

The Planning Inspectorate



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www.planning-inspectorate.gov.uk



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Date Received

PLANNING APPEAL

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name **ALBON ENGINEERING AND MANUFACTURING PLC**

Organisation Name (if applicable)

Address **C/O FORGE DEVELOPMENTS**

Postcode

Daytime Tel

Fax

Email

I prefer to be contacted by Email ☐ Post ☐

B. AGENT DETAILS (if any) FOR THE APPEAL

Name **PHILIP ATKINSON**

Organisation Name (if applicable) **FORGE DEVELOPMENTS**

Address **17 HILL STREET NATTISHALL**

NORFOLK

Postcode **NR20 3DQ**

Your Ref **FD/01/01**

Daytime Tel **07979420938**

Fax

Email **PHILIP.ATKINSON@BROADFIELDPROPERTIES.COM**

I prefer to be contacted by Email ☐ Post ☒

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA **ROCHFORD DISTRICT COUNCIL**

LPA's application reference no. **06/00230/FUL**

Date of the planning application **150306**

Date of LPA's decision notice (if issued) **110506**

The Planning Inspectorate - Planning Appeal

D. APPEAL SITE ADDRESS

Address **TURRET FARM, HIGH ROAD, HOCKLEY, ESSEX**

Postcode

Note: Failure to provide the full postcode may delay the processing of your appeal.

Is the appeal site within a Green Belt? YES ☒ NO

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised (and agreed) while it was with the local planning authority for consideration, you may enter a description of the revised scheme.

EXTENSION TO TURRET FARM, HIGH ROAD, HOCKLEY TO PROVIDE THREE GUEST SUITES LINKED TO ALBON ENGINEERING AND MANUFACTURING PLC

Size of the whole appeal site (in hectares) **0.096**

Area of floor space of proposed development (in square metres) **167.87**

Has the description of the development changed from that entered on the application form? YES NO ☒

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **ONE** box only* ☒

- | | | |
|----------|--|--|
| 1 | Refuse planning permission for the development described in Section E. | 1 <input checked="" type="checkbox"/> |
| 2 | Grant planning permission for the development subject to conditions to which you object. | 2 |
| 3 | Refuse approval of the matters reserved under an outline planning permission. | 3 |
| 4 | Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. | 4 |
| 5 | Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). | 5 |

OR

- | | | |
|----------|---|----------|
| 6 | The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. | 6 |
|----------|---|----------|

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views. ✓

1 WRITTEN REPRESENTATIONS W

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

- | | | |
|----|--|-----|
| a) | If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? | YES |
| | | NO |
| b) | Is it essential for the Inspector to enter the site to check measurements or other relevant facts? | YES |
| | | NO |

If the answer to **1b** is 'YES' please explain

2 HEARINGS H ✓

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

3 INQUIRIES I

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and particularly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

The appeal is made against the refusal of planning permission issued by Rochford District Council on the 11th May 2006 to allow the erection of guest accommodation units to serve Albon Engineering and Manufacturing PLC at Turret Farm, High Road, Hockley, Essex. There is only one reason for refusal stated within the Decision Notice, that being "...that the very special circumstances claimed by the applicant do not amount to very special circumstances sufficient to outweigh the harm caused by inappropriate development...".

The appeal proposals seek to extend the existing dwelling house known as Turret Farm that is already used to entertain guests visiting the business to provide three guest suites at first and second floor levels and the formation of a large dedicated conference and breakfast/dining rooms at ground floor level for use by guests visiting Albon Engineering and Manufacturing PLC.

It is the considered view of the appellant that it is already demonstrated through the Supporting Statement prepared by Forge Developments that very special circumstances do exist in this instance that are sufficient to allow the grant of planning permission for the business guest spaces proposed.

It is further the considered view of the appellant that given the type of development being applied for that no adverse precedent will be set through the grant of planning permission.

H. GROUNDS OF APPEAL (continued)

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.
YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

Please tick **ONE** box only ✓

If you are the sole owner of the whole appeal site, certificate A will apply:

CERTIFICATE A

A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Address at which the notice was served	Date the notice was served
<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	

CERTIFICATES C and D

C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding.
Please tick either (a) or (b).

If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.

a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

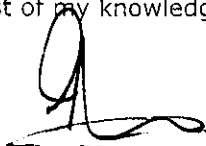
Tenant's Name	Address at which the notice was served	Date the notice was served
<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

- 1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not your appeal will not normally be accepted).
- 2 I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature



Date 6.6.06

Name (in capitals) PHILIP ATKINSON

On behalf of (if applicable) ALBON ENGINEERING AND MANUFACTURING PLC



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

1 COPY to us at:

The Planning Inspectorate
Registry/Scanning Team
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

1 COPY for you to keep

When we receive your appeal form, we will:

- 1 Tell you if it is valid and who is dealing with it.
- 2 Tell you and the LPA the procedure for your appeal.
- 3 Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

- 4 Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-6 Colegate
Norwich
NR3 1BQ

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- 1 A copy of the original **planning application** sent to the LPA. 1 ✓
ALSO SEE ATTACHED SUPPORTING STATEMENT
- 2 A copy of the **site ownership certificate and ownership details** submitted to the LPA 2 ✓
at application stage (this is usually part of the LPA's planning application form).
- 3 A copy of the **LPA's decision notice** (if issued). 3 ✓
- 4 A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) 4 ✓
showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
SEE DCA. REF. M373.04.04A
- 5 A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to 5 ✓
the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DCA REFS M.373.04.01.A - 04A
- 6 A list (stating drawing numbers) and copies of any **additional plans, drawings and** 6 X
documents sent to the LPA but which did not form part of the original application
(e.g. drawings for illustrative purposes).

N/A.

Copies of the following must also be sent, if appropriate:

- 7 **Additional plans, drawings or documents** relating to the application but not 7 X
previously seen by the LPA. Please number them clearly and list the numbers here:
N/A.

