

SITE PLAN ATTACHED

LEE FARM HORSEMAN SIDE NAVESTOCK CM14 5ST

DEMOLITION OF THE EXISTING DERELICT STORAGE BARNs, OUTBUILDINGS AND HARDSTANDING. CONSTRUCTION OF 2 NO 2 BEDROOM AND 2 NO 3 BEDROOM DWELLINGS

APPLICATION NO: 22/00186/FUL

WARD	Brizes & Doddinghurst	8/13 WEEK DATE	18.04.2022
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PARISH	Navestock	Ext. Of Time	20.05.2022
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CASE OFFICER Brooke Pride

Drawing no(s) relevant to this decision

Site Plan; 20-001-01; Design & Access Statement; 20-01-03; 20-01-04; 20-01-05; 08-08-21;

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The application is reported to the Planning and Licensing as it has been referred at the request of the Parish Council for the following reasons:

The site has been granted the construction of 3 substantial houses in the past two years now potentially 4 more and their associated parking spaces in this application, with the prospect of more plans for housing put forward as other farm buildings exist on other parts of the farm.

The road the site lies off of is a rat run suffering from speeding issues and the introduction of more houses and vehicles will only add to impact on ill maintained country lanes of the Parish.

There is no public transport.

The design is not in keeping of the area.

The site is neither brownfield nor infill and does not form part of the LDP.

The site is nearby to the growing development of illegal travellers site.

The Parish Council and residents consider it is over development in the greenbelt impacting on its openness and loss of greenbelt

1. Proposals

Planning permission is sought for the demolition of storage buildings, to develop the existing site into four dwellings with associated parking and landscaping.

Site Description

The application site is located on the north side of Horseman Side, set back from the main highway by a track. The site is occupied by storage buildings used for commercial purposes of storage. The wider site is formed of a larger area to the north at the end of the track is occupied by a farmhouse with ancillary buildings, separated from the southern end by a purpose built woodland and agricultural land. The southern end of the track occupies a main dwelling which owned former buildings that have now been converted and developed into two detached dwellings, one of a barn style and the other a bungalow.

Pre-application advice has been sought prior to the submission of a planning application.

2. Policy Context

The Brentwood Local Plan 2016-2033

The Plan was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked.

- National Planning Policy and Guidance
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy BE14 Creating Successful Places
- Policy BE13 Parking Standards
- Policy MG02 Green Belt
- HP06 Standards for New Housing

3. Relevant History

No previous history on the land outlined in red.

Applications on the land surrounding the site:

- 21/00811/FUL: Demolition of existing Barn/Stables and construction Granny Annexe. – Application Approved
- 20/01184/HHA: Proposed first floor side extension to include 3x dormer windows, re-location of front entrance with front canopy porch, rear open canopy and alterations to fenestration to include replacement of all windows and doors. – Application Approved
- 20/00478/FUL: Proposed demolition of storage buildings and construct detached dwelling with associated parking and landscaping. – Application Approved
- 20/00023/FUL: Proposed demolition of storage building and construct detached dwelling with associated parking and landscaping – Application Approved

4. Neighbour Responses

Where applications are subject to public consultation those comments are summarised below. 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/>

One neighbour objection was received

- There has already been considerable development on Lee Farm, adjacent to the original building and that still remains unoccupied.
- There also appears to be large outbuildings erected in close proximity. Surely this is sufficient development for this site.
- The development would encroach upon neighbouring properties, that presently enjoy the rural, undeveloped aspect and this is surely in the green belt as well as being utilised as farm land in the past.
- Concerns upon the environmental impact, particularly noise, due to the close proximity to the M25.
- Further development would alter and impact upon the rural and country style of low density living.
- Drainage issues and impact upon the existing system.

5. Consultation Responses

- **Parish Council-**

Navestock Parish Council object to the above application.

The application above lies on a farm that has seen development of 3 substantial residences replacing farm buildings and stables since 2020.

Applications 21/00811/FUL, 20/00023/FUL, 20/00478/FUL were approved between 2020 and 2021.

The above proposed development is inappropriate and overdevelopment in greenbelt and does not fulfil any criteria contained in the recently approved LDP. It is neither a brownfield site or could be considered as infill.

It will have a detrimental effect on the openness of greenbelt, is out of character with the rural area and will increase traffic and pollution on narrow ill maintained country lanes given the proposed 8 parking spaces allocated.

With other farm buildings situated on the site this will inevitably lead to more residential applications on this site, which would add further to the loss of greenbelt in this rural Parish.

Therefore Navestock Parish Council strongly object to this application.

- **Arboriculturalist/Landscape/Ecology**

The site currently contains several poor-quality outbuildings and structures which detract from the appearance of the area. Between the buildings is a large area of hard standing with some patches of improved grass.

