

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Ms K. Perry Tel: 020 8379 3853

Ward:
Cockfosters

Application Number : P12-01220PLA

Category: Other Development

**LOCATION: SLOPERS POND FARMHOUSE, CHASE AND SLOPERS POND FARM,
STAGG HILL, BARNET, EN4 0PX**

PROPOSAL: Extension to stable building to form a classroom and toilet block.

Applicant Name & Address:
Robert Hayward,
Hayward & Partners
SLOPERS POND FARMHOUSE,
CHASE AND SLOPERS POND FARM,
STAGG HILL,
BARNET,
EN4 0PX

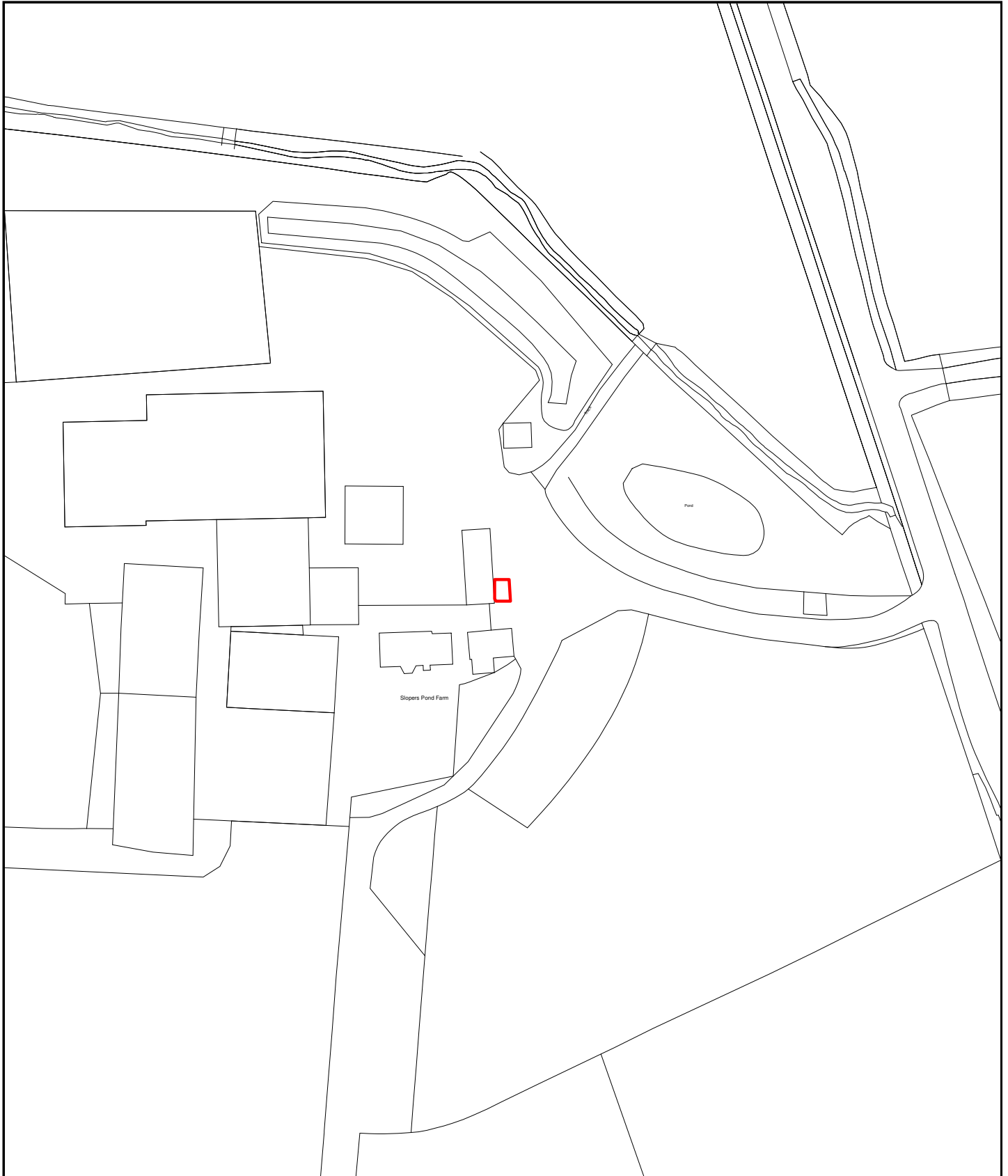
Agent Name & Address:
David Snell
89, Bengoe Street
Hertford
Herts
SG14 3EZ

