

APPLICATION No: EPF/291/05

Report Item No: 2

SITE ADDRESS: LITTLE TAWNEY HALL FARM, STAPLEFORD TAWNEY
PARISH: Stapleford Tawney

APPLICANT: R Padfield & Son

DESCRIPTION OF PROPOSAL:
Extension to existing barn to be used for hay and straw storage

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.

Description of Proposal:

Erection of 3-sided timber boarded hay barn with profiled grey pitched roof. To be sited adjoining to similar recently constructed barn of similar size and appearance.

Description of Site:

The application site comprises a clustered group of farm buildings which include large barns, sheds and stables north of a Grade II listed farmhouse. Surrounded by open fields associated with the site, it is an isolated site located in the Metropolitan Green Belt, to the north of Stapleford Tawney Road.

Relevant History:

EPF/411/77 - Erection of steel framed cattle yard - Granted.
EPF/503/82 - Agricultural building for cattle housing - Granted.
EPF/721/83 - Extension to existing agricultural building - Granted 4/7/83
EPF/767/03 - Side extension on existing barn for hay and straw storage - Approved 25/7/03
EPF/526/04 - Cattle building to replace existing dilapidated timber cattle yards - Approved 7/5/04.

Relevant Policies:

Green Belt and Countryside policies of the Local Plan:-
GB2 - Appropriate buildings in the Green Belt.
GB11 - Criteria for agricultural buildings,
LL1 and LL2 - Protection of the countryside,
DBE4 - Buildings respect their wider setting.

Issues and Considerations:

The main issue in this case is whether the proposal is

appropriate in the Green Belt and whether this would unduly harm the character of the surrounding countryside.

The primary use of this site is for the keeping of livestock and the surrounding fields are used for grazing purposes and the growing of hay. The farm has expanded since 2001 with the addition of 60 more acres of land of rented permanent pasture and additional cattle.

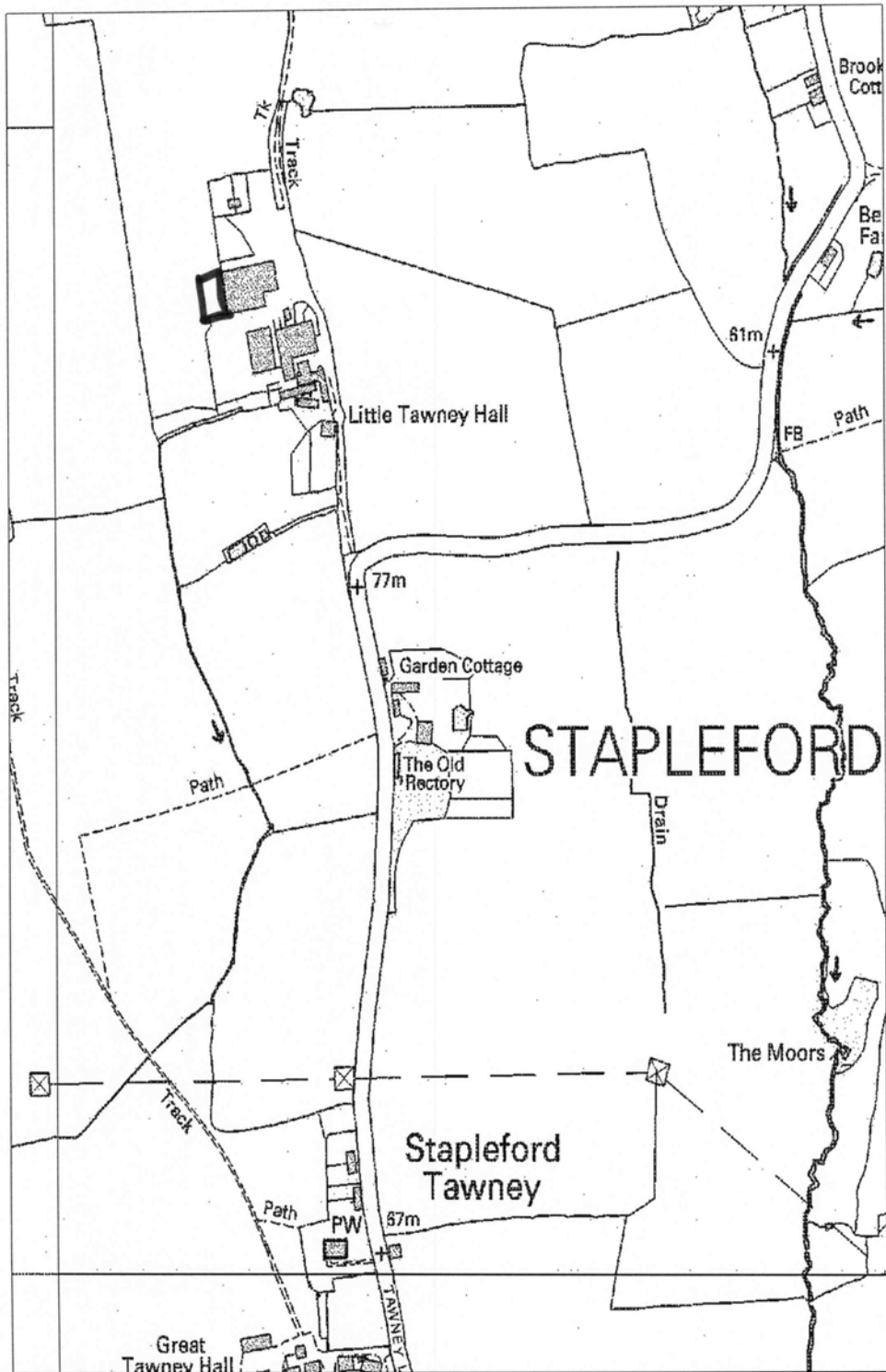
The primary function of the site is clearly livestock and the proposal will be associated with the farm. It therefore is appropriate development in the green belt commensurate with Policy GB2 of the Local Plan.

The siting of the building will be to the west of the cluster of farm buildings on the edge with fields beyond. It will continue the scale, height and appearance of the recent existing barn and be in keeping with the appearance of the rest of the farm buildings. Against the backdrop of existing buildings, it will have little impact upon the openness or character of the green belt or surrounding countryside. It will therefore comply with policies GB11, LL1, LL2 and DBE4 of the Local Plan.

The listed farmhouse is to the south and separated by other existing farm barns and buildings and the proposal is well away to not harm its setting.

The proposal complies with the policies of the Local Plan and is recommended for approval.

SUMMARY OF REPRESENTATIONS:
PARISH COUNCIL - No Objection.



E Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

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