITIONS

- 1 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Post Set out Sketch, Location Plan, Open Fronted Field Shelter with animal feed storage, Field Shelter Netting Plan, Location Plan for Netting, email sent Wed 10/02/2021 12:14 from Rob Gayler CEO of Lambourne End Centre.
- 2 No permission is given for the shelter hereby approved to be used for the sheltering of animals or for the storage of animal feed.
- 3 Unless otherwise agreed in advance and in writing by the Local Planning Authority, the area designated for archery shall only be used for supplementary animal grazing between the months of February and March or September and November and when the archery facility is not in use. During the months February and March or September and November, when the animals are using the field, an electric fence shall be installed around the field shelter.
- 4 No more than 14 people (plus staff) shall be participating in archery at any one time on the site.
- 5 The development hereby permitted shall be used for activities related to archery and animal grazing only and shall be used for no other purpose.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site has an area of 88.32 square meters which is covered in grassland and a metal and chicken wire fence marks its perimeter. It forms part of the wider 54-acre Lambourne End Outdoor Leisure Centre site. The main buildings are located further south west of this application site.

The authorised use of the site is as an outdoor activity centre which also runs educational and support programmes for the young people including those with special educational needs and disabilities.

The site is located within Green Belt.

Description of Proposal:

Retrospective permission is sought for the erection of a single storey three-sided wooden field shelter. It measures 18.5m long by 4.8m deep and has a maximum height of 2.5m to the ridge of its monoslope roof.

Materials include 4x4 timber posts, clad in 6-inch feather board and painted sage green for the walls and additional cladding at each end of the shelter. It is proposed to be used as a shelter for people when taking part in archery sessions many of whom have special educational needs and disabilities.

1 solar light for each cupboard has been installed.

The overshoot netting consists of a ballistic netting support frame 30m long by 4m high from 48mm standard scaffolding to carry archery ballistic netting augmenting. These sizings are in accordance with Archery GB recommended overshoot distancing. It will be used to catch misdirected arrows

Relevant History:

Reference	Description	Decision
ONG/0007/51	PROPOSED CAMP & RECREATIONAL SITE	Granted
EPO/0342/59	GYMNASIUM	Granted
EPF/1058/81	Clubhouse extension.	Granted
EPF/1469/85	Single storey rear extension.	Granted
EPF/1272/84	Construction of single storey building as radio station and erection of 30m. high radio mast.	Refuse permission
EPF/0188/86 and EPF/0188A/86	Warden's accommodation	Granted
EPF/1000/98	Erection of new barn, provision of disabled access and paths, and erection of animal fences and enclosures.	Granted
EPF/1730/98	Agricultural barn for the winter housing of animals.	Refuse permission

The erection of a building of the size proposed in this area of open countryside would detract from the character of the area and would intrude into the landscape contrary to the provisions of Policy LL2 of the Adopted Local Plan.		
EPF/0425/00	Conversion and extensions of existing buildings to provide 4 No. staff accommodation units, additional office space and kitchen/dining facilities.	Granted
EPF/2317/08	Construction of a multi-face climbing wall utilising existing metal tower.	Granted
EPF/0005/10	Installation of solar water heating system.	Granted
EPF/0699/14	Extension to one of the one-bedroom bungalows on site to provide one additional bedroom and some storage space, in connection with use of site as childrens outdoor centre	Granted

DEVELOPMENT PLAN

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
GB2A	Development in the Green Belt
GB7A	Conspicuous development
NC1	SPA's, SAC's and SSSI's
NC4	Protection of established habitat
RP4	Contaminated land
U3B	Sustainable drainage systems
DBE2	Effect on neighbouring properties
DBE4	Design in the Green Belt
DBE9	Loss of Amenity
LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST4	Road safety
ST6	Vehicle parking

NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

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.

EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION (2017) (LPSV)

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 afforded
SP6 - Green Belt and District Open Land	Significant
T1 - Sustainable Transport Choices	Significant
DM1 - Habitat Protection and Improving Biodiversity	Significant
DM2 - Epping Forest SAC and the Lee Valley SPA	Significant
DM3 - Landscape Character, Ancient Landscapes and Geodiversity	Significant
DM4 - Green Belt	Significant

DM5 - Green and Blue Infrastructure	Significant
DM9 - High Quality Design	Significant
DM15 - Managing and Reducing Flood Risk	Significant
DM16 - Sustainable Drainage Systems	Significant
DM21 - Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 - Air Quality	Significant

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 5
 Site notice posted: No, not required
 Responses received as follows: -

CHURCH HOUSE LODGE MANOR ROAD, FOREST LODGE MANOR ROAD – OBJECT:

Built without permission

Field has not been used for grazing

Should be relocated away from residential properties

Inappropriate in the Green Belt

Noise, smell and vermin nuisance

Harm to the wider landscape

Loss of view

Designated recreational use not farming.

