

PLANNING APPLICATIONS AWAITING DECISIONS WHICH HAVE ALREADY BEEN INCLUDED ON A PREVIOUS SCHEDULE AS AT 14 October 2002

APPL NO: **UTT/0500/02/FUL**
PARISH: **GREAT DUNMOW**
DEVELOPMENT: Demolition of former petrol filling station and erection of 7 x two-bedroom apartments, 2 x two bedroom live/work apartments, cycle store, car parking and alterations of existing access.
APPLICANT: Higgins Homes Ltd
LOCATION: 77-79 High Street
D.C. CTTE: 12 August 2002 (page 10)
REMARKS: Awaiting further revised plans
RECOMMENDATION: Deferral
Case Officer: John Grayson 01799 510455
Expiry Date: 21 May 2002

APPL NO: **UTT/1028/02/DFO**
PARISH: **THAXTED**
DEVELOPMENT: Erection of two-storey dwelling with detached triple garage (details following outline permission UTT/0104/01/OP)
APPLICANT: Mr B Holt
LOCATION: The Old Waterworks, Bardfield Road
D.C. CTTE: 23 September 2002 (page 37)
REMARKS: Deferred for Member's Site Visit and negotiations re size of dwelling
RECOMMENDATION: To be reported
Case Officer: Hilary Lock 01799 510486
Expiry Date: 12 September 2002

APPL NO: **UTT/0744/02/FUL**
PARISH: **CLAVERING**
DEVELOPMENT: Erection of 3 poultry houses, 1 goat house, 1 ancillary agricultural building and the alteration of an access for agricultural use.
APPLICANT: Mr D & Mrs C Stokes
LOCATION: Owls Farm, Pelham Road
D.C. CTTE: 23 September 2002 (page 17)
REMARKS: Deferred for Member's Site Visit
RECOMMENDATION: Approval with conditions
Case Officer: Jeremy Pine 01799 510460
Expiry Date: 10 July 2002
NB: see attached note from Environmental Services

UTT/1022/02/FUL – LINDSELL

Retrospective application for change of use of part of barn to residential
Templars Farm. GR/TL 640 – 281. Mr D Stokes.
Case Officer: Michael Ovenden 01799 510476
Expiry Date: 10/09/2002

NOTATION: ADP & DLP : Outside Development Limits & Settlement Boundaries.

DESCRIPTION OF SITE: The site is located on the edge of the hamlet adjoining open countryside. It comprises a field of 1.2 ha (3 acres) with a poultry house accommodating 1000 hens, an open-fronted storage barn and the barn subject of this application. There is an egg grading and storage room, hall and kitchen on the ground floor, and a lounge, bedroom and bathroom on the first floor. The applicant's parents are selling their adjacent dwelling "Templars Farmhouse" and intending to move to Clavering (see previous case).

DESCRIPTION OF PROPOSAL: The applicant is already residentially occupying most of the barn without planning permission and proposes to regularise this unauthorised development for use by an agricultural worker. The applicants' parents are moving to Clavering to supervise that new agricultural venture (see previous case).

APPLICANT'S CASE: See agent's letter dated 8 July with supporting case attached at end of report.

RELEVANT HISTORY: The residential conversion of this barn was allowed on appeal on 1986, then moved to an adjacent site where it was granted permission to be replaced by a house in 1989. When the new house was built (now called "Tudor Lodge") the barn was moved again, this time to its present location, as Permitted Development. The residential conversion of the barn in connection with the previous owner's horticultural enterprise was dismissed on appeal in 1997, for the reasons that the proposal failed the functional test and would have introduced a domestic character into the countryside. The barn has now been occupied by the applicant for 18 months without planning permission and the applicant intended to apply for an Established Use Certificate, until advised by Officers that he would not be able to prove 4 years continuous residential use.

PARISH COUNCIL COMMENTS: See letter dated 12 August 2002 attached at end of report.

REPRESENTATIONS: One. Notification period expired 6 August 2002.
Object. First-floor overlooks our property. Understand no new dwellings are permitted in this area.

PLANNING CONSIDERATIONS: The main issues are whether

- 1) the continued residential occupation of the barn is essential for agricultural purposes (PPG 7, ADP Policy C8 & DLP Policy H11), if so
- 2) there would be any detriment to neighbours' amenities (ADP Policy DC14 & DLP Policy GEN4) and
- 3) the previous Inspector's reasons for refusal have been overcome (ADP Policy C6 & DLP Policy H5).

1) There are two tests to be carried out in Annex 1 of PPG 7: functional and financial. *The functional test* is necessary to establish whether it is essential for the proper functioning of the enterprise for a worker to be readily available at most times, eg in case animals require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss. The existing number of laying hens (1000) falls well short of the minimum to justify a dwelling on this smallholding. 3000 hens are proposed at Clavering

without a dwelling. The functional test also requires the selling-off of suitable dwellings to be considered and in the opinion of Officers, “Templars Farmhouse” would provide suitable accommodation. It is considered, therefore, that the functional test has failed.

The financial test is required to prove that the farming enterprise is economically viable. The agent’s financial case has been considered and it is agreed that the estimated annual profit of over £21K would meet this test.

