

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 18th June 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
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Ward: Chase

Application Number : TP/10/0774

Category: Change of Use

LOCATION: HOLLY HILL FARM, 305, THE RIDGEWAY, ENFIELD, EN2 8AN

PROPOSAL: Use of redundant grain store as a soda based cleaning process for vehicles, plant and machinery (RETROSPECTIVE).

Applicant Name & Address:

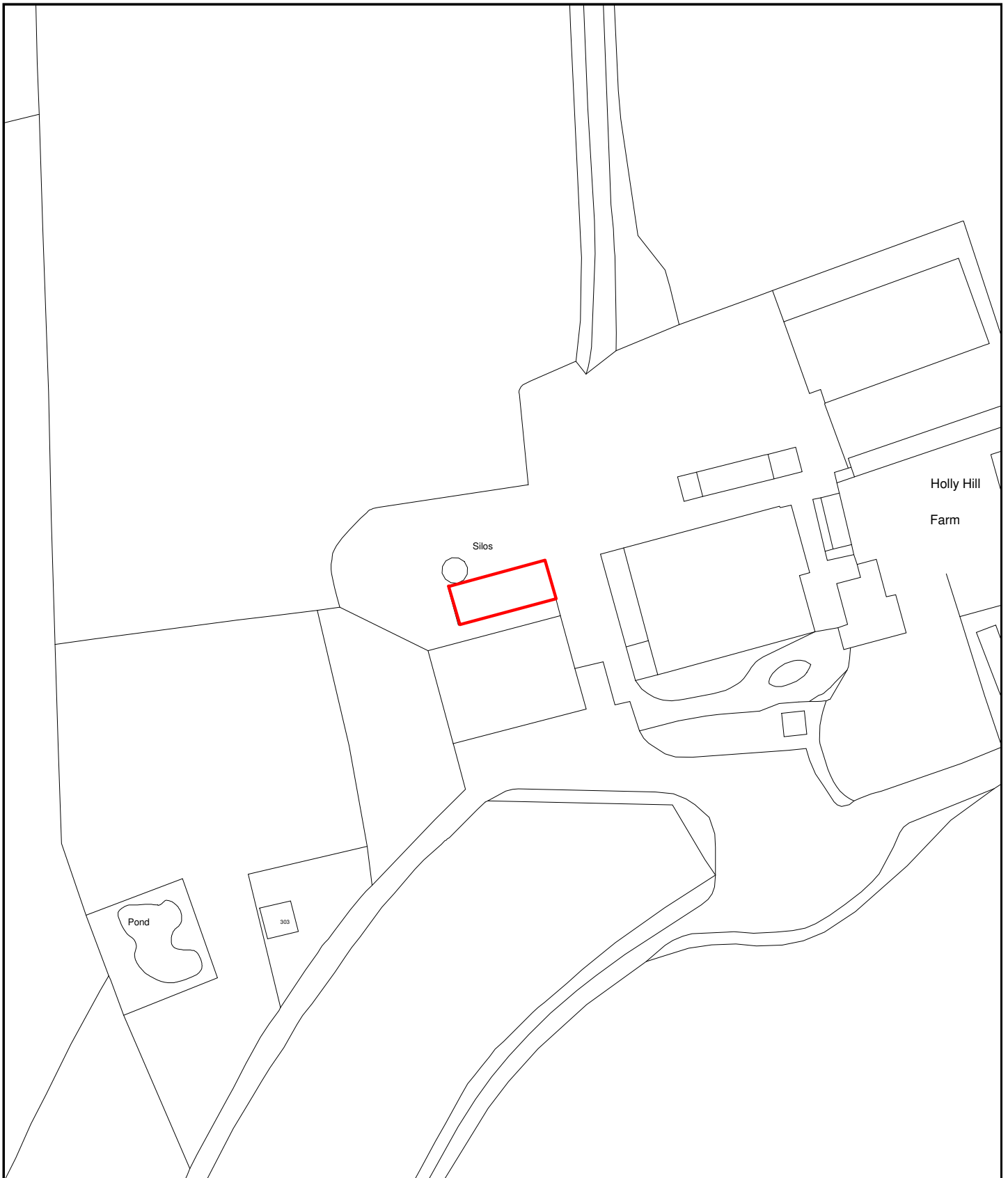
D Williams and Co
Cattlegate Farm,
Cattlegate Road,
Enfield,
EN2 8AU