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Note to Members

An application of this nature would normally be determined under delegated authority. However, in accordance with the adopted Scheme of Delegation, as the applicant is a Councillor, the application is reported to the Committee for determination.



Development Control



Scale - 1:1250
Time of plot: 08:28

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 Slopers Pond Farm is an agricultural holding sited within the Green Belt. The farm is located to the north of Waggon Road and west of Stagg Hill. The site comprises a farmhouse and numerous agricultural buildings, some of which are used as livery stables. The character and appearance of the site is agricultural.

2. Proposal

- 2.1 Permission is sought for the extension of an existing agricultural building to provide a self contained classroom and toilet block. The proposed development would measure 7.2m in width, 6.9m in depth and 4.5m in height with a Dutch barn hipped roof. Windows are proposed along the southern elevation and a ramp will be provided to the front to provide disabled access.
- 2.2 The proposal is associated with an Environmental Stewardship scheme in partnership with Natural England. The proposal will be grant funded by Natural England with the objective of supporting school visits to the farm. The programme aims to introduce school children to the natural environment and it is envisaged that between 4 and 25 visits will be undertaken per year.
- 2.3 The visits would involve groups of up to 12 children with travel to and from the site by a single minibus. It is proposed to use the existing access from Stagg Hill.

3. Relevant Planning History

- 3.1 There have been a number of planning applications for the site. None are directly relevant to this application.

4. Consultations

- 4.1 Statutory and non-statutory consultees
- 4.1.1 Natural England support the application stating that the provision of a building that would enhance the children's experience will be beneficial although toilets and hand washing facilities would be essential.
- 4.2 Public
- 4.2.1 No consultation letters were necessary given the siting of the building relative to the nearest residential properties on Waggon Road. A site notice was though displayed at the entrance to the site. No responses were received.

5. Relevant Policy

5.1 Local Plan – Core Strategy

- CP24: The road network
CP25: Pedestrians and cyclists
CP30: Maintaining and improving the quality of the built and open environment

CP33: Green Belt and countryside

5.2 Saved UDP Policies

(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing
(II)T1	To ensure development takes place in locations which have appropriate access to transport networks
(II)T16	Adequate access for pedestrians and people with disabilities
(II)T19	Needs and safety of cyclist

5.3 The London Plan

Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.16	Green Belt
Policy 7.19	Biodiversity and access to nature

5.4 Other Relevant Policy

The National Planning Policy Framework

6. **Analysis**

6.1 Impact on Green Belt and the Character of the Area

- 6.1.1 The application site is within the Green Belt. In such circumstances, the National Planning Policy Framework provides that new buildings, other than for purposes falling within the classes set out in paragraph 89 of the Framework are inappropriate and should not be permitted, except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.1.2 The applicant proposes the development for the purpose of education which is not normally appropriate development in the Green Belt. However, the applicant has put forward a case of special circumstances to justify the development. These are summarised as follows:
- 6.1.3 The proposed development is part of Natural England's Countryside Stewardship Scheme and Higher Level Stewardship Scheme which is a national grant aided scheme to farmers which aims to enhance and conserve the English landscape, as well as improving habitats and helping to increase biodiversity. Educational access is one part of the programme. The facility would provide an opportunity for children to access the countryside as part of their school education.

- 6.1.4 The applicant has also confirmed that there are no existing buildings on the site where the facility could be provided.
- 6.1.5 Due to the size and appearance of the proposed building and the fact that the development would be appropriately sited within the existing built envelope, it would not present a form of development that would be prominent in views from the nearby main road (Stagg Hill). Consequently, it is considered the proposal would not detract from the essential character or openness of the green belt sufficient to constitute a departure while also having an acceptable appearance on the locality.