- 8 Any relevant **correspondence** with the LPA. 8 ✓
- 9 If the appeal is against the LPA's refusal or failure to approve the matters reserved under 9
an outline permission, please enclose:
 - (a) the relevant outline application; 9a X
 - (b) all plans sent at outline application stage; 9b X
 - (c) the original outline planning permission. 9c X
- 10 If the appeal is against the LPA's refusal or failure to decide an application which relates to 10 X
a **condition**, we must have a copy of the original permission with the condition attached.
- 11 A copy of any Environmental Statement plus certificates and notices relating to publicity 11 X
(if one was sent with the application, or required by the LPA).
- 12 If you have sent other appeals for this or nearby sites to us and these have not been decided, 12 X
please give details and our reference numbers.

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

FORGE DEVELOPMENTS LTD
17 MILL STREET, MATTISHALL,
NORFOLK, NR20 3QG
TEL/FAX 01362 858666

Date: 15 March 2006

Planning Services
Rochford District Council
Council Offices
South Street
Rochford
Essex
SS4 1BW

Dear Sir or Madam,

Re: Proposal to erect three units of guest accommodation at Turret Farm, High Road, Hockley to serve Albon Engineering and Manufacturing PLC

Please find attached a full planning application submitted as a 'free go' that is an amended version of application 05/00640/FUL that was refused planning permission by your Council on the 22nd September 2005. As your Council is aware the previous application was refused planning permission on the basis that the applicant failed to demonstrate that very special circumstances case being promoted was sufficient to allow the grant of planning permission in accordance with paragraph 3.2 of PPG2.

The resubmitted application seeks to develop fully the very special circumstances case being advocated by Albon Engineering and Manufacturing PLC to better demonstrate that material circumstances do in fact exist sufficient to allow the grant of planning permission.

The resubmitted application also has regard to the emerging replacement Local Plan that is at an advanced stage and would upon adoption permit the extension of the majority of those existing dwelling houses located along High Road, Hockley. Clearly, as the applicant does not propose a residential extension and only the formation of a modest number of 'branded' guest accommodation units to serve a local business with an annual turnover in the region of £60,000,000 that planning permission should now be forthcoming.

You will recall that the very special circumstances case being promoted is supported by your own Council's Economic Development Officer.

You will also note that the design has now been amended to ensure that no alterations are required to internal spaces within the existing dwelling houses to facilitate development.

I trust the application is complete and can be registered immediately.

Yours faithfully,

Philip Atkinson MRTPI

ROCHFORD DISTRICT COUNCIL

PLEASE READ "NOTES FOR GUIDANCE" BEFORE COMPLETING YOUR APPLICATION

APPLICATION FOR PLANNING PERMISSION TOWN AND COUNTRY PLANNING ACT 1990

Six copies of this form, and of any accompanying plans, must be submitted. Please complete in BLOCK CAPITALS

1. Applicant Name: ALBON ENGINEERING
Address: AND MANUFACTURING PLC
C/O FORCE DEVELOPMENTS
Postcode _____ Tel No. _____
2. Agent Name: PHILIP ATKINSON
Address: FORCE DEVELOPMENTS, 17
MILL STREET, MATSHALL,
NORFOLK
Postcode NR20 3QG Tel No. 01979420938
3. Proposal EXTENSION OF TURRET FARM,
HIGH ROAD, HOCKLEY TO
PROVIDE THREE GUEST SUITES
LINKED TO ALBON ENGINEERING
AND MANUFACTURING PLC
4. Site Location TURRET FARM, HIGH
ROAD, HOCKLEY, ESSEX
5. Article 7 Certificate submitted (Tick box)
- | A | B | C | D |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
6. Fee enclosed NO FEE - FREE GO
7. If no Fee, state grounds of exemption REPEAT APPLICATION
8. Type of Permission sought
- | Outline | Full |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Res. Matter | Renewal |
- If renewal or reserved matter state pre. app. no. _____
9. Means of foul drainage INTO EXISTING
10. Means of surface water drainage INTO EXISTING
11. Site area or dimensions 94.72 M²
12. No. of proposed dwellings N/A.

FOR OFFICE USE ONLY

T.P.1

06/00230/FUL

PROPOSAL

SITE LOCATION

Level

Case Officer

Committee Date

Remittance List

Amount Paid

Date

Receipt No.

FINANCE

Correct Fee

Reason:

App. type

Parish

Type of Devt.

Advert code

Build reg rec'd

Building Reg. Number

O/S Easting

O/S N'thing

Listed Building

Building pres notice

Cons area

TPO

Pipe line

Airport S'guard

Arch site

LF Yes/No

MW Yes/No

FP Yes/No

Sheet No.

SSSI-Yes/No

Zoning

Previous Applications

Signed:

Date: 15.3.06

On behalf of: ALBON ENGINEERING
AND MANUFACTURING PLC.

PLEASE COMPLETE RELEVANT SECTIONS OVERLEAF

13. Present use of Land/Building

RESIDENTIAL CURTIAGE

14. If Outline Application indicate items on which Approval is sought in this application.

State YES or NO.

Siting		Landscaping	
Design		Means of access	
External Appearance			

15. Is any felling, lopping or topping of Trees proposed?

NO

If YES identify trees on plans

16. Does proposal involve a new or altered access to a highway?

NO

YES or NO

17. No. of Parking spaces within site.

10

Existing

16

Proposed

18. Materials to be used externally.

Roof

TO MATCH EXISTING.

Walls

TO MATCH EXISTING

This section must be completed if application relates to Industrial Warehousing, Shop or Office Development

State the following

19. The nature of the Industrial process/business to be carried out.

GUEST SUITES LINKED TO BUSINESS

20. Is proposal related to an existing use on or near the site?

ALBON ENGINEERING AND MANUFACTURING

21. Is proposal for a replacement of premises? If so, give address and floor space of existing.

N/A.