There are two small trees, a hawthorn and a field maple adjacent to the access road. These will require removal as part of the scheme. They have a low amenity value and their loss would not have a significant effect on amenity.

There is a larger sycamore on the southern boundary. The plans do not show if it is to be retained or removed; however given its proximity to one of the dwellings it is likely to require removal. The tree is a twin-stemmed medium size, mature specimen. Having inspected the tree it appears to have significant faults within its main stem which will limit its life expectancy. It is not considered that the removal of the tree would have a material effect on amenity.

If permission is granted I would request a detailed landscape plan be conditioned which would provide details of new planting, hard materials within the courtyard area and boundary treatments.

There is a young wood to the rear of the site and care will need to be taken to minimise any effects on the trees close to the site boundary. I request that a tree protection plan be conditioned.

- **Affinity Water-** No comments received.

- **Highway Authority-**

The information that was submitted in association with the application has been fully considered by the Highway Authority. The proposal is in a private road, and it is expected that the daily vehicle trips will be generally comparable to the extant permitted use. Each dwelling is proposed with adequate off-street parking, therefore: From a highway and transportation perspective the impact of the proposal is

acceptable to the Highway Authority as it is not contrary to Development Management policies.

- **Operational Services Manager-** No comments received

- **Environmental Health & Enforcement Manager-**

At present, Environmental Health does not have enough information to make an informed decision on the application. In accordance, our department would like to request documentation.

6. Summary of Issues

The main issues to be considered are:

- Whether the development would be inappropriate development in the Green Belt;
- The design and appearance of the development
- Effect on nearby residents
- Parking and transport

National Planning Policy relating to new development in the Green Belt is set out in the National Planning Policy Framework chapter 13. The current local development plan Brentwood Replacement Plan (BRLP) is also relevant, in particular policy MG02.

Both local and national policy states that new development in the Green Belt is by definition, inappropriate and will not be permitted unless very special circumstances exist to clearly outweigh the harm caused by inappropriateness and any other harm identified. Exceptions to new development are set out in Paragraphs 149 – 150 of the Framework;

Paragraph 149 states;

- (g) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

With regard to the above, the NPPF defines previously developed land (PDL) as land which is or was occupied by a permanent structure excluding, amongst other things, agricultural buildings (annex 2 of the NPPF). A site visit has been carried out and it is considered all structures are of a permanent and substantial structure.

The site does fall within the definition of previously developed land. The test is whether the proposed scheme would have no greater impact upon the openness of the Green Belt than the existing situation.

Openness and purposes of including land in the Green Belt

Drawing no. 080821 has been submitted to show the existing and proposed massing of built form. The dwellings will be set within the parameters of the existing built form within the area of existing hard standing. The development will form a low level courtyard typology of development preventing spread into the wider open Green Belt. The massing model shows that the proposed development in terms of its volume will be just below the existing buildings and therefore would not result in greater impact upon the openness of the Green Belt than the existing situation.

Although the adjacent land parcels have already been partly redeveloped and a cohesive approach across the wider site area would have been preferred the outcome of the Green Belt assessment would have remained the same with the visual and spatial impact upon the Green Belt resulting in a similar quantum of development.

The proposal would form an exception to inappropriate development within the Green Belt in accordance with local and national policy and is therefore, in principle acceptable, subject to meeting other development management issues.

Design, Character and Appearance

The development proposes a courtyard typology which is in character and appropriate for the site and its setting within a rural backdrop. The type of development would be found within the grounds of a farmstead and the single storey scale reduces the bulk of new development within the landscape.

The proposal is an improvement upon some of the schemes permitted adjacent to the site and although a cohesive approach would have been preferred with the developments all included within one application the design, siting, form and typology of the current application sits well within its context and nature of the site.

The application has been supported with details of materials and are considered acceptable. The development, subject of condition, will not have an unacceptable detrimental impact on visual amenity or the character and appearance to the surrounding area therefore the proposal is compliant with policy BE14 of the local plan, the NPPF and the NPPG.

Residential Amenity

The site is surrounded by dwellings with a site to the far east, and an immediate detached dwelling to the south and across the track to the west is another dwelling. The development is single storey in height sits comfortably within its own boundary and the

layout would not result in any harm to surrounding occupiers of the site by reason of loss of privacy, overlooking or noise and disturbance. A landscaping condition is required to ensure that adequate soft landscaping and appropriate fencing is erected, to blend with the rural location.

The proposed development is suitably distanced as to not amount to any overbearing impact, loss of light or outlook or create any undue overlooking or loss of privacy to the adjacent occupiers. The proposed development is compliant with policy BE14 of the local plan.

