

# **Report to District Development Control Committee**



**Epping Forest  
District Council**

**Date of meeting: 10<sup>th</sup> October 2006**

**Portfolio: Planning and Economic Development**

**Subject: EPF/1374/06 - High House farm, Stapleford Road, Stapleford Abbots.**

**Officer contact for further information: N Richardson (01992 – 564018)**

**Committee Secretary: Simon Hill**

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## **Recommendation:**

**That the committee consider a recommendation of Area Plans Sub-Committee C that Outline planning permission be granted for the demolition of agricultural/industrial complex and the erection of 6 new dwellings and 1 replacement dwelling.**

## **Background**

This application has been referred to this committee by Area Plans Sub-Committee C with the recommendation that planning permission be granted.

The application was reported to the Area Plans Sub-Committee on 30 August 2006 with a recommendation that planning permission be granted and a copy of that report is attached.

## **Planning Issues**

The main issue in determining this application concern whether very special circumstances exist in this case, which allow an exception to be made to Green Belt policy.

When considering this submission, the Area Plans Sub Committee agreed with the Planning Officers report that very special circumstances exist in this case. These are the removal of 2,408 square metres of former agriculture buildings in disrepair and larger area of hardstanding, both with an 18 year history of industrial use; repair and regrade land built up from unauthorised tipping over the years; new and improved footpath routes at the site; gifting of 1.5 hectares of the applicants land to the Parish Council as a future possible village green; erection on the site of a Parish Room and car park for the local Parish Council and a financial contribution of £100,000 to affordable housing needs in the area.

Officers, and the Area Committee agreed, that this package of benefits along with the reduction in built floorspace and improvements to the landscape represented very special circumstances required to outweigh the principle of inappropriate development in the Green Belt.

## **Conclusion**

Should the Committee be minded to grant planning permission, it will be subject to the 18 suggested planning conditions included in the Officers report to Area Committee C but it will need to be referred to the Government Office for the East of England because it represents a departure from the Local Plan in allowing residential development in the Green Belt.