22. Total floor space of all buildings to which application relates.

Amount of Industrial floor space

Amount of Office floor space

Amount of Retail floor space

Amount of Storage floor space

Amount of Warehouse floor space

Existing	Proposed

Sq. ft

Sq. mt.

Tick appropriate box

23. The nature, volume and means of disposal of any trade effluents or trade waste.

N/A.

24. The number of employees Existing

Male

0

Female

0

Additional

Male

1

Female

1

Male

0

Female

0

Of additional, how many are transfers

25. Is provision made for loading and unloading within the site?

N/A.

If YES identify on plans

26. The estimated commercial vehicle movements to and from the site per day

1 MOVEMENT PER WEEK.

27. Does proposal involve hazardous uses or materials? (See Note 13 for guidance)

NO.

YES or NO. If YES give details

06/230/FUL

SUPPORTING STATEMENT

**EXTENSION OF TURRET FARM,
HIGH ROAD, HOCKLEY TO
PROVIDE GUEST ACCOMMODATION
SUITES TO SERVE ALBON ENGINEERING
AND MANUFACTURING PLC, ARTERIAL
ROAD, RAYLEIGH.**

**APPLICATION PREPARED BY FORGE
DEVELOPMENTS LTD ON BEHALF OF ALBON
ENGINEERING AND MANUFACTURING PLC**

MARCH 2006

1.0 INTRODUCTION

- 1.1 The application hereby submitted for determination is an amended version of application 05/00640/FUL that refused planning permission by Rochford District Council on the 22nd September 2005. There was only one reason for refusal given in the Decision Notice issued by Rochford District Council at this time that being that it was felt by the Council **“...that the very special circumstances claimed by the applicant [in the previous application] do not amount to very special circumstances sufficient to outweigh the harm caused by inappropriate development...”**.
- 1.2 The applicant does not agree with the Council’s view in respect of very special circumstances as outlined in the reason for refusal given in the Decision Notice. The purpose of this repeat application is to attempt to better demonstrate that very special circumstances do exist in this instance and more importantly that the Policy context under which the previous application was determined has changed to such an extent that the current application can be approved.
- 1.3 It is the considered view of the applicant that Policy context against which the previous application was determined in September 2005 has changed markedly with the publication of the Post Inquiry Modifications to the emerging Rochford Replacement Local Plan. The emerging Plan to which the modifications relate is at an advanced stage and it is understood that it is this Plan that is currently being used by Rochford District Council for Development Control purposes. Emerging Policy R2, as modified, entitled *Rural Settlement Areas within the Green Belt* is now a material consideration in the determination of the resubmitted application.
- 1.4 The Council will also note from the revised drawings submitted that the scheme as previously proposed has been amended to ensure:
- The appearance of the extension is more in keeping with the scale and character of the dwelling and with its setting;
 - The extension is less visually intrusive;
 - The extent of modification to the existing dwelling house to enable development has been minimized; and
 - The extension has been sited to ensure that no harm to the amenity of nearby residents will result.

- 1.5 As the Council is aware from the previous submission the application site is located within a complex of existing buildings and structures on land off High Road, Hockley designated as Metropolitan Green Belt. As the Council is aware the application site is within a developed area and not within open countryside. The application site is immediately adjacent the existing Turret Farm and in close proximity to other existing residential dwellings to the north, to the east of the application site is land under institutional use, and to the south and west is located areas of land under agricultural use.
- 1.6 Access to the application site as previously advised is to be achieved via an existing private drive off High Road that serves Turret Farm.
- 1.7 Turret Farm is a large detached dwelling that is situated within significant landscaped grounds. Within the curtilage of Turret Farm are a number of traditional out-buildings and other structures that now contain amongst other uses a private swimming pool, sauna and bar. Since the initial occupation of Turret Farm by Mr and Mrs Albon the entire site has been used at regular intervals to entertain business guests visiting Albon Engineering and Manufacturing PLC.
- 1.8 The business guest accommodation proposed under this application is required to meet existing deficiencies in high quality visitor accommodation about the local area.
- 1.9 The amount of visitor accommodation being applied for is the absolute minimum necessary to meet the current demand resulting from the business.
- 1.10 It is the considered view of the applicant that the lack of high quality bed spaces within a reasonable drive time of the application site is beginning to affect the perception of the business globally and the current situation could adversely affect continued growth of the business.
- 1.11 As stated in the previous application, the applicant has noted an alarming trend over the previous 18 months in that more frequent visitors to Albon Engineering and Manufacturing are opting to stay in central London rather than within the local area. This trend has resulted in the business having to invest in a suitable vehicle and chauffeur to provide a dedicated shuttle service between the business, Turret Farm and central London. The current situation results in significant numbers of

unnecessary vehicle trips about the local road network, adds to existing levels of congestion specifically along the A127, and is inherently unsustainable.

- 1.12 It is the considered view of the applicant that the existing situation is both costly to the business in terms of time and resources and further places additional strains upon employees and visitors to the business. Clearly the current situation is unsatisfactory and requires urgent attention to ensure the continued growth of the business.

