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Application Number:	EPF/2936/14
Site Name:	Land adjacent to Longacre Cottage School Road, Stanford Rivers, Ongar CM5 9PU

## Report Item No: 6

<b>APPLICATION No:</b>	EPF/2936/14
<b>SITE ADDRESS:</b>	Land adjacent to Longacre Cottage School Road Stanford Rivers Ongar Essex CM5 9PU
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	
<b>APPLICANT:</b>	Mr Martin O'Neal
<b>DESCRIPTION OF PROPOSAL:</b>	Outline planning application for proposed new 4 bed dwelling with some matters reserved.
<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=572274](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572274)

## CONDITIONS & REASONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
  - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
    - (i) scale;
    - (ii) appearance;
    - (iii) landscaping.
  - b) The reserved matters shall be carried out as approved.
  - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 The curtilage of this proposed dwelling shall be restricted to the area edged in red as shown on the approved plan 1493/01a.
- 4 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.

- 5 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.
- 6 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1493/01a; 1493/05; and MP/LA/01 Rev A.
- 7 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 8 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.

*This application is before this Committee because the recommendation for approval is 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 directorate – delegation of council function, schedule 1, appendix A(f)).*

**Description of Site:**

The site is a rectangular site lying on the east side of the attractive triangular village green area in Toot Hill bounded by School road, Toot Hill Road, and Epping Road. It lies to the north of the house at Long Acre Cottage. The site lies in the Green Belt but within the village envelope of Toot Hill.

**Description of Proposal:**

Outline application for a new 4 bed dwelling. The reserved matters for which approval is now sought are access and layout of the site, although detailed floorplans and elevations have been submitted for information.

**Relevant History:**

None

**Policies Applied:**

CP2 Protecting the quality of the rural and built environment  
GB2A Development in the Green Belt  
DBE4 Design in the Green Belt  
LL10 Adequacy of provision for landscape retention.  
ST4 Road safety.

NPPF Para 89

**Summary of Representations:**

STANFORD RIVERS PARISH COUNCIL – object – development within the Green Belt is contrary to para 89 of the NPPF, which states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Neighbours – 7 consulted and 2 replies received:-

WILLOW END – support the proposal – the site lies between my house and Long Acre Cottage but at present it is not fulfilling any particular use. The new project will smarten up the area and it seems to me that all my closest neighbours are positive towards it.

COVARS MEAD – support the proposal – we are neighbours of Mr and Mrs Neal at Long Acre Cottage and we have no objections to the proposed dwelling. It would bring about a positive change to an otherwise derelict site and would enhance the visual aspect of the village green area.

EFDC TREES SECTION – No objections to the application, which includes a tree report, subject to conditions requiring details of tree protection, and hard and soft landscaping to be submitted.

ESSEX CC HIGHWAYS – initially objected to the application because the existing hedge/vegetation next to the road would obscure the provision of 2.4m by 43m visibility

splays being provided for the new access. Since then a site meeting has taken place with the County and revised plans show the provision of these visibility splays.

### **Issues and Considerations:**

This application is submitted by the owners of the adjoining Long Acre Cottage. It follows on from a pre-application enquiry which proposed the erection of a new dwelling.

Although the parish council correctly quote part of para 89 of the NPPF (which states that new buildings in the Green Belt should be regarded as inappropriate) there are 5 exceptions to this general rule. One of these exceptions is 'limited infilling in villages'. The site clearly lies within the south east part of the Toot Hill village envelope. Consequently, the proposed infill house does meet the requirements of para 89 of the NPPF and hence it is an appropriate development.

The applicants own a large area of paddock adjoining their house and at the pre-application stage it was emphasised that the proposed new dwelling should have only a limited garden curtilage so as to avoid urban encroachment into this large paddock. To this end therefore the proposed house lies on a red lined application site of some 50m in length by 20m in width. This residential curtilage is an appropriate size, and a condition to any consent will restrict the extent of the curtilage to this red line area only.

The sites frontage to the green currently comprises a hedge which in part is in a poor condition. However, it is important to retain a green frontage to the site so as to partly screen the new house and to be consistent with other frontages to the Green. Amended plans submitted show part of the hedge closest to the road now being removed in order to provide the necessary driver visibility splays. The rear part of the hedge will be retained and complemented by a new hedge to be planted behind the section to be retained. Further details of this new hedging will be required via a condition. In conclusion, the revised frontage to the site will still be a green one appropriate for the locality, and it will provide for safe vehicular egress from the site.

In terms of off street parking the submitted site layout plan shows the provision of an attached garage to the proposed house plus a driveway area that can accommodate several cars, and hence the proposal will not give rise to parking on the road next to the village green. Although the design and appearance of the proposed house is a reserved matter for subsequent approval the elevations submitted for information show features such as gables and steep angled roofs appropriate for a house in a semi rural area.

### **Comments on representations received:-**

The proposal will have a minimal impact on neighbouring properties and indeed the two nearest neighbours support the proposal. The objection of the parish council has been addressed above.

### **Conclusions:**

Although located in the Green Belt this is an infill plot within a village envelope and consequently a new dwelling is an appropriate development. For this reason, and those outlined above, it is recommended that outline 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: David Baker  
Direct Line Telephone Number: 01992 564514**

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