2) Despite the neighbours’ concerns, it is considered by Officers that the distance involved (85m) should avoid material overlooking from the barn to their property.

3) The agent claims that the domestication of the site which the Inspector was concerned about would not materialise other than with a washing line. This argument is unrealistic, since the applicant’s needs will inevitably extend to a sitting-out area, parked vehicles, outbuildings, etc. Officers consider that there would be a material change in the character of this smallholding from predominantly agricultural to essentially residential. The Inspector’s concerns have not, therefore, been overcome.

CONCLUSION: The proposal fails the functional test and would result in the domestication of the site. If Members agree to refuse the application, a separate report on enforcement will be made to a future meeting.

RECOMMENDATION: REFUSAL REASONS

1. The proposed continuation of residential occupation of this barn in association with the keeping of only 1000 laying hens does not fulfill the functional test and the selling-off of Templars Farmhouse would deprive the smallholding of a suitable dwelling, contrary to Government advice in PPG7, ADP Policy C8 & DLP Policy H11.
2. The permanent residential occupation of this barn would introduce a domestic character to this mainly rural area by virtue of the paraphernalia associated with use as a dwelling, contrary to the previous Inspector's decision, ADP Policy C6 & DLP Policy H5.

Background papers: see application file.

UTT/0671/02/FUL - SAFFRON WALDEN

Erection of six one-bedroom flats

Lock up garages off Carnation Drive. GR/TL 547-387. Hastoe Housing Association

Case Officer: John Grayson 01799 510455

Expiry Date: 27/06/2002

NOTATION: ADP + DLP: Within Development Limits & Settlement Boundaries.

DESCRIPTION OF SITE: The site occupies a backland position between Ashdon Road and Carnation Drive. It has vehicular access from Carnation Drive adjacent to four dwellings. The site is currently occupied by 18 lock-up garages in two blocks to the northern and southern sides, with flat felt roofs. It is surrounded on all sides by residential curtilages.

DESCRIPTION OF PROPOSAL: The proposal seeks redevelopment of the site to form a 2-storey block of six one-bed room flats. Access would be via the existing driveway. The units would be located to the western side of the site, with the front and rear elevations and main habitable rooms facing east and west. One window is proposed at first-floor level to the side elevations to light the staircases to the upper-floor units. To the western side 90 sqm of communal amenity space would be created, with an additional landscaped area to the north-eastern corner. A parking area for six cars would be formed to the eastern side, together with a bin store. The flats would each have independent entrances with two to the front elevation and two to each of the side elevations. The units would be brick-built with pantile roofs and the roofs would be hipped to each end.

APPLICANT'S CASE: The site is currently used as lock-up garages, a number of which are in need of repair. These were originally intended for tenants of our properties, but many of them are now occupied by people who have no direct connection with the Association. Your housing colleagues have drawn our attention to the acute need for single-person accommodation, hence our application for six one-bedroom flats. We believe this will meet the significant housing need in the district and this is confirmed by our own experience with our current estate in the town. This application represents a re-development of a brown field site to provide six one-bedroom flats to be let to local applicants. I would like to commend this application to the council as being positive step towards meeting the need for affordable housing in Saffron Walden. See letters dated 12+16 September 2002 attached at end of report.

TOWN COUNCIL COMMENTS: Object because of the loss of amenities including loss of off-road parking, overlooking of the surrounding properties and overdevelopment of the site.

REPRESENTATIONS: This application has been advertised and 10 letters and a petition have been received. Including one from CPRE Essex. Period expired 30 May 2002.

The following concerns are raised re original plans:

- The drawings are inaccurate in terms of how No 107 Ashdon Road is plotted and forms are incorrectly completed as there will be trees and shrubs lost on site.
- The loss of garages will lead to on-road parking, increasing congestion in the area
- Lack of adequate parking to serve the flats
- Overshadowing and loss of amenity to surrounding properties
- Impact on boundary bank to north with instability implications
- Lack of amenity space for the new flats

Revised Plans: see letter dated 17 September 2002 attached at end of report. Any others will be reported. (due 11 October 2002).

PLANNING CONSIDERATIONS:

The main issues are whether

- 1) the proposed would accord with the provisions of the policies relating to backland development (ADP Policy H10 and DLP Policy H3) and
- 2) the loss of the existing garages would be to the detriment of highway safety in the locality and whether the on-site parking provision for the new units would be adequate (ADP Policies T1 & T2 and DLP Policy GEN9).

1) The proposal would be on rising land with the two gable end elevations having windows to the staircases. The original plans showed principal elevations to the units would face to the east and west. The location of the block on the site would mean that it would be located 4.5m from the western boundary. This boundary has belt of trees outside the applicant's control & there is likely to be pressure to remove these to give light to the rear elevation of the units. This would allow direct overlooking of the rear gardens of the adjacent properties. Given the short distance from the boundary a two-storey block in this location would have a impact on the amenities of the adjacent units to the west. However, the revised plans have lowered the block and introduced obscure glazing, which would help to overcome these effects. On balance, it is considered that sufficient mitigation would now occur to justify approval.