2.0 THE PROPOSAL

- 2.1 The proposal is to physically extend the existing dwelling house known as Turret Farm to provide three guest suites at first and second floor levels and the formation of dedicated conference and breakfast/dining rooms at ground floor level. To facilitate the operation of the guest suites independent from the main domestic dwelling, an 24-hour guest entrance has been provided a ground floor level. An enlarged laundry room to be used in association with the guest suites proposed is also to be formed at ground floor level within existing permitted floor space under residential use at Turret Farm.
- 2.2 It should be noted that the extension area containing the guest suites has been designed to ensure that there is only one internal door linking the dwelling house with the proposed business suites. The lack of any other door openings between the two uses should assure the Council of the merits of the proposal and furthermore clearly demonstrate that the business wing as proposed is designed to operate independently, as far as possible, from the main dwelling house. The ground floor fire door opening between the two uses as shown on drawing reference M.373.04.1.A is required as means of escape for insurance purposes.
- 2.3 As the Council is aware Albon Engineering and Manufacturing PLC have expanded over the past 20 years from a small family run business to become the largest employer in Rochford District with an annual turnover of £60,000,000 per annum. This dramatic growth in the business is partly due to the degree to which senior management are accessible to business clients. This is most clearly demonstrated through the continued use of Turret Farm as the Albon family home as a venue to entertain business guests visiting Albon Engineering and Manufacturing PLC. It is this family business ethos that the applicant is keen to reinforce through the offer of branded accommodation at Turret Farm furnished to a high standard suitable to meet the needs and requirements of all guests visiting the business.
- 2.4 As stated in the previous application and subsequently confirmed by the Council's own Economic Development Officer there is a serious deficiency in high quality visitor accommodation within Rochford District. This is also confirmed with paragraph 6.13.3 of the adopted Rochford District Local Plan First Review document that states **"At the present time there are only a limited number of bed spaces for permanent holiday accommodation within the District. The only hotels are the**

**airport motel in Aviation Way, Renoufs Hotel in Rochford and The Chichester
at Rawreth.”**

3.0 DEVELOPMENT PLAN

3.1 The Development Plan for the application site comprises the approved Essex and Southend-on-Sea Replacement Structure Plan (4/01) and the adopted Rochford District Local Plan First Review (4/95). The emerging Second Deposit Draft Rochford District Replacement Local Plan (5/04), as modified through the Post Inquiry Modifications to the Second Deposit Draft Rochford District Replacement Local Plan (2/06) document is also an important material consideration in the determination of the current application.

3.2 In addition to adopted and emerging Policy contained within the Development Plan the Economic Development Strategy for Rochford District (10/04) is also of relevant.

3.3 Essex and Southend-on-Sea Replacement Structure Plan

3.3.1 As a result of the limited scale and extent of the development proposals Forge Developments have not examined in detail those policies contained within the Structure Plan.

3.4 Rochford District Local Plan First Review

3.4.1 This Plan is adopted and as such forms part of the Development Plan against which planning decisions are made. As such the following policies are relevant to the current proposals.

3.4.2 Policy GB1 (Development within the Green Belt)

The Policy states:

“Within the Green Belt permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing dwellings as defined in policies GB2 and GB7), for purposes other than agriculture, mineral extraction or forestry, small-scale facilities for outdoor participatory sport and recreation, institutions requiring large grounds, cemeteries or similar uses which are open in character.” (FD underline)

3.4.3 Policy EB1 (Economic Strategy)

The Policy states:

“The council will seek to maintain and increase appropriate levels of employment and economic activity in the District commensurate with environmental considerations and the capacity of the infrastructure. This will be achieved by the other provisions of this local plan and the activities of other relevant agencies, and when considered necessary ad hoc initiatives by the Council related to the resources that may be available from time to time. Special consideration will be given to the needs and encouragement of small businesses and the Council will seek to ensure that there is an adequate supply of starter units for new enterprises.” (FD underline)

3.4.4 Policy LT15 (Tourism)

The Policy states:

“The local planning authority will promote tourism and will improve and encourage the development of facilities for visitors to the District.”

- 3.4.5 As stated previously, it is the applicant’s considered view that there is insufficient bed spaces of an appropriate standard within a reasonable drive-time of Turrett Farm. This view is further confirmed by the Council within paragraph 6.13.3 of the adopted Plan, as follows.

3.4.6 Paragraph 6.13.3 states:

“At the present time there are only a limited number of bed spaces for permanent holiday accommodation within the District. The only hotels are the airport motel in Aviation Way, Renoufs Hotel in Rochford and The Chichester at Rawreth. The Local Planning Authority will continue to promote the development of facilities as far as compatible with other policies.” (FD underline)

3.5 Second Deposit Draft Rochford District Replacement Local Plan, as modified

- 3.5.1 Although this Plan is an emerging document and does not yet comprise the Development Plan for the District it is at an advanced stated and as such the following policies and other extracts are relevant to the development proposals.

3.5.2 Policy CS3 (Reducing the Need to Travel)

The Policy states:

“It is the Council’s aim to ensure that development reduces the length, number and duration of motorised journeys, particularly at peak hours and that it encourages the use of alternative modes of transport to help protect the quality of the built environment.”

(FD underline)

3.5.3 Policy CS5 (Encouraging Economic Regeneration)

The Policy states:

“The local planning authority will:

- a. Work with partners to consolidate the local economy and attract new investment; and**
- b. Allocate land for industrial and commercial uses, whilst striving to maintain and enhance the viability of town and village centres as attractive places to visit and shop.” (FD underline)**

3.5.4 Policy CS6 (Promoting Good Design and Design Statements)

The Policy states:

“It is the Council’s aim to encourage good quality design which:

- a. Takes into account the existing form and character of the site and its surroundings;**
- b. Relates to the locality in terms of scale, layout, proportion, materials and detailing;**
- c. Includes landscaping arrangements which reduce the visual impact of and positively enhance the proposal and its surroundings;**
- d. Minimises the risk of crime; and**
- e. Provides adequate space for the storage, recycling and collection of waste.**

Development proposals will need to be supported by design statements in the circumstances set out in LPSPG5.”