Unsustainable location

Mixing children playing archery and cattle is a health and safety risk.

PARISH COUNCIL – OBJECTION: On the grounds of the positioning of the shelter and the intended use of cattle.

As a way forward the Council suggests the shelter be moved to the opposite end of the field away from local residents.

The applicant has agreed that he would be happy to abide by a condition not allowing it to be used for cattle and as reported by Cllr J Filby, not as a feed store and would put an electric fence around the shelter whenever animals were in the field.

Main Issues and Considerations:

Green Belt

The NPPF confirms that the construction of new buildings in the Green Belt should be regarded as inappropriate, except in a limited number of circumstances. One of the exceptions listed in paragraph 45(b) of the NPPF and Policy DM4 (c) (ii) of the LPSV lists development that could not be inappropriate as development for the purposes of outdoor recreation or associated essential small-scale buildings; and other uses which preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt.

Archery is a sport which can only be played in open country locations. The shelter and associated paraphernalia as constructed, facilitates the use of this area for archery. This activity is consistent with the lawful use of the site, as an outdoor recreational and educational facility.

The built structures are of a reasonable size to carry out the activities they are intended for and are of a type one would expect within a countryside setting. Furthermore, trees around the boundaries of the wider site, screen it from long views. The development therefore meets the requirements of the exceptions listed in paragraph 145 (b) of the NPPF in that it promotes the use of the site for outdoor recreation and sports whilst causing only the minimum necessary harm to the openness of the site and as such is not inappropriate development and will preserve the openness of this site within the Green Belt in accordance with the requirements of the NPPG on Green Belt (July 2019), chapter 13 of the NPPF and GB2A of the adopted Local Plan, DM 3 and DM4 of the Submission Version Local Plan.

Whilst it is noted that objectors raise the decision to refuse planning permission under reference EPF/1730/98 for an agricultural barn as material consideration. However, since this decision was made on the basis of the requirements of PPG 2 which has now been superseded by paragraph 145 of the NPPF 2019, this decision is no longer material to the determination of this application.

Impact on neighbouring residential amenity.

The original application indicated that the application shelter was for used as a shelter for grazing animals, and for people when taking part in archery sessions.

The applicant advises the following:-

- The whole field has been fenced off including the overshoot.
- We only plan to use the archery shelter as a shelter for people taking part in an archery session and for the storage of the equipment.
- This is not a noisy session and we have been using the shelter for this purpose for the last year without any complaints.
- We do not need to and will not use the shelter for the storage of animal feed.
- We do not intend to allow any animals to use it as a shelter as it would render it unusable for its purpose.
- We will at certain times of the year, autumn and spring, graze some animals in the field as part of good wildlife meadow management, but this will not be during late spring and summer when the archery shelter will be in constant use and we are growing the grass long for a crop of hay, or in the winter when the field is too wet and many of our animals are brought inside.
- Even when animals are grazing the field, they will not have access to the shooting range end and the shelter as livestock will churn up the shooting area and damage the shelter.
- If we are unable to use this field for archery, we would have to re-site our archery range to a different field on site and use this field for the permanent grazing of livestock.

During the planning officers unannounced site visit the shelter was found to be clean, with a bench running along its internal length and storage areas in each end, it therefore appears to be used as a sitting area and storage area for sports equipment.

The nearest residential property (Church House) is approximately 50m away from the shelter. Whilst it is acknowledged that the field can currently lawfully be used for animal grazing, the use of the shelter for animal protection would intensify an unneighbourly use, it is therefore recommended in line with the Parish Council's comments that a condition should be attached to any permission requiring that the shelter should not be used for the protection of animals and the storage of animal feed.

This would then prevent it being used for activities which would be harmful to the amenity of this neighbour as a result of adverse smells and nuisance. It is on this basis that the development complies with the requirements of policy DBE 2 and DBE 9 of the adopted Local Plan.

Parking and Access

The development has not had a significant additional adverse impact on highway safety or parking provision within the site. It therefore complies with the requirements of policy ST4 and ST6 of the Local Plan.

Design

The timber form, proportionate scale and single storey height is respectful of the countryside location of the site in accordance with DBE4 of the Local Plan.

Epping Forest SAC

The proposal relates to an operational development on land already being used for outdoor recreational purposes therefore mitigation against the harmful impacts of the proposal on the integrity of the EFSAC is not required in accordance with NC1 of the Local Plan along with DM2 and DM22 of the SVLP.

Conclusion:

This development is appropriate development within the Green Belt. Subject to further conditions controlling the use of the building so that it is not used for the welfare of animals, it will not have an adverse impact on neighbouring residential amenity.

Permitting this development will also provide social, physical and psychological benefits for the users of the site.

The proposal therefore complies with relevant planning policy and as such it is recommended that planning permission be 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: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

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