

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Ryan Auty
45
Burnham Road
Hullbridge
SS5 6BG

APPLICANT

Miss E Frasle
10 Crow Green Road
Brentwood
CM15 9RA

APPLICATION NO: P1692.24

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: To demolish existing stable blocks and erect new stables, sixteen containers, 30x16m menage and eleven parking spaces.

Location: Maylands Golf Club Colchester Road
Romford

The above decision is based on the details in drawing(s):

201-02

201-03a

201-04

201-05

BNG ecology assessment

for the following reason(s):

- 1 The proposed development comprising the erection of buildings, installation of shipping containers, the formation of significant degree of hardstanding and car parking spaces would result in development that is detrimental to the openness of the Green Belt, and would conflict with the purposes of including land in the Green Belt. The proposal would constitute inappropriate Green Belt development, and in the absence of very special circumstances that clearly outweigh the substantial harm to the Green Belt, by reason of inappropriateness and

substantial harm, the proposal is considered to be contrary to the guidance contained in the National Planning Policy Framework NPPF 2024 and policy G2 of the London Plan.

- 2 The proposed buildings and structures, in particular the proposed containers, would appear as alien feature that together with the extensive hard standing and car parking spaces would result in significant harm to the verdant and the rural character of the area, thereby having adverse impact upon the visual amenities of the area. The proposal is therefore considered to be contrary to Policies 26 and 27 of the Local Plan 2021, the Policy D4 of the London Plan and the Policy advice in National Planning Policy Framework 2024.
- 3 The proposal would, by reason of noise and disturbance caused by coming and going on vehicles on the access way in the early hours of morning or late in the evening be unacceptably detrimental to the amenities of occupiers of nearby residents, contrary to policies 7 and 34 of Local Plan Policies.
- 4 Insufficient information has been provided to assess the impact of the proposal upon the free flow of traffic and the safety of highways users. In particular there is no information with respect to trip generation or highways assessment. In these regards the proposal are considered contrary to policies T4 and T6 of London Plan and policy 24 of the Local plan and the policy advice in National Planning Policy Framework 2024.
- 5 Insufficient ecological information is available for determination of this application. In particular it would appear that that the existing stables contains features that are associated with roosting bats and that these features are due to be lost through demolition, without any mitigating and enhancing measures for bat protection, thereby potentially causing undue harm to protected species contrary to policy 30 (Biodiversity and geodiversity) and the policy advice in National Planning Policy Framework 2024.

INFORMATIVE(S)

- 1 The proposal, if granted planning permission on appeal, would be liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £12,750. Further details with regard to CIL are available from the Council's website.
- 2 **Biodiversity Net Gain**
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this proposal, should planning permission be granted at appeal, would be the London Borough of Havering.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the

Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this proposal is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Date: 11th April 2025

A handwritten signature in black ink, appearing to read 'H Oakerbee', with a horizontal line underneath.

Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.