3.5.5 Policy R1 (Development in the Green Belt)

The Policy states:

“Within the Metropolitan Green Belt there is a general presumption against inappropriate development. Except in very special circumstances, planning permission will not be granted unless for:-

- (i) Development required for agriculture or forestry in accordance with Policies R3, R4, R8 and R9;**

- (ii) The extension, alteration or replacement of existing dwellings in accordance with the criteria defined in Policies R2, R5 and R6;
- (iii) Limited affordable housing for local community needs within or immediately adjoining existing villages, in accordance with the criteria defined in Policy HP9;
- (iv) Essential small-scale facilities for outdoor sport and outdoor recreation in accordance with PPG2;
- (v) The re-use or adaptation of existing buildings in accordance with the criteria defined in Policy R9;
- (vi) Mineral extraction and related restoration;
- (vii) Cemeteries, or other uses of land which fulfill the objectives of the Green Belt; or
- (viii) The provision of agricultural or forestry dwellings in accordance with the criteria defined in policy R3.

Development which may be permitted under this policy should preserve the openness of the Green Belt and should not conflict with the main purposes of including land within it.

Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected.”

(FD underline)

3.5.6 Policy R2 (Rural Settlement Areas within the Green Belt)

The Policy states:

“Within the following rural settlement areas:-

- (i) Central Avenue/Pevensey Gardens, Hullbridge;
- (ii) Pooles Lane, Hullbridge;
- (iii) Windsor Gardens, Hawkwell;
- (iv) Rectory Road/Hall Road, Hawkwell;
- (v) Barling Road/Rebels Lane, Great Wakering;
- (vi) Stonebridge, Barling;
- (vii) Hall Road, Rochford;
- (viii) Kingsman Farm Road, Hullbridge; and,
- (ix) Bullwood Hall Lane and High Road, Hockley,

Proposals for extensions to dwellings in these areas as defined on the Proposals Map and in LPSPG3 will be permitted if the following criteria are met:

- (a) The appearance of the extension is in keeping with the scale and character of the dwelling and with its setting;
- (b) The extension will not be visually intrusive in the open character of the surrounding countryside;
- (c) The extension would not harm the amenity of nearby residents.”
(FD underline)

3.5.7 It is the considered view of the applicant that the development proposals accord fully with emerging Policy R2 and as such planning permission should be forthcoming in this instance.

3.5.8 Importantly, emerging paragraph 4.15 of the emerging Plan states: Paragraph 4.15: “The Council will give special consideration to the needs and encouragement of both small businesses and large-scale employment uses. The Council will seek to ensure that a range of sites and mix of units are provided within the District, including starter units and large-scale development opportunities.”
(FD underline)

3.5.9 **Policy TP1 (Sustainable Transport)**

The Policy states:

“The local planning authority will develop and implement a sustainable approach to transport based on managing the demand for travel and distribution, which is integrated with land use planning, and which aims to:

- 1. Reduce the need to travel;
- 2. Reduce the growth in length, duration and number of motorised journeys;
- 3. Encouraging alternative means of travel which have less environmental impact; and
- 4. Reduce reliance on the private car and road haulage.” (FD underline)

3.5.10 **Policy LT19 (New Hotel and Guest House Accommodation)**

The Policy states:

“A. Proposals for hotel or guesthouse accommodation (with six or more bedrooms), within residential areas, as defined on the proposal maps, will only be permitted if all of the following criteria are met:

- i. Suitable means of access, car parking and servicing arrangements will be provided;

- ii. The location is well related to the road hierarchy and public transport is available nearby; and
- iii. The proposal has no adverse affect on the amenity of residential areas, Conservation Areas, listed buildings the character of the landscape or nature conservation interests.

B. Proposals for hotel or guesthouse accommodation (with six or more bedrooms) outside residential areas, as defined on the proposal maps, will be permitted if all of the following criteria are met:

- i. A need for the development has been demonstrated;
- ii. Demonstration that there is no site available within existing residential areas;
- iii. The site should be located close to the edge of existing residential areas;
- iv. The scale and appearance of the development will not have an adverse impact on the historic environment, character of the landscape or nature conservation interests;
- v. There will be no adverse impact on the Metropolitan Green Belt; and
- vi. The site is accessible by a choice of types of transport.”

(FD underline)

3.6 Economic Development Strategy for Rochford District

3.6.1 Paragraph 2.4

The paragraph states:

“The aim of this particular strategy is to:

‘Work with partners to maximise the economic well being of businesses in the area, making the District a better place to live and work’” (FD underline)

4.0 SUMMARY

4.1 The following key points are considered to be of particular relevance to the current proposal:

- Appendix A attached to this Supporting Statement contains a list of those business guests that visited Albon Engineering and Manufacturing PLC for business purposes between July 2003 and July 2004 – It is hoped that the information supplied provides an indication in the level of demand for the application proposals over a typical 12-month period;
- Turret Farm, Hockley has traditionally been used by Albon Engineering and Manufacturing as a venue to entertain business guests;
- Those business guests that visit Turret Farm appreciate the informal surroundings;
- Albon Engineering and Manufacturing PLC wish to reinforce the ‘family business’ ethos that it is believed has contributed significantly to the success of the business over the past 20 years;
- There are no available bed-spaces of a sufficiently high standard for business guests located within a reasonable drive-time of either Albon Engineering and Manufacturing and Turret Farm;
- The proposal will remove vehicle trips from the already congested local highway network;
- The proposal will result in additional employment being created locally in order to construct, decorate, maintain and service on a daily basis the guest accommodation suites proposed;
- The proposal accords with the Economic Development Strategy for Rochford District;
- The application proposals accord with emerging Policy R2 and as such should be permitted; and
- The application proposals do in fact constitute “very special circumstances” in accordance with Government guidance contained in Planning Policy Guidance Note 2 and as such can be permitted.

5.0 Conclusion

- 5.1 It is demonstrated that a “very special circumstances” case does exist that is sufficient allow the grant of planning permission for the business guest spaces proposed.
- 5.2 The application proposals have been redesigned to ensure that no additional floor space is required to be accommodated within the main dwelling house to facilitate the erection of the new guest suites proposed.
- 5.3 Given the wording of emerging Policy R2, the type of development proposed, and the direct link between delivery of the guest suites and the continued growth of Albon Engineering and Manufacturing PLC it is the considered view of the applicant that planning permission should be forthcoming.
- 5.4 Albon Engineering and Manufacturing would request that Rochford District Council permit the current application and demonstrate its stated commitment to maximising the economic well being of businesses located within the District.