2) The site is currently used for private garages which serve properties to Ashdon Road. The majority of the garages appear in use and judging from the letters of objection there is an ongoing demand for their retention. Residents who would lose the use of these garages would have to park on the adjacent roads instead. The loss of these garages would result in an increased demand for on-street parking for many of the existing houses, which is considered would be detrimental to highway safety and increase congestion in the locality. The proposal would provide one space per unit which would comply with current parking standards for urban areas.

COMMENTS ON REPRESENTATIONS: These are covered above.

CONCLUSION: The degree of overlooking of neighbouring properties is considered marginal. The loss of garaging is not considered paramount in this case as at Ozier Court in July, because only 3 of the 17 are used by local residents.

RECOMMENDATION: APPROVAL WITH CONDITIONS

- 1. C.2.1. Standard time limit
- 2. C.3.3. To be implemented in accordance with original and revised plans
- 3-8. C.4.1-6. Landscaping requirements
- 9. C.5.2. Details of materials
- 10. C.7.1. Slab levels
- 11. C.8.27. Drainage requirements
- 12. C.8.26. Sound insulation
- 13. C.12.1. Boundary screening
- 14. C.19.1. Avoidance of overlooking
- 15. C.26.1+2. Affordance housing
- 16. C.10. Highway access requirements
- 17. C.11. Parking requirements

Background papers: see application file.

1)UTT/0930/02/FUL & 2) UTT/0931/02/LB - GREAT DUNMOW

1)+2) Conversion of buildings to form three dwellings. Erection of garages and fencing The Granary, Folly Farm, Stortford Road. GR/TL 617-218. M Tamlyn & Son.

Case Officer: Richard Aston 01799 510464

Expiry Date: 15/08/2002

NOTATION: ADP+DLP: Outside Town Development Limits/Grade II Listed Buildings.

DESCRIPTION OF SITE: Folly Farm is a mixed group of historic farm buildings located to the south of the A120 on the western edge of the town opposite Tesco. The farmstead consists of a Grade II listed Farmhouse and four Grade II listed barns grouped around a historic courtyard. In addition there are a number of working farm buildings to the south. To the north lies Folly Farm House which is also Grade II listed but is separate from the main farm building complex and is at present not related to the application site.

DESCRIPTION OF PROPOSAL: The applications seek detailed planning permission and listed building consent for the change of use, alteration and conversion of a group of historic farm buildings to form three dwellings with associated erection of cart-lodge style garaging, fencing and the demolition of a boiler house.

APPLICANT'S CASE: The group of buildings has historic value, is soundly constructed and the proposal would retain the character of the existing buildings without detriment to the structure or harmful effect on the character of the countryside. The proposal conforms to ADP Policies S2, C6, DC5, DC6 and DLP Policy H5 and has been negotiated with the Council's Listed Buildings and Conservation Officer. See supporting statement dated 14th June 2002 attached at end of report.

CONSULTATIONS: Specialist Design Advice – The Folly Farm is an ancient farmstead containing a selection of 15th, 16th, 17th and 18th Century listed farm buildings. Most of the structures appear to be redundant for farming uses and it is important to find an economically viable future uses for them. Due to their historical and architectural qualities, the buildings fulfil the necessary criteria for ADP Policy C6 and National Planning Policy Guidance Note 7. This scheme has been negotiated and as a result there are no objections subject to conditions relating to materials, design, fencing and surface materials.

ECC Transportation – No objections.

Environment Agency – Makes advisory comments relating to foul sewage treatment and consent is needed for individual sewage treatment plants the proposal would require.

TOWN COUNCIL COMMENTS: Supports. Access to the site from the A120 should be examined to ensure that it is suitable for the increase in traffic that the development would bring.

REPRESENTATIONS: None. Notification period expired 22nd July 2002.

PLANNING CONSIDERATIONS: The main issues are whether

- 1) the proposals would be acceptable as a residential barn conversion in the countryside (ERSP Policy RE2, ADP Policy C6 and DLP Policy H5) and
- 2) the conversion would protect and enhance the character and setting of the listed buildings (ERSP Policy HC3, ADP Policy DC5 and DLP Policy ENV2).

1) The buildings are clearly redundant with regards to farming uses and in line sound structural condition with PPG 7 and ADP Policy C6 it is important to find an economically viable use for them. The proposal would not only maintain the historic form and layout of the farm complex, but also respect and conserve the historic characteristics of the farmstead

yard, enhancing their appearance in this rural setting. Accordingly the principle of residential conversion would meet the policy provisions.

2) The scheme has been negotiated prior to submission. As a result the scheme protects and enhances the character of the three listed barns and the alterations proposed would not result in a degree of domestication of the barn's appearance. The proposed conversion of the barns and cart sheds for garaging would not have a detrimental effect on the character or setting of the adjacent Grade II listed Farmhouse or Folly Farm House to the north. The proposals are considered to have regard to the existing form and layout of the barns and yard and would enhance the setting to the main listed farmhouse.

COMMENTS ON REPRESENTATIONS: The Town Council's comments are noted and the Highways Authority has no objections. Sight lines are adequate and the new A120 should be open before these conversions have been implemented.

CONCLUSION: The proposal is considered to meet the policy requirements and would preserve and respect the historic character, and setting/listed appearance and setting of the listed buildings.