Agent Name & Address:

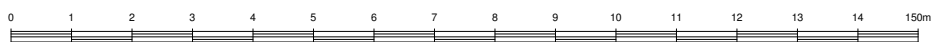
Jane Orsborn,
Jane R Orsborn Associates
121, Queen's Road
Hertford
SG13 8BJ

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 12:33

Date of plot: 03/06/2013

1. Site and surroundings

- 1.1 Holly Hill Farm is a Council-owned agricultural holding located on the northern side of The Ridgeway, approximately 460m west of the small settlement known as Botany Bay village.
- 1.2 There is a 2-storey brick built farmhouse (Listed grade II) approximately 8m to the west of the barn.
- 1.3 The site is bounded by the M25 to the north and surrounded on all other sides by agricultural land. It lies within the Metropolitan Green Belt and within an area designated as an Area of Special Character.

2. Proposal

- 2.1 Retrospective permission is sought for the change of use of redundant grain store as a soda based cleaning process for vehicles, plant and machinery. The application is related to the diversification of the farm business.

3. Relevant planning history:

- 3.1 LBE/92/0018 - Provision of new steel framed barn and re-erection of Bentalls wet grain bin and intake pit presently situated at North Lodge Farm. – granted 12/11/1992.
- 3.2 LBE/90/0032 - Erection of cattle building and conversion of existing grain store to cattle housing together with landscaping. – granted 19/12/1990.
- 3.3 LBE/01/0014 - Change of use of part of site from agricultural to residential use. – granted with condition 20/11/2001.
- 3.4 TP/10/1640 - Change of use of part of farm yard to a recycling facility for imported green waste to create compost (RETROSPECTIVE). – granted with conditions on 16/08/2011.
- 3.5 TP/10/0783 - Change of use of Unit 7 from redundant cattle housing to canine training and exercising (RETROSPECTIVE) – granted on 23/04/2013.

4. Consultation

4.1 Statutory and non-statutory consultees

Traffic & Transportation

- 4.1.1 No objections are raised.

Environmental Health

- 4.1.2 No objections are raised.

Environment Agency

- 4.1.3 It has been advised that there are no objections subject to securing an acceptable scheme for the disposal of surface water. The Applicant is also advised to contact the Environment Agency to discuss whether a permit for any trade effluent.

4.2 Public response

- 4.2.1 Due to the isolated nature of the site, two immediately adjoining residential occupiers were notified.
- 4.2.1 One letter of objection was received from the occupier of 'Windrush', located 155m west of the entrance to the site, raising the following points:
- The use of Unit 4 for soda based cleaning processes of vehicles, plant and machinery is I would suggest wholly in appropriate particularly in view of the location of neighbouring water courses and field drainage which could easily be polluted regardless of such constraints as may be imposed in any conditional approval.
 - I would have thought the Environment Agency themselves would find this proposal to be unacceptable.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 2.6	Outer London: Vision and strategy
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.4	Local character
Policy 7.8	Heritage assets and archaeology
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.16	Green Belt
Policy 7.22	Land for food

5.5 Local Plan – Core Strategy

CP30: Maintaining and improving the quality of the built and open environment
CP31: Built and landscape heritage
CP33: Green Belt and countryside

5.6 Saved UDP Policies

(II)G6	Areas of Special Character
(II)G11	To ensure that new developments in the Green Belt do not have a detrimental impact on the surrounding landscape.
(II)G22	To support and foster the needs of farming in the Green Belt
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing

5.7 Submission version DMD

DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD68	Noise
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character
DMD89	Previously developed sites in the Green Belt

5.8 Other Relevant Policy / Guidance

National Planning Policy Framework
Design Manual for Roads and Bridges

6. **Analysis**

6.1 Principle of development

6.1.1 At the heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Paragraph 20 of the NPPF confirms the positive approach to sustainable new development in rural areas.