APPENDIX A

**CLIENTS, CUSTOMERS, SUPPLIERS, ADVISORS
AND GUESTS VISITING ALBON ENGINEERING PLC
FOR BUSINESS PURPOSES BETWEEN
JULY 2003 AND JULY 2004**

The following list details those business guests that visited Albon Engineering and Manufacturing over a 12-month period between July 2003 and July 2004. It is understood that all the guests listed below were required to be accommodated locally in guest accommodation.

- Adrian Missen, Allianz Cornhill;
- Agustin Ruiz Perez Cejeula, Nissan Motor Iberica S.A.;
- Al Kubon, Krupp Hoesch Automotive of America;
- Alain Haag, Renault;
- Alan Kaufman, Finers Stephens Innocent;
- Alejandro Blanco, Nissan Motor Iberica S.A.;
- Alessandro Androtti, Ferrari;
- Alessandro Caraglio, Fontana Luigi;
- Alessandro Pizzarelli, Teksid;
- Alice Fraser, Finers Stephens Innocent;
- Andrea Carri, Lombardini;
- Andrew C. Noble, ThyssenKrupp Gerlach;
- Armando Montero Serrano, Nissan;
- B.D. Gaikwad, Kirloskar Oil Engines Ltd;
- Brian Rawlings, Eversheds;
- Bruno Casale, GM-Fiat Worldwide;
- Christian Bignon, Renault;
- Christian Vendange, Iveco;
- Cristiano Pozzi, GM-Fiat Worldwide;
- Daniel Hyon, Ateliers Janves;
- Daniele Carletti, Ducati;
- David Smith, Yanmar;
- Detley Hallerberg, Krupp Gerlach;
- Domonique Rogez, Renault;
- Dr Mike Sporton, Grentek Ltd;
- Edwin Fogliatto, PSA Peugeot Citroen;
- Elizabeth Howard, Keans Solicitors;
- Emmanuel Guillet, Ateliers Janves;
- Enzo Antonozzi, Lombardini;
- Eric Fremeaux, Ateliers Janves;
- Ernst Weeland, Land Bank;

- Fabio Lipperini, Ducati;
- Fabio Salvati, GM-Fiat Worldwide;
- Fabrice Agnoli, Renault;
- Fernando Trapero, Nissan;
- Franco Belstram, Iveco;
- Gary J Fielding, Unipart Industries
- Gary Silcock, UEF;
- Georgeta Molosaga, Economic and Commercial Section, Embassy of Romania;
- Giullano Fazzini, Fontana Luigi;
- Graham J Smith, KPMG;
- Gregorio Gomez, Renault Nissan;
- Gunter Hartmann, Facil;
- Hans Peter Coenen, MAHLE;
- Hartmut Peipe, Krupp Gerlach;
- Henri Kogut, PSA Peugeot Citroen;
- Isabel Linares, Nissan;
- Jacques de Feydeau, Ateliers Janves;
- Javier Ruiz Morais, Nissan Motor Iberica S.A.;
- Jean Jacques Lemaire, Renault;
- Jean-Yves Morin, PSA Peugeot Citroen;
- Jim O'Connell, Glenny;
- Joachim Bossung, Krupp Gerlach;
- Joana Lucinella Viadi, First Secretary, Economic and Commercial Section,
Embassy of Romania;
- John Harley, THB Clowes Ltd
- Jose M Melero Perez, Nissan Motor Iberica S.A.
- Jose M. Melero Perez, Nissan Motor Iberica S.A.
- Karen Luhning, UEF;
- Kathryn L Taylor, Secretary of Commerce and Tourism, Oklahoma City;
- Lars-Ola Carlstein, Volvo;
- Laura Trinchero, Teksid;
- Loic Mellinand, Volvo Powertrain;
- Luc Bertin, Renault;
- Manuel Mas, Nissan;
- Manuel Savazza, Lombardini;

- Marino Larice-Larlach, Fontana Luigi;
- Markus Britz, Krupp Gerlach;
- Martin Hofman, Mahle;
- Massimiliano Bonanni, Lombardini;
- Massimo Bilotta, GM-Fiat Worldwide;
- Maurizio Novelli, Lombardini;
- Mauro Bolognesi, Lombardini;
- Michel Mestre, Setforge Gauvin;
- Miguel A. de Frutos Arredondo, Nissan;
- Mohsen Taheri, Mack Trucks Inc.;
- Mohsen Taheri, Renault;
- M.S. Haig, DOE;
- Neil Clasper, Economic Development Officer, City of Sunderland;
- Neil Hodgson, R.P. Hodson Risk Services;
- Neville Reyner, EEDA;
- Nidal Sabbah, Burj Al Arab;
- Olivier Cadart, Setforge Lyon;
- Olivier Gaspard, Caterpillar Group Services;
- P.J. Khot, Kirloskar Oil Engines Ltd;
- Paul Birds, Fontana (GB) Ltd;
- Paul Dudley, T.L.Clowes (Warwick) Ltd;
- Paul Edwards, T.L. Clowes (Warwick) Ltd
- Paul J Dudiak, Caterpillar;
- Paul Toothill, Allianz Global Risk;
- Paul Zeelen, Huppert;
- Peter Edward Routley, Iveco;
- Peter R Rawson, Perkins Engines Company Ltd;
- Philippe Damour, Federal Mogul;
- Pierre Cottat, Renault;
- Pierre Louis Cueff, Renault;
- Pierre Tricnaux, Caterpillar Group Services;
- Quentin Remy, Slair Remy Corporation Architects;
- R.R. Deshpande, Kirloskar Oil Engines Ltd;
- Ray Ife, Lawton Imports;
- Renato Cuciniello, Iveco Global Purchasing;

- Ric Durrant, Perkins Engines Company Ltd;
- Rickard Lundberg, Volvo;
- Robb McLellan, Lancaster;
- Robert Lands, Finers Stephens Innocent;
- Robert Pionnier, Renault;
- Rolf Fyne, Business Development Consultant to Ontario Ministry of Enterprise;
- Russell Hazelhurst, KPMG;
- Sergio Corradini, Lombardini;
- Shelton Fowler, Slair Remy Corporation Architects;
- Simon Gilbert, KPMG;
- Steve Eastham, KPMG;
- Sudodh Tandale, Bharat Forge Ltd;
- Sylvie Foreau, Renault;
- Tom Hurst, Economic Development Officer, City of Sunderland;
- Tom Sawyer, AEEU;
- Tony Missen, Huppert;
- Trevor Ward, NSK Europe;
- Uwe Wittich, Facil;
- Vincent Ballandras, Renault;
- Wayne R Prankard, Iveco;

ROCHFORD DISTRICT COUNCIL



Council Offices
Rochford
Essex
SS4 1BW

TOWN & COUNTRY PLANNING ACT, 1990

NOTICE OF DECISION

Date : 11th May 2006

Application No : 06/00230/FUL

Parish : Rayleigh Town Council

Proposal : Two Storey Side Extension and Rear Extension, to Create 3 Guest Suites for Clients to ALBON ENGINEERING

Site Location : Turret Farm High Road Hockley

Applicant : Albon Engineering And Manufacturing Plc

The Council as District Planning Authority hereby give notice of their decision to **REFUSE PLANNING PERMISSION** for the above proposal as described in the accompanying drawing(s) Date Stamped 17th March 2006, for the reasons set out below.

Your attention is drawn to the notes attached

REASONS FOR REFUSAL

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy GB1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies GB2 and GB7 of the Local Plan). The Council contend that the very special circumstance claimed by the applicant do not amount to very special circumstances sufficient to outweigh the harm caused by the inappropriate development.

Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

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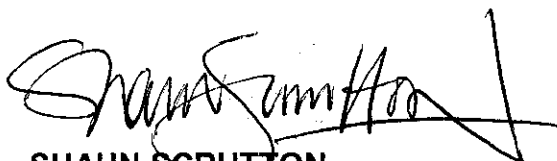
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ROCHFORD DISTRICT COUNCIL

Policy GB7 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 35 square metres. The property has prior to this application been extended in excess of the 35sqm threshold and it is considered therefore that the proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to the above policies.

Relevant Development Plan Policies and Proposals:

GB7, GB2, of the Rochford District Council Local Plan First Review
R1, R5, of the Rochford Council Second Deposit Draft Local Plan
C2, of the Essex and Southend on Sea Replacement Structure Plan