RECOMMENDATIONS:

1) UTT/0930/02/FUL - APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development
2. C.3.1. To be implemented in accordance with approved plans
3. C.4.1. Scheme of landscaping to be agreed
4. C.4.2. Implementation of landscaping
5. C.6.2. Excluding all rights of permitted development
6. C.6.5. Excluding Fence and Walls without further permission
7. All external fencing to be post and rail with hedging planted by developer. Vertically boarded fencing to be omitted.
8. C.4.9. Gravel floorscaping of open yard.

2) UTT/0931/02/LB – LISTED BUILDING CONSENT WITH CONDITIONS

1. C.2.1. Time limit for commencement of development
2. C.3.1. To be implemented in accordance with approved plans
3. C.5.1. Samples of materials to be submitted and agreed
4. C.5.5. Clay plain tiles to principal residential units
5. C.5.16. No historic timbers to be cut
6. C.5.8. Joinery details
7. C.5.11. Smooth Rendered walls

Background papers: see application file.

UTT/1000/02/FUL - LITTLE HALLINGBURY
(Referred at officers' Discretion)

Change of use of farm barns to B8 and ancillary offices
Stone Hall Farm, Hall Green GR/TL 510 –159. D J L Robarts.
Case Officer: Katherine Benjafield 01799 510494
Expiry Date: 27/08/2002

NOTATION: ADP+DLP: Within Metropolitan Green Belt / Adjacent to Grade II Listed Building / Adjacent to Public Right of Way.

DESCRIPTION OF SITE: The site is located within Hall Green to the south of Little Hallingbury and the proposal relates to two agricultural barns located at Stone Hall Farm. The barns are located to the rear of the Grade II listed farmhouse and are currently accessed by the existing drive to the farmhouse. Barn A, as marked on the plans, currently has a floorspace of approximately 324m² while Barn B currently has an approximate floorspace of 444m².

DESCRIPTION OF PROPOSAL: This revised proposal is for the change of use of the barns to B1 and B8 uses. Supporting information supplied with the application states that Kings Removal Services have expressed an interest in the buildings with a view to using them primarily for long-term household furniture storage with some office use. It is proposed to improve an existing access situated 75m northwest of the farmhouse access on the main road. A new access measuring approximately 35m would then be created to run between the two barns.

APPLICANT'S CASE: See letters dated April and 14 June 2002 attached at end of report.

RELEVANT HISTORY: Application for change of use of the same agricultural units to B1, B2 and B8 use withdrawn by the applicant February 2002.

CONSULTATIONS: Environmental Services: Suggests conditions concerning hours of use, vehicle deliveries and the overall number of vehicle movements from the site are imposed.

PARISH COUNCIL COMMENTS: No objections.

REPRESENTATIONS: This application has been advertised and no representations have been received. Period expired 18 August.

PLANNING CONSIDERATIONS: The main issue is whether the proposal would comply with ADP Policy C5 regarding the re-use of rural buildings (ERSP Policy RE2 and DLP Policy E4).

Policy C5 states that the appropriate reuse of soundly constructed rural buildings for non-residential purposes will normally be permitted, subject to meeting the following criteria:

1. new uses should comply with other relevant plan policies,
2. sites should have satisfactory accessibility and adequate space for associated activities,
3. new uses should respect the rural amenities of the area and
4. the buildings should be structurally sound and not require substantial reconstruction.

The other ADP policies relevant to the proposal are S3 (Green Belt) and T1 (Highways). The proposal complies with these policies in that the applicant has confirmed that the buildings will become redundant for the purposes of agriculture in September 2002 and adequate space for parking and turning is available on the site without reducing the open character of the Green Belt. It is also proposed to use an existing access road to the buildings which would reduce the impact on the Grade II listed farmhouse. The alterations that would be

necessary for the reuse of the buildings would be minimal and they would retain the appearance that they currently have. It is considered that overall the proposal for the change of use to B8 would be acceptable and would have a minimal impact on the rural character of the area and adjacent properties.

However insufficient details concerning the proposed B1 use have been provided for it to be considered fully. The application forms show the whole of the floorspace allocated as warehousing and the buildings are shown on the plans as storage. Whilst it is not the subject of this application, it is proposed that a separate application will be submitted in respect of the change of use of another adjacent building to office (B1) use. It is therefore proposed to exclude the separate B1 use from this application. As a result of this, 5 parking spaces will be required to meet the parking standards for this amount of B8 use.

CONCLUSIONS: The proposal for change of use from agricultural to B8 use is in accordance with Development Plan Policies.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development
2. C.3.1. To be implemented in accordance with approved plans
3. C.4.1. Scheme of landscaping to be submitted and agreed
4. C.4.2. Implementation of landscaping
5. C.6.8. Excluding conversion of garages
6. C.8.3. No outdoor working
7. C.9.1. No outdoor storage
8. C.11.8. Standard vehicle parking facilities
9. C.13.7. Hours of delivery
10. Access to the buildings shown as Barn A and Barn B on the approved plans shall only be via the new access marked green on the approved plans.
REASON: In order to protect the character and amenity of the listed building.
11. There shall be no overnight parking of vehicles associated with the use of the buildings to which this permission relates other than within the buildings marked Barn A and Barn B on the approved plans.
REASON: To protect the rural amenities of the area.
12. This permission does not include approval for the separate Class B1 (Office) use and no such use shall be carried out on the site without the prior consent of the planning authority.
REASON: B1 (Office) use would generate unacceptable levels of traffic and car parking in the Green Belt.
13. C.25.3. Ban on Airport-related car parking.

Background papers: see application file.

1)UTT/1080/02/DFO & 2) UTT/1084/02/DFO – THAXTED
(Joint Report)

1) Erection of dwelling and garage (reserved matters relating to permission UTT/1315/01/OP).
2) Replacement dwelling and garage (reserved matters relating to permission UTT/1316/01/OP).
Levetts Farm, Bardfield Road. GR/TL 620-309. Prime Crest Limited.
Case Officer: Hilary Lock 01799 510486
Expiry Date: 11/09/2002

NOTATION: ADP: Outside Development Limits. DLP: Outside Settlement Boundary

DESCRIPTION OF SITE: These two sites are on the northern side of Bardfield Road, on the eastern outskirts of Thaxted (adjacent Development Limit). Plot 1 (at the rear) is approximately 1100 sqm and comprises a brick-built barn with open cart sheds behind. The site is behind a second plot (Plot 2, approximately 1700sqm) currently occupied by a chalet bungalow and there is mature roadside planting in front. To the west are various storage buildings used by Knights Construction, with dwellings leading into the village beyond. The rear of the site is largely open, backing onto fields.

DESCRIPTION OF PROPOSAL: Separate outline planning permissions were granted to replace the redundant farm buildings and existing dwelling with two dwellings and garages in November 2001, and these are the reserved matters. The proposed 5-bedroom dwellings would be the same, of 'barn conversion style', constructed with weatherboarding on a brick plinth with plain tiled roofs. They would have footprints of 147sqm (main range of 7m x 17.2m, with wings of 4.4m x 5.1m, and 4.1m x 1m) and height of 8.1m (plus chimney). Each would have an open-fronted double garage 6.5m x 6.1m, and 6.5m (the agent advises this height is necessary to achieve the pitch required for his preferred plain tile). Ample garden and parking areas would be provided. Access to both would be via the existing shared access to the highway, as agreed at the outline stage. The proposals have been revised following officer negotiations regarding the submission of details for larger, suburban and more visually intrusive dwellings.

RELEVANT HISTORY: Outline permissions for dwellings and garages granted November 2001.

PARISH COUNCIL COMMENTS: Original Plans – no objection
Revised Plans – to be reported (due 7 October)

REPRESENTATIONS: Any received will be reported. Revised notification period expires 7 October.

PLANNING CONSIDERATIONS: **The main issues are whether the proposals would accord with the outline planning permissions, and would be acceptable forms of development in this edge-of-settlement rural location (ADP Policies H6, H8 & DC1 and DLP Policies H6 & GEN2).**

The proposed dwellings would accord with the outline permissions, and only access was approved at that stage. The permission to replace the farm buildings (Plot 1 at the rear) stated that the indicative dwelling shown at that time was considered to be the maximum size capable of being accommodated on the site without detriment to the rural character of the area. The footprint of the proposed dwelling and garage would be only 10sqm greater than the indicative plan, but it is considered that the plan now submitted demonstrates that the site is capable of accommodating the slightly enlarged dwelling without harm to the setting. Redevelopment of this site at the rear was granted as an appropriate infill plot, and the proposed size and design of the dwellings as revised would be appropriate in this semi-

rural location. Their siting would avoid any loss of amenity to the adjacent plot. The dwelling size and type for both dwellings would be the same, and although this replacement dwelling would be greater than the existing chalet, its size and design would be appropriate given the context. Both are distant from any other dwelling, and amenity would be unaffected.

CONCLUSION: The reserved matters would accord with the outline permissions and the Council's policies.

RECOMMENDATIONS:

1) + 2) UTT/1080/02/DFO & UTT/1084/02/DFO - APPROVAL OF RESERVED MATTERS WITH CONDITIONS

1. C.3.2. To be implemented in accordance with revised plans
2. C.2.1. Time limit for commencement of development (2 years)
3. C.4.1. Scheme of landscaping to be submitted and agreed
4. C.4.2. Implementation of landscaping
5. C.11.7. Standard vehicle parking facilities
6. C.5.2. Details of materials to be submitted and agreed
7. C.23. Demolition of existing dwelling (1084/02 only)
8. C.6.4. Excluding extensions without further permission

Background papers: see application file.

UTT/0917/02/FUL – TAKELEY

Redevelopment to provide 7 units of B1 (Business) Use, construction of parking and turning facilities

Old House Farm, Parsonage Road. GR/TL 558-221. Rosper Estates Ltd.

Case Officer: Richard Aston 01799 510464

Expiry Date: 08/08/2002

NOTATION: ADP+DLP: Within Stansted Airport Countryside Protection Zone (CPZ)/outside Development Limits/Within Area of Special Landscape Value (ADP only)/Grade II listed building.