Living Conditions

All dwellings are provided with an appropriately sized and useable private garden area. In terms of the sizes of the units, all units comply with the minimum size required by the DCLG technical housing standards and would be dual aspect. Furthermore, all habitable rooms are provided with adequate light, outlook and ventilation and provision is made for refuse storage for each unit. The proposal complies with policy HP06 of the Local Plan.

Parking and Highway Considerations

The access will be by the existing track off from the main road Horseman Side. The highway authority raises no objection to the re-use of the access for further residential development.

The proposal includes two off street parking spaces within the courtyard per dwelling, which accords with the current parking standards. Therefore, the proposal complies with policy BE13 of the local plan.

Trees and Landscaping Considerations

The application site is adjacent to a woods to the north and other nearby surrounding trees, The arboricultural officer has been consulted and raises no objection in principle however, suggested that a detailed landscape plan be submitted to confirm details of new planting, the proximity of hard surface areas, and boundary treatments and a tree protection plan.

Noise and Contamination

The site is within close proximity to the main motorway M25 and concerns in regard to the potential noise for the future residents. A noise report is required before any development is carried out to confirm that sufficient screening of noise levels can be achieved for future residents of the site. A contamination report is also required for the previous site uses to confirm that the site is appropriate for housing.

Other Matters

The neighbour objections have been largely addressed within the main assessment. The points raised in regards to the rural views, drainage and unsold dwellings are not materials planning considerations and therefore will not form part of the planning assessment.

Conclusion

The proposal forms an exception to inappropriate development in the Green Belt, resulting in the development of previously developed land that would not result in more harm to the openness of the Green Belt than the existing site, in accordance with local and national planning policies. Subject to conditions the application is recommended for approval, in accordance with the NPPF's presumption in favour of sustainable development.

6.0 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 MAT01 Samples (details acceptable)

No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In Order to safeguard the character and appearance of the area.

4 BOU01 Boundary treatment to be agreed (general)

The development shall not be occupied until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved

boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area and living conditions of adjacent occupiers.

5 BOU08 No walls or fences
Notwithstanding the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no walls, fences or other means of enclosure shall be erected within the application site.

Reason: In the interests of safeguarding the character and appearance of the area.

6 DEM01 Demolition of buildings on site (green belt)
The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently be removed from the site prior to the first occupation of any part of the development hereby permitted.

Reason - In the interests of maintaining the openness of the Green Belt.

7 LAN02 Landscaping - full details not submitted
Prior to the commencement of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels, and indicate the location of bat boxes on the retained buildings. 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 to be 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.

8
No new grilles, security alarms, lighting, security or other cameras or other fixtures shall be mounted on the external faces of the building other than those shown on the drawings hereby approved.

Reason: To preserve the character and appearance of the area.

9

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order) no development falling within Schedule 2, Part 1, Class E of that Order ('buildings etc incidental to the enjoyment of a dwellinghouse') shall be carried out without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the creation of a dwelling of disproportionate size that would conflict with the policies of restraint within the Green Belt

10

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be extended or enlarged in any way without the prior grant of specific planning permission by the local planning authority.

Reasons: To prevent the creation of a dwelling of disproportionate size that would conflict with the policies of restraint within the Green Belt

11 Noise attenuation

With the proposed development within close proximity of the M25 a noise assessment should be completed, suitable for the development hereby permitted and shall be submitted to and approved in writing by the local planning authority before development begins. The noise assessment should consider noise from both internal and external environments, with reference to BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the noise assessment shall be made available to the Local Planning Authority to review before development begins.

12 Contamination

No development shall take place until a desk top study of the nature and extent of any possible ground contamination has been carried out. The results of the investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Informative(s)

1

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.

2

The following Development Plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: BE14, MG02, BE13, HP06; National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

3

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

4 Environment Health

No bonfires should be permitted during construction.

Any asbestos containing materials within the existing buildings should be removed by an appropriately licensed contractor before demolition commences

Any existing buildings on site should be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health & Safety Executive

Heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of;

Brentwood Borough Council, Town Hall, Ingrave Road, Brentwood, Essex, CM15 8AY
tel 01277 312 500 fax 01277 312 743 minicom 01277 312 809 www.brentwood.gov.uk

Monday-Friday.....08.00-18.00

Saturday.....08.00-13.00.

No noisy activities on Sundays or Bank Holidays.

Particularly noisy equipment such as Pile Drivers/Angle Cutters/Pneumatic Drills/Cement Mixers etc. should be used approximately one hour after the beginning hours mentioned above and one hour before the said end times.

All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should

be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt (eg. Plastics, rubber, treated wood, bitumen etc.)

Radio noise should not be audible at the boundary of the nearest neighbouring property.

Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Health Department prior to commencement.

BACKGROUND DOCUMENTS

DECIDED: