

# **Report to District Development Control Committee**

**Date of meeting: 13 June 2006**

**Subject:** Laughters Farm, Faggoters Lane, High Laver, CM17 0NU



**Epping Forest  
District Council**

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Committee Secretary: S Hill Ext 4249**

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## **Recommendation(s):**

That the committee considers a recommendation of Area Plans Sub-Committee C that planning permission be granted for change of use of the existing farm buildings into two dwellings.

## **Report Detail**

### **Background**

1. This application has been referred to this committee by Area Plans Sub-Committee C with the recommendation that planning permission be granted.
2. The application was reported to Plans Sub Committee on 15<sup>th</sup> March 2006 with a recommendation that planning permission be refused and a copy of that report is attached. To grant permission would be contrary to policy and therefore is referred to this committee for decision.

### **Planning Issues**

3. The main issues in determining the application concern whether very special circumstances exist, which allow an exception to be made to Green Belt policy.
4. The site is located in a remote area of the district along Faggoters Lane, High Laver
5. When considering this submission Members of the Area Plans Sub Committee considered that very special circumstances exist because the buildings, although not listed are both traditional attractive and create a pleasant vernacular scene. Members considered that as the buildings are fairly prominent it is befitting that a use be found for the buildings if they are not to become further dilapidated and thus a visual eyesore.
6. Whilst officers agreed with the Committee Members regarding the character of the buildings within their setting and that it would be regrettable to see these traditional buildings decline further, the buildings are in poor structural condition and almost certainly will require major work to convert to residential use. This is contrary to the main tenure of Policy GB8 of the adopted Local Plan and if allowed could set a precedent on many sites in the area.

7. Furthermore, given the location the development would invariably promote car borne journeys by the occupiers of the dwellings which given the lack of sustainable community would be contrary to the approach of national and strategic planning guidance. This would be contrary to Policy CS4 of the Essex and Southend on Sea Replacement Structure Plan.

## **Conclusion**

8. Should the Committee be minded to grant permission for this development then it is suggested that consideration be given to the imposition of the following planning conditions:
  1. To be commenced within 5 years
  2. Amended Plans received on 29th March 2006
  3. Materials of construction to be agreed
  4. Erection of screen walls/fences
  5. GPDO rights restricted – Class A, B, E.
  6. Submission of landscape details
  7. Retention of existing trees and shrubs
  8. Suitable surfacing to be agreed
  9. Any gates to be set back 4.5m from the edge of the highway
  10. Contaminated Land investigation and remediation
  11. Land Drainage Note 2.
9. Nevertheless, officers remain of the view that the proposal seeks to set aside Green Belt policy to an overly significant effect by reason that the buildings would require major reconstruction works and would result in an unsustainable form of development, and continue to recommend that permission be refused.