

**SITE PLAN ATTACHED**

**THE COACH HOUSE MERRYMEADE CHASE BRENTWOOD ESSEX CM15  
9BG**

**IMPROVEMENT OF EXTERNAL AREAS TO INCLUDE CONSTRUCTION OF  
EXTERNAL PATHWAY, REPAIR AND RESURFACING OF HARDSTANDING  
IN PARKING AREA, NEW TIMBER PLAY EQUIPMENT AND SEATING,  
REPAIR TO SANDPIT, NEW FENCING AND CLAD TO EXISTING  
COMPOUND, REPAIR AND ADDITION OF AREAS OF ARTIFICIAL GRASS**

**APPLICATION NO: 18/01151/FUL**

**WARD** Brentwood North **8/13 WEEK  
DATE** 31.08.2018

**PARISH** **POLICIES**

**CASE OFFICER** Ms Tessa Outram 01277 312500

**Drawing no(s)  
relevant to this  
decision:** Site Plan ; 109 /11;

## **1. Proposals**

Planning permission is sought for the improvement of the external areas of the nursery to include construction of an external pathway, repair and resurfacing to the hardstanding in the parking area, new timber play equipment and seating, repair to sandpit, new fencing and clad to existing compound and the repair and addition of areas of artificial grass at Merrymeade Coach House and Cottages.

## **2. Policy Context**

Local Development Plan:

The successor document for the Brentwood Replacement Local Plan 2005, the new Local Development Plan (LDP), underwent draft stage consultation (Regulation 18) in 2016 and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision-taking, as set out in paragraph 48 of the National Planning Policy Framework 2018. As the plan advances and objections become resolved, more weight can be applied to the policies within it. Nevertheless,

the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The emerging LDP was the subject of site-focused consultation (Regulation 18) between 29 January and 12 March 2018, identifying proposed development allocations. This will be followed by the Pre-Submission Draft (Regulation 19), currently anticipated to be published in Q3 of 2018. Following this, the LDP will be submitted to the Secretary of State for an Examination in Public in Q4 of 2018. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted in early/mid 2019.

### **3. Relevant History**

- 18/00779/LBC: A programme of remedial redecoration works and internal refurbishment of the nursery buildings (coach house and cottages) including modification of internal non-structural and structural walls and room layouts. - Application Permitted

### **4. Neighbour Responses**

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

No neighbour representation letters have been received at the time of writing this report.

### **5. Consultation Responses**

- **Historic Buildings And Conservation Officer:** Thank you for consulting on this application which concerns works within the curtilage of the GVII listed Building of Merrymeade House. I raise no objections in principle to the proposals within this application, but advise artificial grass is not ideal given the heritage context, can this element be conditioned to sit alongside the use class? And the astroturf from the threshold be reconsidered?  
17.09.18 - Thank you for sending through the updated drawing in respect of this application at Merrymeade House. Whilst it is not ideal to install artificial grass within the curtilage, the threshold has been amended and in respect of the rear I

find this application for artificial grass acceptable whilst the class use is for a Day Nursery. I trust this is of assistance

- **Assets Manager:** No comments received at the time of writing this report.

## 6. Summary of Issues

The application site represents external alterations of the curtilage listed buildings currently in use as a nursery at Merrymeade Coach House and Cottages which lie approximately 70m to the east of the Grade II Listed Merrymeade House and attached garden wall. The application site is also within the Metropolitan Green Belt.

The main considerations in the determination of this application are the impact on the setting of the heritage assets and surrounding area, the impact on the Green Belt, impact on adjoining residents and any highway implications that may be introduced as a result of the development.

### Green Belt

It is considered the alterations proposed would partially consist of an engineering operation (pathways, re-surfacing) and partially consist of the provision of appropriate facilities (in connection with the existing use of land) for outdoor recreation. The timber play equipment, seating, fencing and artificial grass are all required for the use of the outdoor areas associated with the nursery. The alterations do not extend outside of the existing defined play areas and are not of scale or siting that would cause harm to the openness of the Green Belt or conflict with the purposes of including land within it. The proposal constitutes an exception to inappropriate development and preserves the openness and purposes of the Green Belt in accordance with policy GB1 and GB2 of the local plan and chapter 13 of the NPPF.

### Impact on Heritage Assets and the Surrounding Area

S66(1) of the Planning and Listed Building and Conservation Areas Act 1990 makes it clear that a Local Planning Authority (LPA) should have special regard to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which is possess.

The Historic Buildings Officer (HBO) has commented that whilst there are no in principle objections to the proposed development; the use of artificial grass is not ideal within the setting of the Listed Building, particularly beyond the primary front elevation of the heritage asset which would be sufficient to result in significant harm. The proposal has been amended following the comments of the HBO, all artificial grass has been removed from the frontage of the building and additional

landscaping has been added to further screen the artificial grass within the 'baby garden'.

The nursery as existing has areas of artificial grass to the rear of the building which is considered essential for the use of the building as a nursery; following the revision it is not considered the new areas of artificial grass proposed would be visible from the public realm, all of which would be placed to the rear of the heritage asset and would therefore not detract from its historic significance nor would it impact on the setting of grade II Listed Building Merrymeade House. Therefore, given the artificial grass is reversible and would not be viewed within the context of the principle elevation or primary setting of the heritage assets it is considered the harm caused would not be permanent nor sufficient to warrant a refusal in this instance. The other alterations are minor and would not cause harm to the setting or significance of the heritage asset or surrounding area.

It is therefore concluded that the proposal is acceptable in compliance with policy CP1 (i), (iii) and (viii) and C16 of the local plan and chapter 16 of the NPPF.

#### Impact on Neighbour Amenity

The application site is not within proximity of any residential dwellings and the alterations proposed would have a neutral impact on the amenity of any surrounding neighbouring residents.

#### Parking and Highway Considerations

The alterations to the surface of the parking area will have no impact on the existing parking provision or highway safety in accordance with policy T2.

#### Conclusion

The proposal is compliant with policy CP1, GB1, GB2, C16 and T2 of the local plan, the NPPF and the NPPG. The application is recommended for approval, subject to conditions.

## **7. Recommendation**

The Application be APPROVED subject to the following conditions:-

### 1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 Landscaping – Details Submitted

The site shall be landscaped in accordance with the landscaping scheme indicated on the submitted drawings and specifications hereby approved. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme that has been agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow, or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area and the setting of the heritage asset.

Informative(s)

1 INF01 Reason for approval (no objections)

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

2 INF04 Amendments to approved scheme

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF05 Policies

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, GB1, GB2, C16, T2 National Planning Policy Framework (NPPF) 2018 and NPPG 2014.

4 INF22 Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the

proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Informative(s)

*BACKGROUND DOCUMENTS*

**DECIDED:**