DESCRIPTION OF SITE: Old House Farm is a 1.93ha (4.9 acre) former agricultural holding, located to the north of Takeley on the western side of Parsonage Road, between the existing A120 and Stansted Airport. The area immediately south of the site is part of the dedicated route for the new A120, which is currently under construction. The site has 7 industrial and storage buildings, consisting of one Dutch Barn to the south and 6 further shell-style buildings which are of little architectural or historical merit. However a Grade II Listed Farmhouse faces Parsonage Road in the northeastern corner of the complex, although this is in a state of disrepair, requiring extensive renovation. There is an established group of trees on the Parsonage Road frontage, but landscaping on the site is minimal and does nothing to improve the appearance of the site when viewed from the wider countryside.

DESCRIPTION OF PROPOSAL: This revised proposal details the redevelopment of the complex for B1 Commercial Office use, involving the renovation of the existing Farmhouse, the demolition and rebuild of a number of the existing units, the erection of one new unit in the northwestern corner of the site and the retention of one unit for secure cycle parking. In addition the proposal also details the creation of a number of timber boarded car parking and cycle bays providing 45 and 56 spaces respectively. The proposal also details the creation of a new access road as Parsonage Road is re-routed following the completion of the new A120, the reopening of the former main access to the site and a comprehensive landscaping scheme.

APPLICANT'S CASE: The existing buildings on the site benefit from a mixture of B1 and B8 uses, although the majority of buildings are vacant, as a result we consider the site to be an under used Brownfield site. The appearance of the existing buildings is detrimental to the appearance of the ASLV and has a detrimental effect on the setting of the listed farmhouse. The proposed development would be a significant environmental improvement and is compatible with Adopted Local Plan Policies. The proposal does not conflict with the aims of the Protection Zone and has been designed sensitively, complying with all aspects of PPG1 and PPG7. We consider that the proposal represents an excellent opportunity to recycle this under-used Brownfield site for employment purposes and to significantly enhance the appearance of the countryside. See Design Statement attached at end of report.

PLANNING HISTORY: Unit 1 has a lawful use for B2 (General Industrial), approved in 1995. Unit 2 has an existing B1 use, excluding ancillary offices, granted in 1992. Unit 3 has an established B2 use for motorcycle and car restoration under permissions granted in 1998. Unit 4 has an existing B1 (Light Industrial) use. The existing Dutch Barn has a permitted change of use to B8 (Storage and Distribution), granted in 1998. The Farmhouse has an approved B1 office use granted in 2000. Refusal for office redevelopment in 2001 for reasons of new buildings in CPZ.

CONSULTATIONS: Specialist Design Advice: No adverse comments.

Environmental Services: No objections.

Environment Agency: No objection in principle, subject to conditions relating to prevention of pollution and the construction of a new drainage system. Guidance given on Groundwater Protection and Environmental Protection.

ECC Highways: to be reported (due 11 October).

REPRESENTATIONS: This application has been advertised and 1 representation has been received. Period expired 8 July 2002.

Summary – Application gives no numbers of staff and ignores the areas covered for the parking of cars, only giving an area covered by new office buildings. The new buildings are pushing out into the surrounding countryside. There appears to be a complete lack of car parking. The design of the large barn appears to be too modern for its rural setting. The site should be kept for light industrial. What's the point in having a Countryside Protection Zone, if you don't protect it from over enthusiastic developers?

PARISH COUNCIL COMMENTS: No objections subject to appropriate restrictive working conditions.

PLANNING CONSIDERATIONS: The main issues to consider are whether:

- 1) **there would be significant environmental improvements and circumstances which outweigh the strong presumption against development within the Stansted Airport Countryside Protection Zone (ADP S4, DLP S8, ERSP C5),**
- 2) **the redevelopment would be appropriate with regard to traffic generation, access, parking and environmental quality (ADP Policies T1, T2, DC1 and DLP Policies GEN1, GEN9 & GEN2) and**
- 3) **the general design would be acceptable (ADP, DC1, DLP GEN2) and appropriate with regards to its impact on the character and appearance of the Area of Special Landscape Value (ADP C2) and the setting and character of the Grade II Listed Farmhouse (PPG15, ADP, DC5, DLP GEN8, ENV2).**

1) Policy S4 of the ADP states that development in the CPZ which would 'promote coalescence between the airport and existing development in the open countryside' will not normally be permitted. In themselves, such changes of use to business purposes are acceptable, if in accordance with other local plan policies, but if proposed schemes wish to expand beyond the confines of existing buildings, that result in gradual erosion of open land they are resisted. The applicant's statement details a slight decrease in the gross external area of actual floorspace accommodation for Units 1-8 (excluding the farmhouse) from the current figure of 2497m² to 2488m². Although some units are to provide first floor accommodation, in this respect there would not be an unacceptable intensification in the amount of usable office floorspace. However it is considered that as a result of its design there would be a small amount of physical growth, as units 1-4 are being replaced with differently shaped units. The actual increase in the physical area of the units (excluding retained Unit 5, the Farmhouse and the covered car/cycle areas) would amount to approximately 266m², including new build.

The units at present are considered to be of little architectural or historical merit and the site is generally untidy as a result of the industrial uses that occur. Both National Planning Policy PPG7 and local planning policies seek to encourage the re-use of redundant rural buildings so long as they are appropriate to their surroundings and involve the re-use of soundly constructed buildings. Whilst the proposal does involve the demolition and reconstruction of a number of units which are of little amenity value, the applicant has sought to respect the traditional confines and features of the site, by retaining the Dutch Barn and historic Farmhouse. By proposing appropriately designed replacement rural buildings which results in a significant environmental improvement, the redevelopment enhances and respects its countryside setting, which will be somewhat altered in any case by the new A120. Although

the form, layout and actual area of the existing buildings would physically change, including the addition of one new unit (5), the increase in the physical size of the buildings would not expand beyond the existing confines of the site, and a modest increase in size is acceptable given the circumstances. Furthermore, although it is accepted that some intensification would occur, because the units have a number of different established 'B' class uses (B1, B2, B8) and have established permitted change of use rights as allowed under The Use Classes Order (1987), the impact of the proposed development would be no more than if all of the units were to operate in accordance with their lawful use.

2) The independent Transport Impact Assessment (TIA) will be commented upon by the County Highways Department and reported at the meeting.

3) A planning application for a change of use of the Farmhouse to B1 Offices, has already been approved and the suitability of part of the site for commercial use is established. The main issue then turns to the effect of the design on the character and setting of the listed building and the open countryside. The buildings at present have no architectural merit and consist of corrugated roofed shell style buildings in a dilapidated state. The proposal resites the buildings, largely in their current positions and this would reflect the historic form of the farmyard layout. Furthermore the differing design of the building's scales, from 2-storey down to single storey, reflects the natural slope in ground levels, minimising the impact on visual amenity. The units with timber-cladded exteriors and single-storey timber-boarded car park and bicycle storage sheds, would respectfully enhance the setting of the Grade II Farmhouse and would be sympathetic to the rural landscape. In addition, a scheme of landscaping has been submitted with the application.

CONCLUSION: In order to secure an appropriate and acceptable future use for the site that will not be detrimental to the CPZ and one which results in a significant improvement to the environmental quality and visual amenity of the site, as well as the setting of the listed building, the proposal can be treated as an exception to Policy S4 and is considered acceptable.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1 – Standard time limit for commencement
2. C.3.3 – To be implemented in accordance with original and revised plans
3. C.4.6 – Retention and protection of trees and shrubs for the duration of development.
4. C.4.8 – Landscape management plan to be implemented
5. C.5.1 – Samples of materials to be submitted and agreed.
6. C.6.1 – Excluding future changes of use without permission (B1 only)
7. C.7.1 – Details of external and internal floor levels to be agreed.
8. C.9.1 – No outdoor storage
9. C.8.3. - No outdoor working
10. C.10.13 – Forward visibility splays
11. Programme Restoration of listed farm house to be submitted, agreed and implemented.
12. Hours of deliveries uses: 8.30-5.30 Mon-Fri, 9-1 Sat, not at all on Sundays or Bank Holidays
13. C.25.3. Prohibition on Airport – related car parking.

Background papers: see application file.

UTT/1168/02/DC – STEBBING
(District Council proposal)

Extension to house for disabled occupant
27 Bran End Fields. GR/TL 655-252. Uttlesford District Council.
Case Officer: Anthony Betros - 01799 510471
Expiry Date: 01/10/2002

NOTATION: ADP+DLP: Within Development Limits/ Area of Special Landscape Value

DESCRIPTION OF SITE: The dwelling is located on the eastern side of Bran End Fields and forms one of a row of 6 adjoined two-storey dwellings. The site has a frontage of 8.5m, depth of 46-50m and site area of approximately 408sqm. Farmland is located to the rear.

DESCRIPTION OF PROPOSAL: The proposal involves alterations and additions to the front and rear of the subject property to provide disabled facilities for the occupant of the dwelling. The alterations to the front of the dwelling include ramp access while to the rear a new bedroom with en-suite for the disabled occupant is proposed at ground level. The rear addition would be sited along the common boundary with the neighbour to the south-east at No. 28. It would have a width of 4.5m, length along the common boundary of 7.6m and floor-space of 34.5sqm and has a wall height of 2.2 metres with a pitched roof. All openings associated with the addition would face to the rear (north-west).

PARISH COUNCIL COMMENTS: No comment.

REPRESENTATIONS: None. Notification period expired 13 September 2002.

PLANNING CONSIDERATIONS: The main issues are whether

- 1) The ramp and rear additions would be acceptable (ADP+DLP Policy H7) and
- 2) the alterations and additions would caused any impact on the amenity of adjacent properties (ADP Policy DC14 & DLP Policy GEN4).

- 1) The proposed ramp is considered acceptable to the front elevation of the row of dwellings as it is close to ground level where it would largely be screened by the front fence and garden behind. The rear additions are also considered acceptable as they are single-storey in nature, of a modest size and would provide assistance to the disabled occupant. A large portion of open space at the rear would still be available after the addition.
- 2) The siting and scale of the extension would ensure that it should not create significant overshadowing impacts to the adjoining neighbours on either side. The door and window openings would not caused adverse privacy impacts due to them being screened by the dividing fences between the properties.

CONCLUSION: The proposed alterations and additions to the subject property would improve living conditions for the disabled occupant of the dwelling without being responsible for any adverse design or amenity impacts.

RECOMMENDATIONS: APPROVAL WITH CONDITIONS

1. C.2.1. Standard time limit
2. C.3.1. To be implemented in accordance with approved plans.

Background papers: see application file

UTT/1316/02/OP - GREAT DUNMOW

Outline application for erection of 8 dwellings and revised means of access.
22 - 24 Ongar Road. GR/TL 631-210. Hutton Homes Ltd.
Case Officer: Richard Aston 01799 510464
Expiry Date: 14/11/2002

NOTATION: ADP & DLP: Within Development Limits/Part of committed Residential Site.

DESCRIPTION OF SITE: Site of 0.34ha (0.85 acres) fronting onto Ongar Road (B184), towards the southern edge of Great Dunmow. Two inter-war bungalows with gardens approximately 95m long currently occupy the site. The site abuts the entrance road to the Ongar Road Industrial Estate

DESCRIPTION OF PROPOSAL: This revised proposal seeks outline planning permission for the redevelopment of the site for 8 dwellings, following the demolition of the 2 existing bungalows. The application seeks determination at this stage for the means of access and the number of units only, a full 'Reserved Matters' application to include details of the siting, external appearance, design and landscaping will be submitted at a later date. Following a recent refusal and site visit by DC & Licensing Committee, the two bungalows, which formed the main reason for refusal regarding loss of amenity of occupants, have been removed from the proposal.

APPLICANT'S CASE: Proposal has been negotiated several times with the local planning authority and the site is considered suitable for residential development in line with the Adopted District Plan.

RELEVANT HISTORY: Outline application for erection of 5 detached dwellings and garages, refused 1994. Outline application for three detached dwellings, approved 1994. Neither implemented. Outline application for 6 dwellings refused last month after Members Site Visit for reason of detrimental effects on residents of existing bungalows.

CONSULTATIONS: Environment Agency & Anglian Water – Details of foul and surface water drainage required.

Environmental Services – No objections subject to suitable access.

ECC Transportation – No objections subject to conditions.

TOWN COUNCIL COMMENTS: Objects on the grounds that the proposal is over-development of the site and there would be too many accesses onto Ongar Road.

REPRESENTATIONS: This application has been advertised and any representations will be reported. Period expires 18th October.

PLANNING CONSIDERATIONS: The main issues are whether

- 1) the site is suitable for residential development (ERSP Policies BE1 & H3, ADP Policies S1 & H10 and DLP Policies S1, GEN1, H1 & H3) and
- 2) the proposal is acceptable with regard to highway issues (ERSP Policy T8, ADP Policy T1 and DLP Policy T4).

- 1) The site is within the Development Limits and is generally in line with advice given in National Planning Policy Guidance Note 3: Housing, as the site is within an existing urban area and maximises the use of a previously developed site with good access to public transport and other facilities. However, the scheme does not meet PPG 3

requirements in relation to density of development. The scale of development (now 8 units) has been reduced to overcome the County Highway's objections and to meet their requirements in relation to access. This means that the recommended density would now be about 20 dwellings per hectare, but development along the Ongar Road is low density in character and therefore the density would be acceptable. The proposal for residential use is therefore acceptable in principle in this location, subject to the exact siting, design, external appearance and landscaping being approved under a 'Reserved Matters' application at a later stage as it conforms to the criteria set out in Structure and Local Plan Policy.

Turning to the potential impact that an intensified residential use may have on the visual and residential amenity of surrounding occupiers, the scheme has been revised to include the demolition of the two bungalows to satisfy Members' comments made at the DC & L Committee on 2 September 2002. In this respect it is considered that their demolition would not have a detrimental impact on the streetscene. In addition the application details the access as being shared surface, therefore giving the impression of a private driveway, further reducing any potential visual impact. The new Deposit Plan seeks to retain the adjacent Ongar Road Industrial Estate in employment use and it is considered that any new development permitted on this site could be designed in such a way so as to minimise any potential disturbance to occupiers.

- 2) Although the comments relating to the problems that a new access on Ongar Road would cause have been taken into account, there are no objections from the County Council for this type of access subject to no obstructions to visibility and the satisfactory surfacing of the access. It is considered that the single access as now proposed would be acceptable the traffic created as a result of residential development in this area would not have a detrimental impact on the residential amenity of adjoining occupiers and that the proposal conforms to both Structure and Local Plan Policy

COMMENTS ON REPRESENTATIONS: The recent comments the Town Council and previous ones from local residents have been taken into account. However, it is considered that a replacement access in this form off Ongar Road would not affect public safety and accordingly there are no objections from ECC Highways to the proposed access route. In addition the two inter-war bungalows would be removed as part of this revised application, so the objection relating to loss of amenity has now been overcome.

CONCLUSION: The site is considered acceptable for residential development in accordance with National Planning Policy Guidance and Structure, District and Emerging Local Plan Policies.

RECOMMENDATION: APPROVAL WITH CONDITIONS (AND CHAIRMAN'S AUTHORITY TO ISSUE NOTICE AFTER 18 OCTOBER)

1. C.1.1. Submission of reserved matters: 1
2. C.1.2. Submission of reserved matters: 2
3. C.1.3. Time limit for submission of reserved matters
4. C.1.4. Time limit for commencement of development
5. Demolition of existing dwellings
6. Screening fencing and walling to side and rear boundaries
7. C.8.27. Details of drawings to be submitted and agreed.

Background papers: see application file.
