

Report Item No: 1

APPLICATION No:	EPF/0513/09
SITE ADDRESS:	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Vincent Dolan
DESCRIPTION OF PROPOSAL:	Conversion and extension of former hay loft into a single, three bedroom dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

And subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act, within 12 months of this decision, to secure the removal of the half of the adjacent agricultural building closest to the site, and removal of all resultant materials from the land, prior to the first occupation of converted stable building for residential purposes.

This application was discussed at the last West Area Committee at which members voted to defer making a decision until such time as a Conservation Area Character Appraisal is in place. However, concern has been raised about the deferral on two counts

1. Concern was raised by Members of the Committee that this decision was made without proper discussion of the motion to defer, and;
2. Officers sought legal advice as to the implications of deferring decision on a planning application to allow time for a Character Appraisal to be put in place.

With regard to the first issue, it has been confirmed that when a motion is raised and seconded it is entirely in order for further discussion of the motion and its implications to be discussed before a vote is taken, this did not happen at the meeting despite Members indicating that they wished to speak. Therefore in order to allow proper debate the matter has been brought back to Committee to allow for that discussion, if appropriate, to take place.

On the second issue, legal advice has been given that to defer the application until such time as a Conservation Area Character Appraisal is in place, would leave the Council open to significant criticism and risk of a costs against the Council should there be an appeal against non determination of the application. The Character Appraisal is not imminent, is not required to be in place before applications are determined and is outside the control of the applicant. Members should be aware that they have recently determined similar applications in this Conservation Area, and the circumstances have not changed.

Therefore the application is brought before members again tonight for further consideration and the original Officer's report is reproduced at the end of this report. However it was clear at the last committee that some additional background information is required to enable Members to fully assess the proposal and the issues involved in the determination of the application and the following report seeks to address the main concerns raised in the discussion at that meeting.

Conservation Area Character Appraisals

A conservation area character appraisal looks in detail at a conservation area and aims to define what its most important characteristics and features are. It also highlights any parts of the conservation area that may be in need of improvement. It does not set out Planning Policies for the area, but is a useful tool for guiding change in a conservation area.

A character appraisal and management plan can play an important role in ensuring that the aspirations of the plan can be taken into consideration when development issues are being considered and for developing initiatives to improve the area. Appraisals however, have a much wider application as educational and informative documents for the local community.

At present however, of the 25 Conservation Areas in the District only a few have such appraisals in place, and clearly planning applications within those conservation areas without appraisals cannot be put on hold until such time as the appraisals are completed.

With regard to the current position on the Copped Hall Conservation Area Appraisal; whilst the document is being produced in partnership with EFDC, the City of London and the Copped Hall Trust, the preliminary draft is being written by consultants sponsored by the Copped Hall Trust. It is therefore difficult to give a timescale for receipt of this draft, but current indications are that it will be with us by the end of June. After which time the draft will need to go out to public consultation for several weeks so that the views of local residents and businesses can be incorporated into the final version. The document has to be approved by the Portfolio Holder before going to print. Realistically it is unlikely that the document will be in print until much later in the year. The document could then be considered for adoption as a Supplementary Planning Document at some

point in the future; it is only at that point that it would carry any significant weight in the determination of planning applications.

Relevant History

In 2006 a planning application (EPF/1084/06) was submitted for conversion and extension of the building currently the subject of this application to one dwelling, erection of two additional dwellings on the site of the agricultural building to the rear and conversion of The Dairy building to the rear to a further dwelling. This proposal was clearly contrary to current Green Belt Policy as it included not only conversion of existing buildings but also a large extension and the erection of two new dwellings. However as part of the application the then applicant Mr Fletcher, who was the owner of a significant area of land around the site, put together a package of enhancements to the area, including the transfer of land to the Copped Hall Trust and to the Conservators of Epping Forest. It was considered that this package, to be secured by a Legal agreement under section 106 of the Town and Country Planning Act was sufficient to outweigh the harm to the Green Belt from inappropriate development and Members therefore agreed to grant consent provided the legal agreement was signed.