6.1.2 Within the NPPF, the London Plan, and the Enfield Plan Core Strategy there is a general presumption against inappropriate development in the Green Belt unless it is proven that very special circumstances exist. Inappropriate development is, by definition, "harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

6.1.3 Whilst the submitted planning statement advises that the terms of the tenancy allow the tenant to sub-let, this is not material to the consideration of this application.

6.2 Impact on the Green Belt

6.2.1 There are five purposes for including land in the Green Belt (para.80 NPPF). These are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;

- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.2.2 In addition, paragraph 90 of the NPPF confirms that the re-use of buildings is not inappropriate in the Green Belt providing that it is of a permanent and substantial construction.

6.2.3 The building is of a permanent and substantial construction and the proposal does not involve any external alterations to it. It is therefore considered that the development does not further harm the open character and nature of the Green Belt due to the activity taking place within the building referred to as 'Unit 7'.

6.2.4 Moreover, the building is not required for further agricultural purposes because other buildings on site are sufficient for the storage of grain, machinery and equipment. It has been advised that the building can not be used to store grain as it does not meet with the relevant standards for the storage of grain (The Assured Combinable Crops Scheme) because of the potential risk of rodent penetration if it were to be used for food crops.

6.3 Impact on Amenity

6.3.1 There are two dwellings located on Holly Hill Farm, the Farm House (grade II listed) which is located approximately 67m to the west and separated by the building that forms Units 3 to 7, and a further dwelling located approximately 77m south west of the building.

6.3.2 One person will be working on cleaning a vehicle in the shed at any given time and the average is for the company to clean three large items per week in the shed with the remainder of their work being done elsewhere on clients' own premises. The building is not suitable for anything other than occasional working because there are no washing/toilet facilities available.

6.3.3 The business is currently operated by two persons. This ensures that the activity remains small-scale without any detrimental impact on the amenity of surrounding occupiers. A condition could therefore be considered to limit the number of persons employed on site in order to have some control on the scale and intensity of the activity.

6.3.4 The proposed activity will not unduly impact on the amenity of the adjoining occupiers particularly as the activity, when undertaken on site, would be within normal working hours. The operational hours suggested by the applicant are not unreasonable, therefore a condition should be considered to secure this.

6.4 Transportation

6.4.1 The access road to the site is a typical farm access of a single vehicle width and would naturally restrict the number of vehicles able to enter / exit the farm at any one time, particularly as there are no waiting bays within the site or along The Ridgeway.

6.4.2 Much of the activity is undertaken as a mobile service as the only equipment required is the compressor unit which is fixed to the underside of their transit van, although a base from which to undertake cleaning of larger items is required.

6.4.3 The activity would generate minimal traffic because much of the time the two persons associated with the company are working away from the farm and thus the building is frequently not in active use for anything other than storage of soda. Deliveries of soda occur once every 4-6 weeks on a 7.5 tonne curtain-sided lorry. Vehicles and equipment to be cleaned are either driven onto site or transported on a low loader, similar to the trailers commonly used on farms.

6.4.4 As suggested above, a condition could be secured to limit the number of people employed on the site to control the scale of operation and intensity of use. Such a condition could also be considered from a highways perspective in that it would also limit the number of plant, machinery being delivered to site for cleaning and also the number of employee vehicles.

6.5 Environmental

6.5.1 The process is a cleaning service using sodium bicarbonate (i.e. washing soda). This is an entirely soluble, non toxic product and is commonly used to clean all manner of items including buildings, machinery, boats and vehicles. Although, as the Environment Agency (EA) advises, it is highly reactive and there would be concern if high concentrations were to get into the groundwater. The EA does however consider that this issue can be resolved through the imposition of a condition securing details for the disposal of surface water.

6.5.2 Trade effluent could potentially be generated if the barn is cleaned following treatment, thus requiring a Permit. A Directive will be attached on any grant of planning permission advising the Applicant to discuss this with the EA.

6.6 Other Considerations

6.6.1 The applicant has indicated that they are willing to remove four redundant, rusting silos adjacent to the building, on its northern elevation. The silos do not impact on the operation of the business however their removal would serve to improve the appearance of this part of the farm. If Members are minded to agree the removal of the four silos, this can be secured by an appropriately worded condition.

6.7 Community Infrastructure Levy (CIL)

6.7.1 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

6.7.2 In this instance the proposed development is not CIL Liable.

7. **Conclusion**

7.1 The development is considered to not be inappropriate development within the Green Belt.

7.2 The re-use of an existing farm building is considered acceptable in Green Belt terms, having regard to national guidance, and will not further harm the openness of the Green Belt.

7.3 Approval is recommended for the following reasons:

1. The re-use of an existing redundant agricultural building (identified as Unit 4 on the submitted plans) for use as a soda based cleaning process for vehicles, plant and machinery facility, will not unduly harm the openness of the Green Belt or the character of the Enfield Chase Area of Special Character, having regard to Policy (II)G6 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policies 82, 84 & 89 of the Submission version DMD, Policy 7.16 of The London Plan, and with guidance contained within the National Planning Policy Framework (in particular section 9).
2. The change of use of an existing agricultural building (identified as Unit 4 on the submitted plans) for use as a soda based cleaning process for vehicles, plant and machinery facility, will not unduly impact on the existing amenity of nearby residential occupiers in terms of noise and disturbance, having regard to Policies (II)GD3 & (II)GD6 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policy 68 of the Submission version DMD, Policy 7.15 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular sections 3 & 9).
3. The development benefits from an existing access and site layout that is appropriate for the development given the scale and level of vehicular movements associated with the operation taking place on the site having regard to Policies (II)GD6 & (II)GD8 of the Unitary Development Plan, Policies 45 & 47 of the Submission version DMD, advice contained in the Design Manual for Roads and Bridges, Policy 6.3 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular section 4).

8. Recommendation

8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 Approved Plans
2. NSC1 Restriction on Deliveries
Deliveries and collections to and from the premises shall only take place between the hours of 08:00hrs to 18:30hrs Monday to Friday and 09:00hrs to 13:00hrs on Saturdays and at no other time without the prior written approval in writing of the Local Planning Authority.

Reason: Having regard to the amenity of neighbouring occupiers.
3. NSC2 Restriction of Operating Hours
The premises shall only be open for business and working between the hours of 08:00 hours to 18:30 hours Monday to Friday and 08:00hrs to 13:00hrs only and not at all on Bank Holidays.

Reason: Having regard to the amenity of neighbouring occupiers.
4. NSC3 Restriction on Number of Employees
There shall be no more than two persons employed on site at any one time in conjunction with the use hereby approved without the prior written approval of the Local Planning Authority.

Reason: To ensure that the level, scale and intensity of activity (i) remains appropriate to the Green Belt location of the site, does not detrimentally impact on the amenity of neighbouring residential occupiers; and (ii) to ensure that the level of vehicular activity remains appropriate to the size of the junction and access road.

5. NSC5

Drainage details

Within two months of the approval of the development, details of a drainage scheme to dispose of surface water shall be provided to the Local Planning Authority for approval in writing. The drainage scheme shall also detail how any non-soluble waste is to be collected and disposed of. The approved details shall be implemented within one months of the approval of those details.

Reason: To safeguard the natural environment.

6. NSC4

External storage

There shall be no storage of any plant, equipment (inclusive of cleaning agents) or vehicles outside of the building identified as Unit 4 on the submitted plans.

Reason: Having regard to the visual amenity of the Green Belt.

Front View of Unit 4 Holly Hill Farm



1.



2

Side view showing 4 redundant silos to be removed.