6.2 Parking and Access

- 6.2.1 The development would be accessed via the existing access from Stagg Hill. Visits would be made for up to 12 children normally arriving by single minibus between 4 and 25 times a year. It is considered the development at this level would have no undue impact on the highway or access arrangements.
- 6.2.2 Moreover, there is adequate car parking within the site to serve the proposed development.

6.3 Residential Amenity

- 6.3.1 The proposed development is sited well away from the nearest residential property and the development would therefore have no undue impact in this regard.

7. **Conclusion**

- 7.1 It is considered that the applicant has submitted very special circumstances to justify the development in light of Green Belt Policy. Furthermore, the development will not materially impact on the character and appearance of the surrounding Green Belt nor will it not give rise to conditions prejudicial to free flow and safety of traffic on the adjoining highway. In light of the above the application is recommended for approval for the following reasons:.

1. The applicant has provided very special circumstances to justify the development in light of Green Belt Policy. Furthermore, the siting and size of the development would not harm the essential open character of the Green Belt having regard to Policies CP30 and CP33 of the Core Strategy, Policy 7.16 of the London Plan and (II) GD3 of the Unitary Development Plan.
2. The proposal does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan.

8. **Recommendation**

- 8.1 That planning permission be GRANTED subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall only be used as a classroom with associated store and toilet facilities and for no other purpose without express planning permission first being obtained.

Reason: To ensure the development is acceptable in light of Green Belt policy

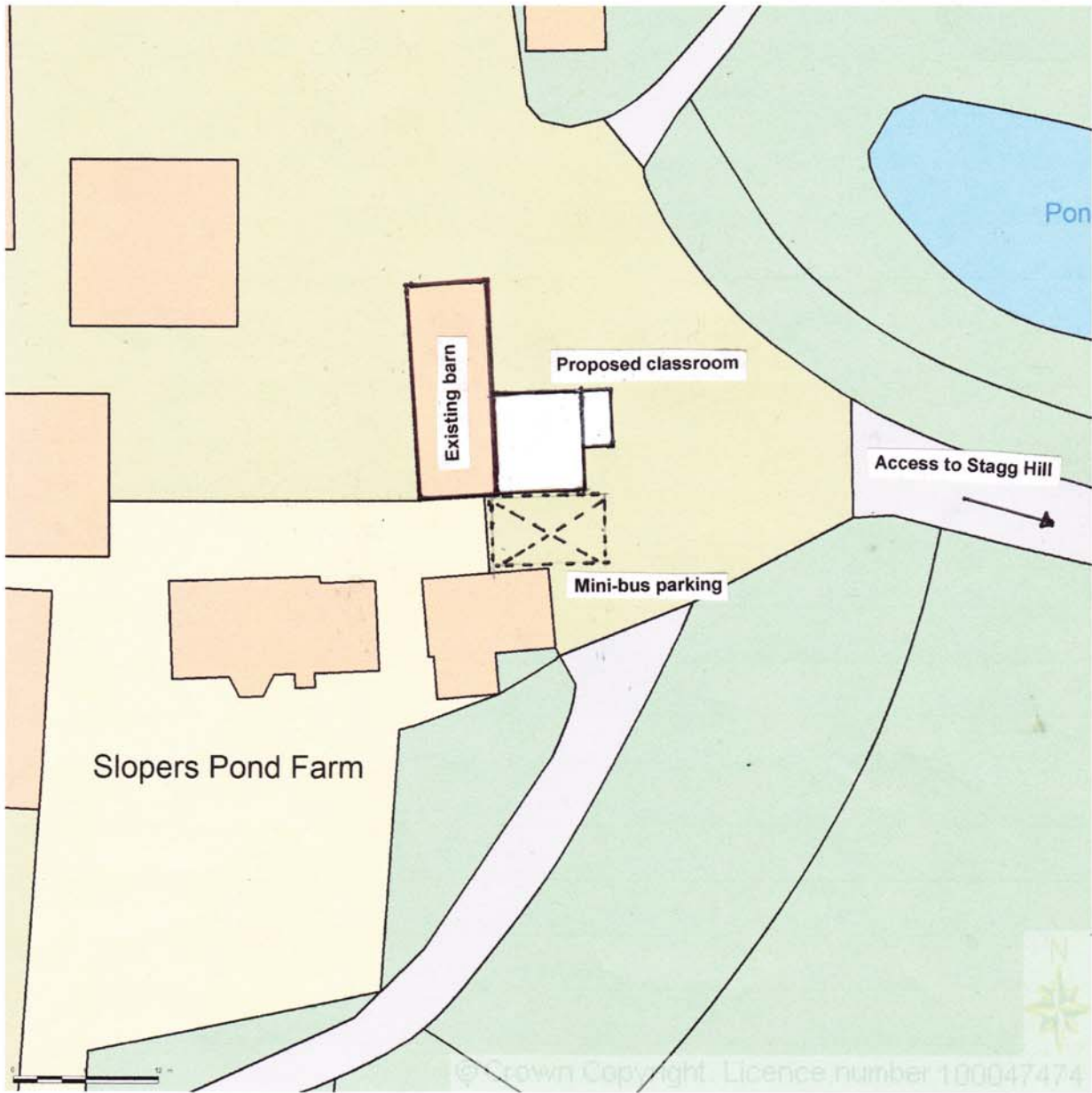
3. The development hereby approved shall not support educational trips by more than 12 pupils at any one time travelling to the site by single minibus unless otherwise agreed in writing by the local planning authority

Reason: To ensure the development is acceptable in light of Green Belt policy and in the interests of highway safety.

4. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

AREA 90m x 90m
SCALE: 1:500
CENTRE COORDINATES: 527062 , 198893



Slopers Pond Farm – Proposed classroom

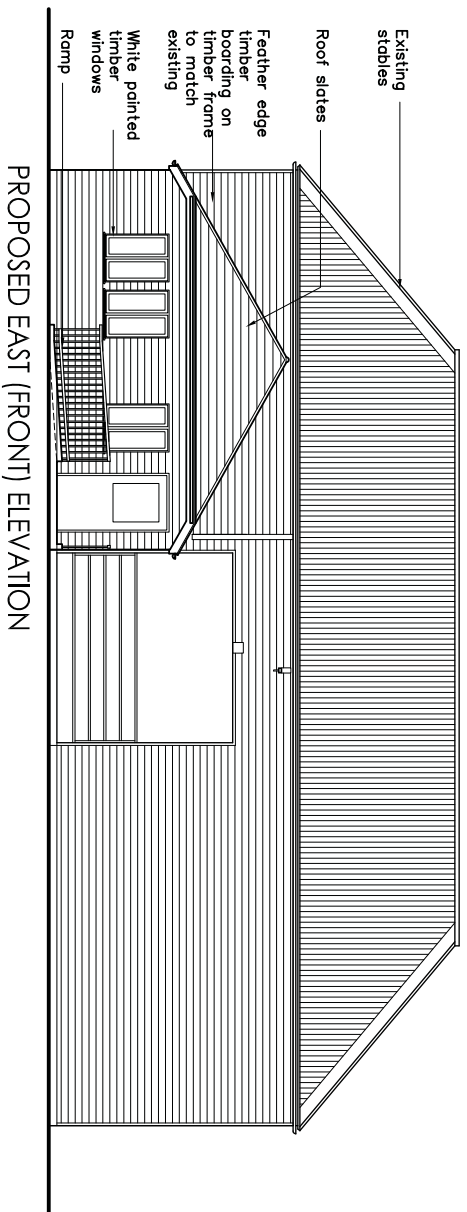
Block plan

Drawing No. SPF/1

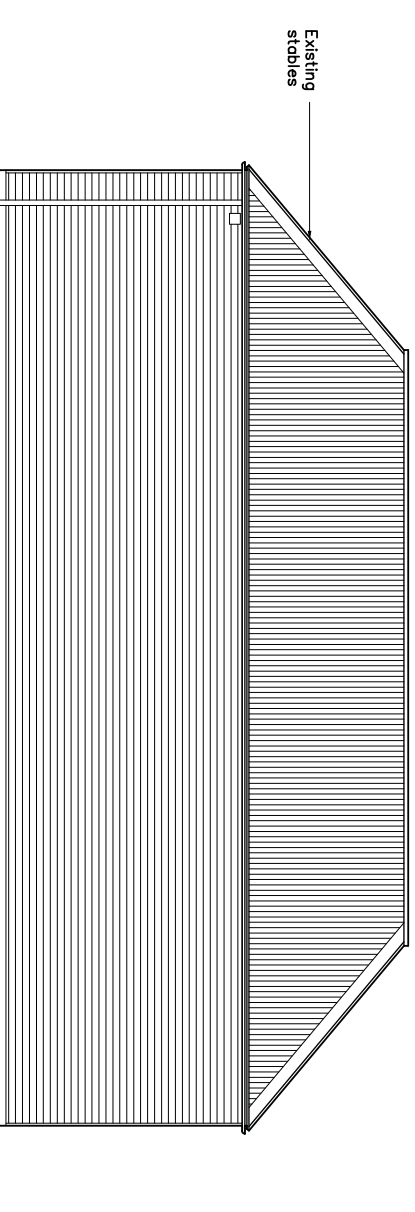
NOTES

General

1. All works to be in accordance with current Building Regulations and approved by the Local Authority.
2. Do not scale this drawing – Written dimensions only to be used and all dimensions verified on site by the Contractor. Any discrepancies are to be reported to the architect before work commences.
3. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations to be notified to the architect.



PROPOSED EAST (FRONT) ELEVATION



PROPOSED WEST (REAR) ELEVATION

0 1 2 3 4 5 6 7 8 9 10m
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LINEAR SCALE 1:100

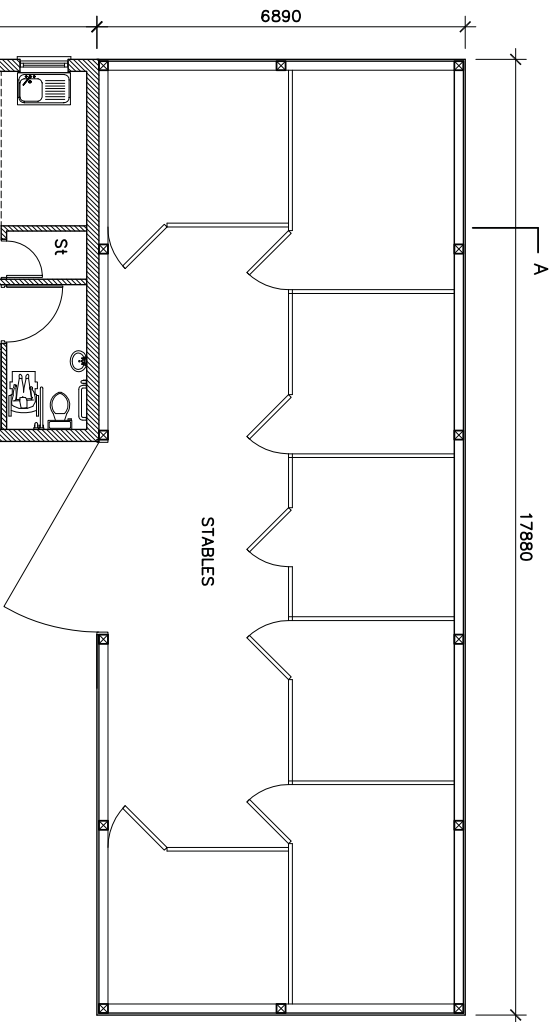
archiserve developments ltd

Chartered architects + development consultants

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 e: chinedu@archiservedevelopments.com

Rev B 25/04/12 CE Entrance door size amended for disabled access
 Rev A 12/04/12 CE Timber boarding revised on elevations

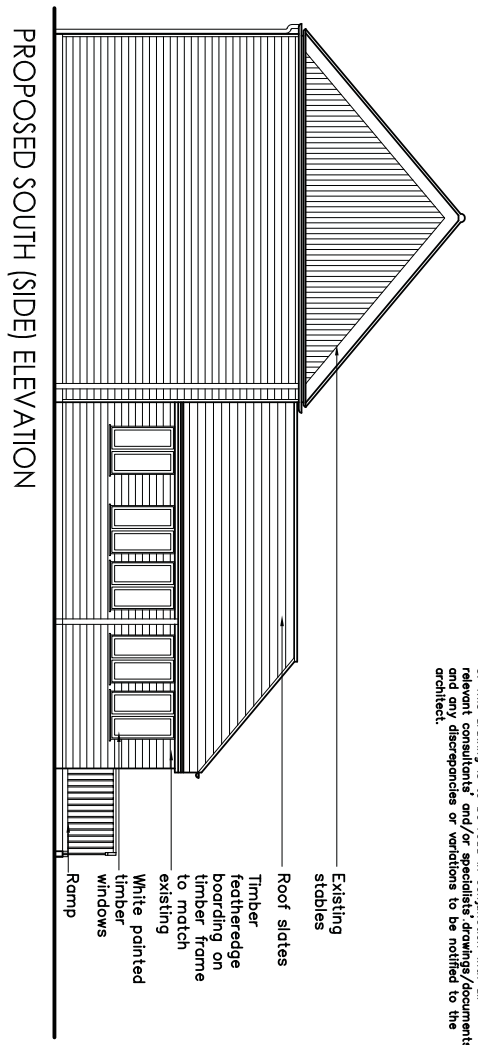
Project:	Slopes Pond Farm, Barnet EN4 0PX	Job no.:	HAY027/12	Dwg. no.:	P005B
Client:	Proposed Classroom & Toilets	Scale:	1:100@A3	Drawn by:	CE
Description:	Proposed Elevations	Checked by:	CE	Dtge:	03/04/12



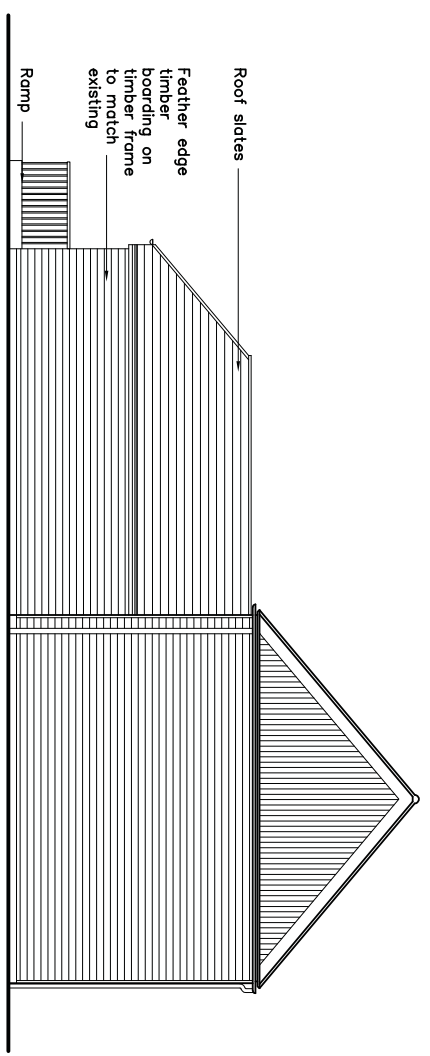
PROPOSED GROUND FLOOR PLAN



LINEAR SCALE 1:100



PROPOSED SOUTH (SIDE) ELEVATION



PROPOSED NORTH (SIDE) ELEVATION

- NOTES**
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Rev B 25/04/12 CE Entrance door size amended for disabled access
 Rev A 12/04/12 CE Timber boarding revised on elevations

Project: Slopers Pond Farm, Barnet EN4 0PX
 Client: Mr R Hayward
 Description: Proposed Classroom & Toilets
 Job no.: HAY/027/12 Dwg. no.: P004B
 Scale: 1:100@A3 Drawn by: CE
 Checked by: CE Ddate: 02/04/12