The land ownership then changed and the legal agreement was never signed, so planning permission has never been issued for that development.

Since then, The Dairy has been the subject of a separate planning application for conversion to a single dwelling, EPF/2451/07 which was approved subject to conditions, and the works have taken place. The 2006 application (EPF/1084/06) has therefore now been taken over by events and is no longer a proposition. The original applicant no longer has an interest in pursuing that scheme.

A building to the North of The Dairy, known as the Annex to the Dairy has planning permission for change of use to one dwelling (EPF/1871/08)

The building immediately adjacent to the current application building has planning permission for change of use to a dwelling, approved by Committee last month (EPF/2431/08).

An application for redevelopment of the model farm site for 8 dwellings (EPF/1607/08) was submitted last year but was withdrawn by the applicant before it could be determined.

There is a current application under consideration for extension and conversion of the hay loft building (the site the subject of this report) to a single dwelling. EPF/0689/09 received 20/4/09 which can not yet be determined as the consultation period has not expired.

Land Ownership

Land ownership was mentioned in the Officer's report to committee and was discussed at some length at the last planning meeting. Normally ownership of land is not a material consideration in the determination of a planning application. However, for the now defunct 2006 scheme it was relevant because the applicant was offering land to the Copped Hall Trust and to Epping Forest as part of a package of improvements needed to warrant a departure from normal planning restrictions on development of new buildings in the Green Belt.

The land that was at that time in Mr Fletcher's ownership has now been split into two parcels, one owned by Mr Paul Magris and the other jointly owned by Mr Paul Magris and Mr Peter Magris. The current application site, which is very small in area, is in the ownership of both brothers. However, the applicant is a Mr V Dolan, who does not own any of the land.

Planning applications can be submitted on land not within the applicant's ownership, provided the owner has been notified that the application has been made.

Given that the scheme currently under consideration does not include new building (apart from a very modest side extension), as discussed in the Officer's report the proposal for conversion is in accordance with the adopted policies of the Local Plan and Local Plan Alterations and there is therefore no requirement for any 106 agreement with the scheme, other than that required to secure the removal of the existing agricultural building to the rear of the application building which is not in the ownership of the applicant.

The Model Farm

Mention has been made of "the Model Farm, that at one time existed on the site of the 2006 application, this was an historic farm that included the building the subject of this application, the dairy, and the adjacent stable building, and other farm buildings in the position of the current modern farm building which it is proposed to remove. The model farm does not currently exist and none of the remaining buildings on the site are listed.

Copped Hall and its Parkland

Copped Hall is a Grade II listed mansion dating from the 18th century. It was left in a very poor state of repair and was saved, and is gradually being restored by the Copped Hall Trust who bought the property in 1995. Its surrounding parkland, that lies to the west and south of the Hall, is included on the Register of Historic Parks and Gardens as Grade II* Listed, and dates back even further. The application site is not within the listed parkland area, although the land that was to be transferred in the 2006 proposed legal agreement was within the listed parkland area and it is for this reason that the transference of the land was regarded as very special circumstances as it would have returned the parkland to the same ownership as the Hall and helped to restore the important parkland area back to its former glory.

Piecemeal Development

Whilst the gradual conversion of the existing buildings around the original model farm site can be regarded as piecemeal development, the fact remains that each planning application must be determined on its individual merits. Whilst officers have sympathy with the long term aims of the Copped Hall Trust, to protect and maintain the parkland area as well as the hall itself the fact remains that the current application site is not within the Historic Parkland nor is it within the area identified in the Local Plan Policy HC14 which seeks to encourage the restoration and reuse of Copped Hall and its outbuildings. As such it must be determined on the basis of the currently adopted policies of the Local Plan.

Representations

Since the completion of the original report the following representations have been received:

PARISH COUNCIL- No Objection

CITY OF LONDON, CONSERVATORS OF EPPING FOREST – Believe that a comprehensive plan is needed, piecemeal development of part of the Historic Model Farm within the Conservation Area is in conflict with HC6 and HC14 of the Local Plan.

EPPING SOCIETY- Object. The previous owner agreed a comprehensive development which allowed key parts of the Conservation Area to be given to the Forest and the Copped Hall Trust , This scheme and others on the site seek to ignore this community gain. It is therefore piecemeal development of no benefit to the conservation area or the public.

6 KENDAL AVENUE- The council is not doing enough to resurrect the solution from 2006. Council should reject the piecemeal approach.

21 BARNFIELD – Object. Piecemeal development, all proposals coming forward should be considered together.

The original report to Committee is attached below and the officer's recommendation remains the same.

Description of Proposal:

The applicant is seeking planning permission for the conversion of a former hay loft into a three bedroom dwelling.

The existing building is double storey, constructed from brick and has a tiled roof. As a result of the conversion, minor external alterations are required such as inserting velux roof lights to the side elevations, construct a small ground floor side extension and replace the existing doors to the front elevation with glazing and a new front entrance.

The dwelling is to comprise of a kitchen, living/dining area and W/C on the ground floor and 3 bedrooms (2 with en-suites) and a landing area on the first floor.

Two vehicle spaces are to be provided on a designated hard standing area to the north of the existing building. Approximately 80 square metres of private open space for future residents is to be provided to the side and front of the dwelling and will be screened by a timber close boarded fence.

Description of Site:

The subject site is part of the Copped Hall Estate which was an old hunting park dating back to the 12th century and comprises the remains of the 18th century mansion. The site itself is located approximately 2.7 miles east of Epping. Access to it is via a private road that runs off Epping High Road.

Home Farm historically produced livestock, fruit and vegetables for the mansion but is now currently unused. Little Copped Hall, a double storey detached dwelling which was used as the farm house, is located to the west. There is a large modern agricultural building immediately abutting the rear of the stable block.

The subject site and the surrounding area are located within the Metropolitan Green Belt and the Copped Hall Conservation Area.

Relevant History:

There have been a number of recent planning applications relating to adjacent sites within the Copped Hall estate, the most relevant of which are:-

EPF/1084/06 – Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application) (approved subject to Section 106 agreement). This scheme included the current application site and the adjacent farm building.

EPF/1637/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and porch to front (refused)

EPF/2134/07 – Conversion of dairy into 4 bedroom dwelling with extension to rear and detached double garage (refused)

EPF2451/07 - Conversion of dairy into 4 bedroom dwelling with extension to rear (approved subject to conditions)

EPF/2453/07 - Conservation area consent for the removal of half of an agricultural building (approved with conditions, but not yet implemented)

EPF/0817/08 – Conversion of agricultural building to single, two bedroom dwelling with garage (refused)

EPF/1227/08 – Conversion of former stable block into single 3 bed dwelling (refused)

EPF/1880/08 - Conservation area consent for the removal of remainder of agricultural building. (approved)

EPF/2431/08 - Conversion of former stable block into a single, three bedroom, dwelling with garage. (Approved subject to 106 agreement)

Policies Applied:

DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DEB4 Design in the Green Belt
DBE6 Car parking in new development
DBE8 Private amenity space
DBE9 Loss of amenity
LL2 Development and rural landscape
LL10 Impact on existing landscaping
LL11 Landscaping provisions
HC7 Development within Conservation Areas
HC12 Development affecting the setting of a Listed Building
HC14 Copped Hall, Epping
CP3 New Development
CP4 Sustainable Development
GB2A Development in Green Belt
GB4A Extensions to Residential Curtilages
GB8A Change of Use or Adaptation of Buildings
GB9A Residential Conversions
RP5A Adverse environmental impacts

SUMMARY OF REPRESENTATIONS

EPPING UPLAND PARISH COUNCIL: No comment received at time of writing report.

NEIGHBOURS: No responses received at time of writing report.

Issues and Considerations:

The application is for the conversion of the disused hayloft building into a three bedroom dwelling. The site is located within the Metropolitan Green Belt and the Copped Hall Conservation Area and therefore the main issues to be addressed are whether the design and appearance of the development are acceptable, whether there would be a harmful impact to the openness of the

Green Belt, whether there would be a harmful impact to the Copped Hall Conservation area and whether there would be any impacts to the amenities of adjoining properties.

Green Belt:

Policy GB8A states that Council will grant planning permission for the change of use of a building in the Green Belt provided the building is permanent and of substantial construction, capable of conversion without major changes and that the use would not have a greater impact than the present use.

Policy GB9A states that residential conversion of rural buildings must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected.

A small ground floor extension of approximately 8 square metres is to be constructed on the southern side elevation of the building. It is considered that an extension of this size and scale would not result in a detrimental impact to the character, openness and appearance of the Green Belt.

The proposed changes to the external appearance of the building would not be unsympathetic or adversely affect the openness of the Green Belt. The building is of a substantial construction which is capable of being converted without any major changes.

On the location and site plan submitted as part of this application the dotted red line has indicated the size and the location of the proposed curtilage. It is considered that the proposed size of the curtilage is acceptable in that it will not be harmful to the openness of, and the objectives of including land within the Metropolitan Green Belt.

It is considered that this location is unsuitable for business or storage uses, which would generate inappropriate traffic.

Design and the Historic Environment:

Policies DBE1, DBE2 and DBE4 of the Epping Forest District Local Plan seeks to ensure that new development is satisfactorily located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The proposal entails only minor alterations to the existing building which includes the small ground floor extension. Building materials are a key factor in determining the local character. It is important that the detailing of the building is of a high standard to replicate the surrounding area in terms of detailing. It is considered that the proposed materials and the alterations made to the building are acceptable in that they would not cause material harm to the character of the area.

It should be noted that it is considered that the size, scale and bulk of the proposed extension and conversion would be acceptable.

Considering the low amount of vehicle movements to and from the site, it is not considered that there would be a detrimental impact to the safety of entering and exiting the site or affecting the traffic movements along the road.

Adequate car parking to service the needs of the residents would be available on the hard surface towards the side of the dwelling.

It is considered that the amount of private open space provided is acceptable in size and although its position to the front of the building is not ideal as it results in prominent fencing and some lack of privacy, is not considered that this is sufficient to warrant refusal of this application and in any conversion there is often a need to compromise.

However there is concern regarding the siting of a converted dwelling being located so close to a large agricultural building. The proposed dwelling would not provide adequate amenities to future occupiers nor result in an acceptable setting in view of the large, redundant agricultural building immediately behind the building.

The agricultural building, although currently disused could be utilised for any agricultural purpose in the future and this would lead to unacceptable noise, disturbance and possible smell, flies etc. which would clearly be harmful to the residential amenities of future occupants.

The application drawings show this building to be removed, but it is not within the applicant's ownership or control, therefore it is considered necessary for the applicant to enter into a legal agreement under section 106 to ensure that the half of the building closest to the development be removed prior to the first use of the hayloft building as a dwelling.

The previous application for this development, EPF/1303/08, was refused for two reasons, one was that it would provide unsatisfactory living conditions due to the proximity to the agricultural building and clearly this reason is overcome by the proposed 106 agreement.

The second reason for refusal was "The proposal constitutes an unsatisfactory piecemeal development of part of the Historical Model Farm within the Conservation Area. The Council considers that a comprehensive scheme for the whole of the site is required in order to maintain and preserve the character of the Conservation Area."

The current application still represents piecemeal development of the Model Farm site which is far from ideal, however Officers have since had to acknowledge that the Copped Hall site has been split into different ownerships and each application can only be determined on its individual merits. Back in 2005, permission was granted for the erection of 4 dwellings on the Model Farm site, which was given consent subject to a wide ranging 106 agreement which included transfer of land to the Copped Hall Trust. The relevant 106 agreement was never signed and the land was subsequently split and sold to different people. Officers now accept that the opportunity to achieve additional improvements to the important Copped Hall site from the transfer of land has been lost and whilst this is regretted, it would not be considered reasonable grounds for refusal of this application which complies with the policies of the Local Plan.

The proposal results in the removal of half of a large unattractive agricultural building and will therefore have a positive impact on the character of the Conservation Area and on the Green Belt. Once the building is removed further development of this site for more housing will be very difficult to justify.

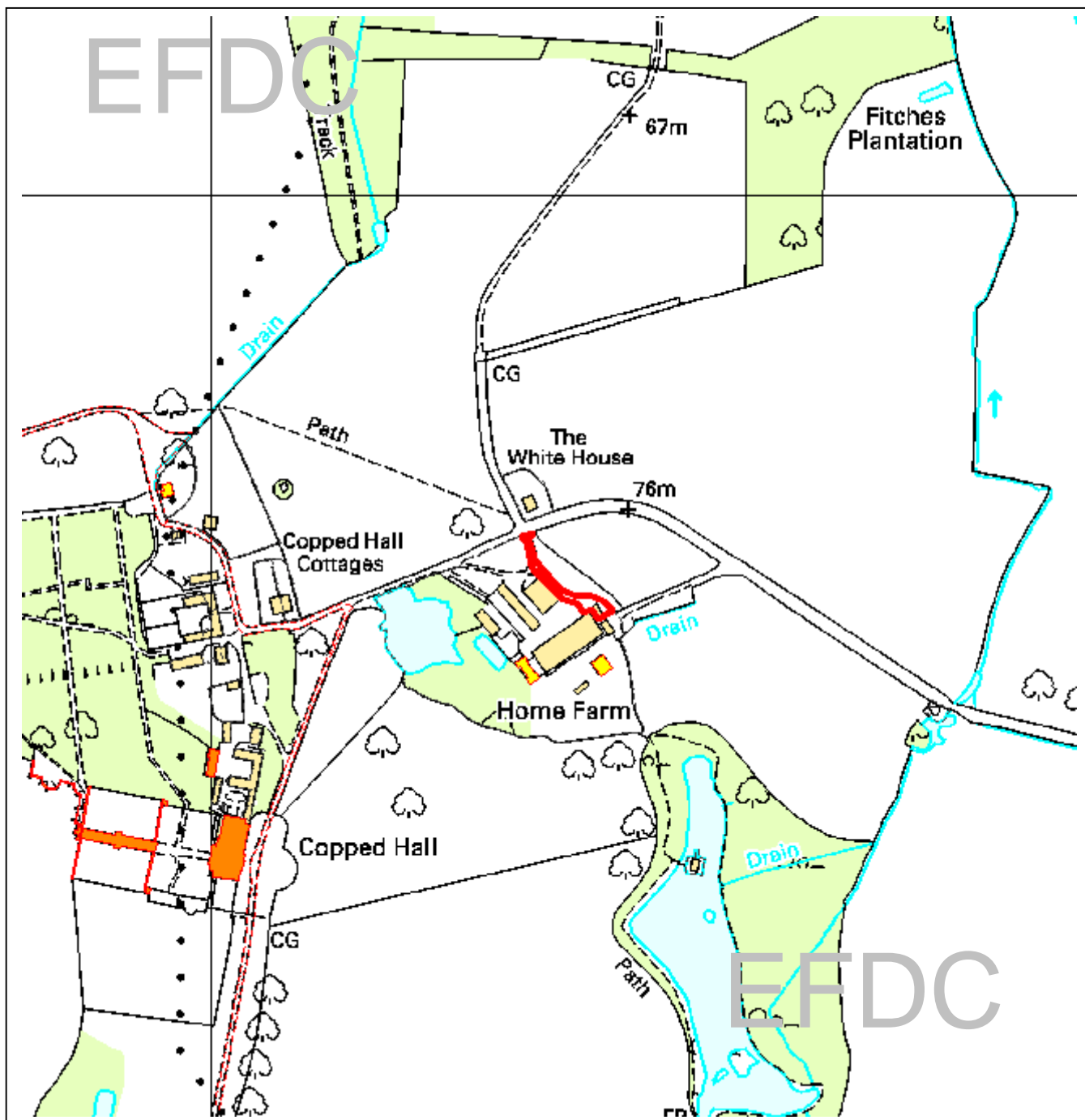
Conclusion:

In conclusion, whilst the piecemeal development of the small parcels of land around the original Model Farm is far from ideal, the application on this site, when treated on its individual merits, meets the requirements of the policies of the Adopted Local Plan and Alterations. It will not cause harm to the openness of the Green Belt and it will, through the removal of the large agricultural building, enhance the character of the Conservation area. The application is therefore recommended for approval subject to the suggested 106 agreement.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/0513/09
Site Name:	Home Farm, Little Copped Hall, Copped Hall Estate, High Road, Epping, CM16 5HS
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/0555/09
SITE ADDRESS:	6 Forest Close Waltham Abbey Essex EN9 3QR
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mrs L Osborne
DESCRIPTION OF PROPOSAL:	Two storey and single storey side and rear extension. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice as contained within PPG2, the policies of the Local Plan and Alterations, namely policies GB2A and GB14A, in that it does not constitute a reasonable extension to an existing dwelling. The application is unacceptable by reason of its size, design and siting which would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and visually intrusive in the surrounding area.

This application is before this Committee since it has been 'called in' by Councillor Stavrou (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks permission to extend to the side and rear of the property over two storeys. The rear projection is staggered with the ground floor extending 3m in depth to the rear (3.3m including the eaves overhang) and the first floor extending only 2m (2.3m including the eaves overhang).

The proposed extensions wrap around the rear and side of the existing building, with openings on the ground floor to the front and side, and to the rear only at first floor. The proposed extensions would provide for an extended lounge area, a repositioned kitchen and ground floor shower room. On first floor the proposals would provide extended bedroom areas, with a dressing room and small balcony area.

This application has previously been considered by the Council and refused under delegated powers.

Description of Site:

The application site is situated within the Metropolitan Green Belt, at the top of a small cul-de-sac of 10 dwellings, abutting open countryside immediately to the north of the site. Neighbouring properties bound the property to the south and eastern sides of the application site and to the west are a playground area, sub station and Pynest House.

The area has a relatively urban character within the cul-de-sac, created by street lighting, footways and alterations to neighbouring properties. The land to the north, east and south of the site is more open and rural particularly to the north. The site is occupied by a two storey semi-detached property that has not been previously extended.

Relevant History:

The applicant has been previously refused permission for a similar extension under application EPF/0374/08. This application was refused due to the scale of the development conflicting with Green Belt policies, and the depth of the proposals impacting adversely on the neighbouring property at number 5 Forest Close.

Application EPF/2210/08 was an identical scheme to the current proposal and was refused under delegated powers for the following reason:

The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice as contained within PPG2, the policies of the Local Plan and Alterations namely policies GB2A and GB14A in that it does not constitute a reasonable extension to an existing dwelling. The application is unacceptable by reason of its size, design and siting which would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and visually intrusive in the surrounding area.

The majority of neighbouring properties appear to have been extended or altered in some manner, most prior to the adoption of the 1998 Local Plan or the current Local Plan and Alterations adopted in 2006. The Green Belt has been designated and protected in this area since prior to 1964 and records indicate that the neighbouring property at number 8 has been recently granted consent for a similar scale of extensions by Members at committee.