3



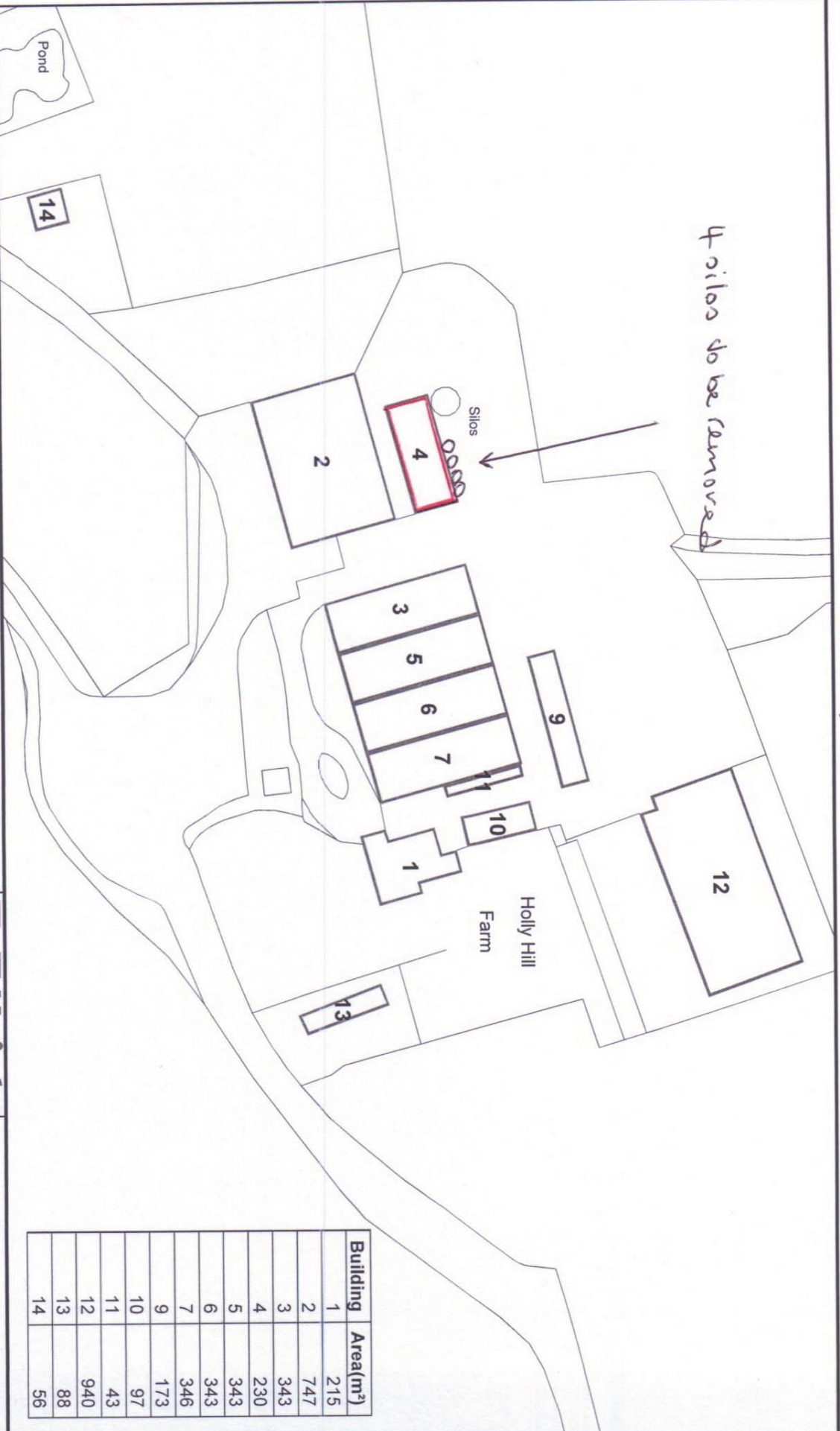
4



Internal views of Unit 4 Holly Hill Farm

LBE - Holly Hill Farm

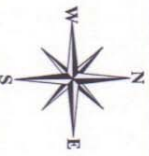
4 silos do be removed



Building	Area(m ²)
1	215
2	747
3	343
4	230
5	343
6	343
7	346
9	173
10	97
11	43
12	940
13	88
14	56

Change of use of Unit 4

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**Knight
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