Policies Applied:

Epping Forest District Local Plan and Alterations

GB2A – Development in the Green Belt

GB14A – Residential Extensions in the Green Belt

DBE9 – Impact of New Development

DBE10 – Design of Residential Extensions

SUMMARY OF REPRESENTATIONS:

8 properties were consulted and the following responses were received:

TOWN COUNCIL: No objection

PYNEST HOUSE: Object due to size of footprint and volume which may prove a nuisance to neighbours. Additionally the proposals may increase parking pressures in an already restricted cul-de-sac area. Attention is also drawn to the original construction of the cottages for agricultural workers by the Waltham Holy Urban District Council.

Issues and Considerations:

The main issues that arise with this application are considered to be the appropriateness of the development in the Green Belt, its effect on the openness and character and its impact upon neighbouring properties.

Green Belt

The proposed extensions constitute more than 75sqm of additional internal floorspace (over 80% of the original volume of the dwelling). This is significantly beyond the 40% or 50sqm permissible under policy GB14A. The applicants have provided no justification for this volume, and the original dwelling would not appear unduly small. For such a departure from policy to be acceptable there would need to be very special circumstances sufficient to outweigh the harm from inappropriate development. Whilst it is accepted that the site is within a small residential enclave, it is considered that the scale of the addition which reduces the openness between the dwellings is contrary to the objectives of the Green Belt and of policies GB14A and GB2A of the adopted Local Plan and Alterations.

Design

The proposed extensions extend the existing ridge of the roofline and frontage of the property for some 3m, this results in the property appearing uncharacteristically wide compared to the attached property without any relief or reduction to the ridge. Whilst this is not ideal it is not considered so harmful to the street scene as to warrant a reason for refusal.

Neighbouring Properties

A reason for refusal of the earlier scheme (EPF/0374/08) was due to the loss of light and outlook to the adjacent property at number 5 Forest Close. Subsequently the applicant has sought to reduce the depth of the rear extension whilst increasing the depth of the side extensions further towards the front of the plot. The reduction in depth at the rear does address the loss of light and outlook that previously raised concern, however the increased depth of the side projection does result in the development encroaching further towards the boundary as it pinches towards the front of the plot. These issues in themselves are not unacceptable. A balcony has been introduced at first floor level, but given its position well away from the shared boundary and more than 40m from the rear of Pynest House to the north-west it is not considered that this will result in significantly greater overlooking than currently occurs.

Other matters

In August last year an application at number 8 Forest Close, for a similar scale of development (EPF/1055/08) was allowed by Members against Officer Recommendation due to the individual merits of the case. Members considered that the alterations to surrounding properties in the cul-de-sac were sufficient to justify the proposals in this instance due to minimal harm that would occur in the location. The proposed extensions to number 8 would only be visible from within Forest Close and the playground area behind the site, further, the development would be visible only within the constraints of the existing built up area. The applicant is keen that the particulars of this neighbouring decision are noted when considering the current application. Officers would note that while the neighbouring developments do form a material consideration, the application plot, (unlike no. 8) backs on to open countryside, and each application must be considered on its own merits in accordance with the adopted policies of the Local Plan and Alterations.

Conclusion:

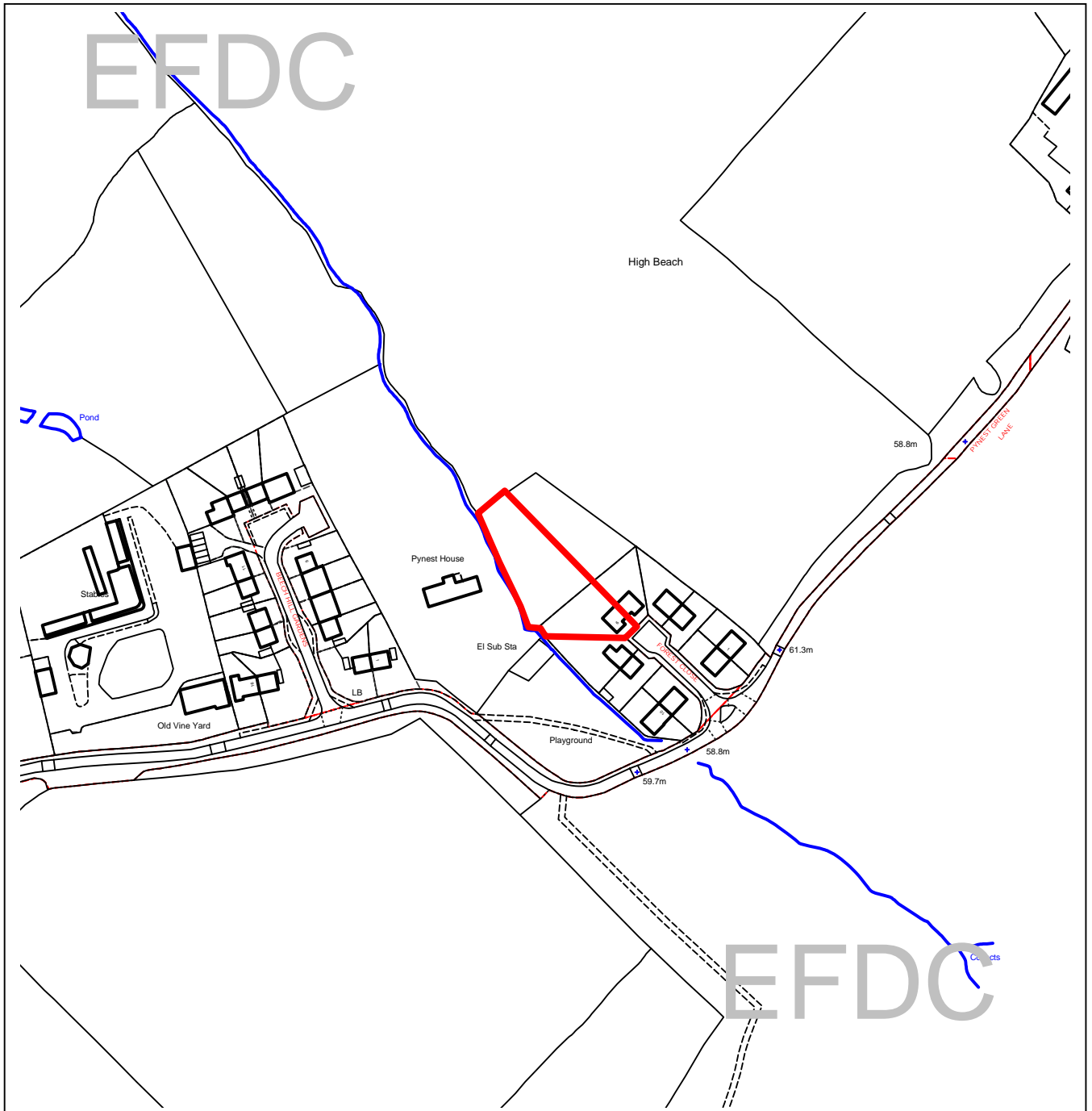
The proposed development is significantly greater than the 50sqm permissible under policy GB14A. The proposals offer no justification for this departure from policy, and present an increase in volume on the recently refused scheme EPF/0374/08 and are identical to a scheme refused under delegated powers in January of this year. Since then there have not been any changes to

policy or to material considerations that would justify a different recommendation, as such Officer's opinion remains unchanged from earlier this year, and refusal is recommended.



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/0555/09
Site Name:	6 Forest Close, Waltham Abbey EN9 3QR
Scale of Plot:	1/2500