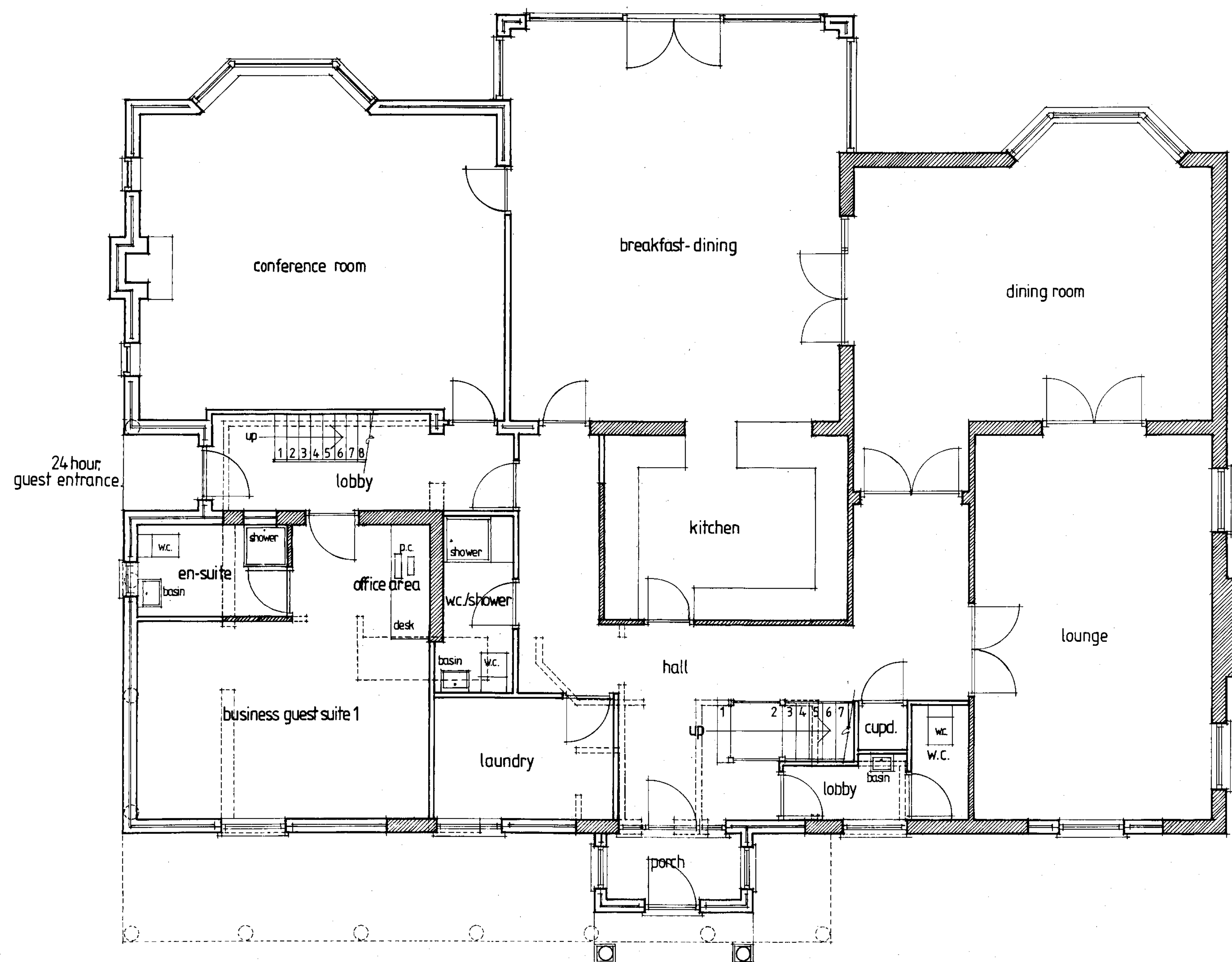
SHAUN SCRUTTON
HEAD OF PLANNING AND TRANSPORTATION



INVESTOR IN PEOPLE

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ROCHFORD.D.C
REFUSED PLAN



ROCHFORD.D.C
REFUSED PLAN

G R O U N D F L O O R P L A N

CLIENT
Albon Engineering and Manufacturing PLC.
Arterial Road, Rayleigh, Essex, SS6 7UQ.

JOB TITLE
Extension of Turret Farm, High Road, Hockley,
Essex, to provide guest suites linked to
Albon Engineering and Manufacturing PLC.

M.G.Napper
architectural and building services
25, Barling Road, Great Wakering, Essex. SS3 0QD
Tel: 01702 585231 Fax: 01702 589942

ground floor plan.

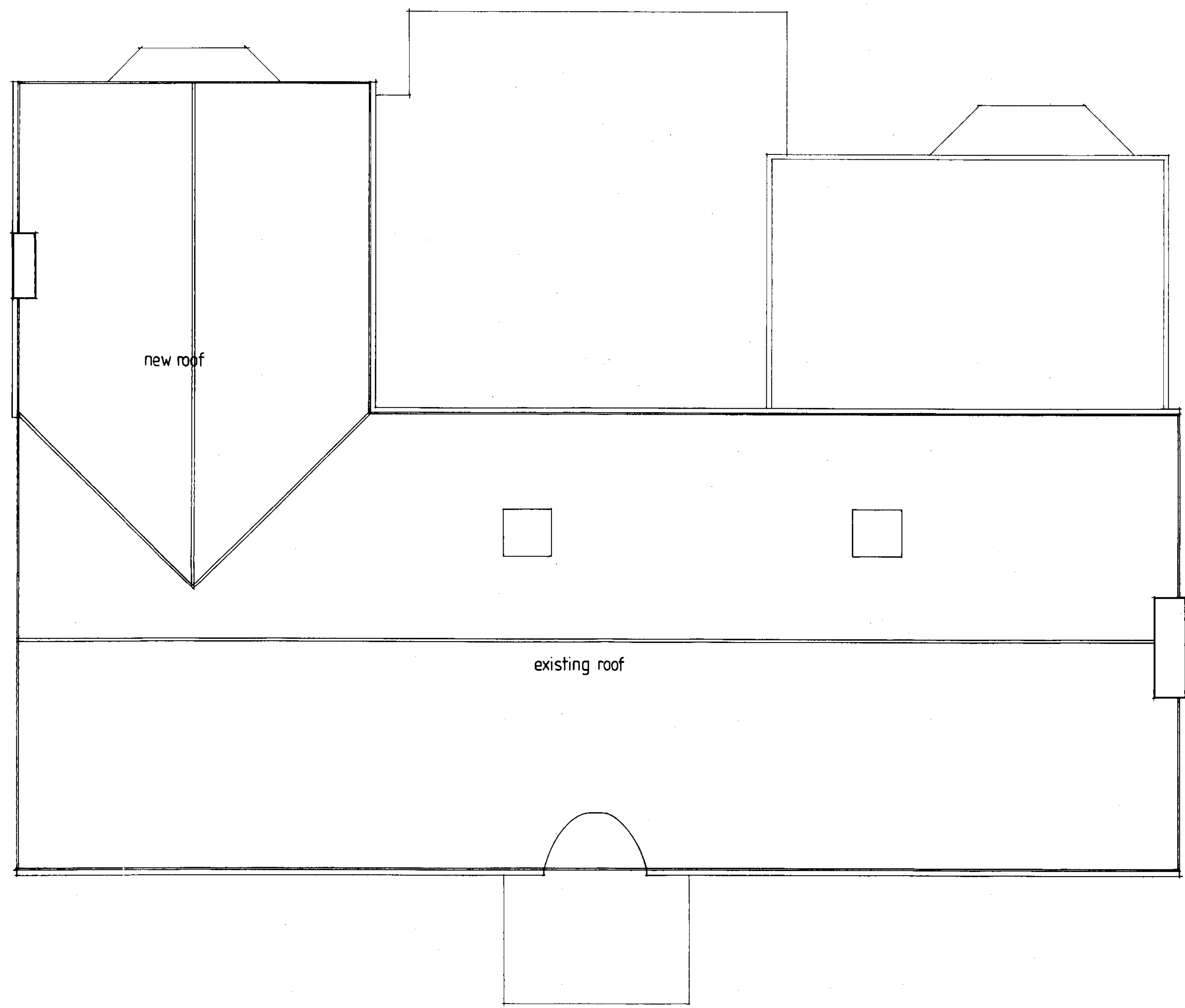
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ROCHFORD.D.C

REFUCED PLAN



ROCHFORD.D.C

REFUCED PLAN

R O O F P L A N

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M.G.Napper

architectural and building services
25, Barling Road, Great Wakering, Essex. SS3 0QD
Tel: 01702 585231 Fax: 01702 589942

roof plan.

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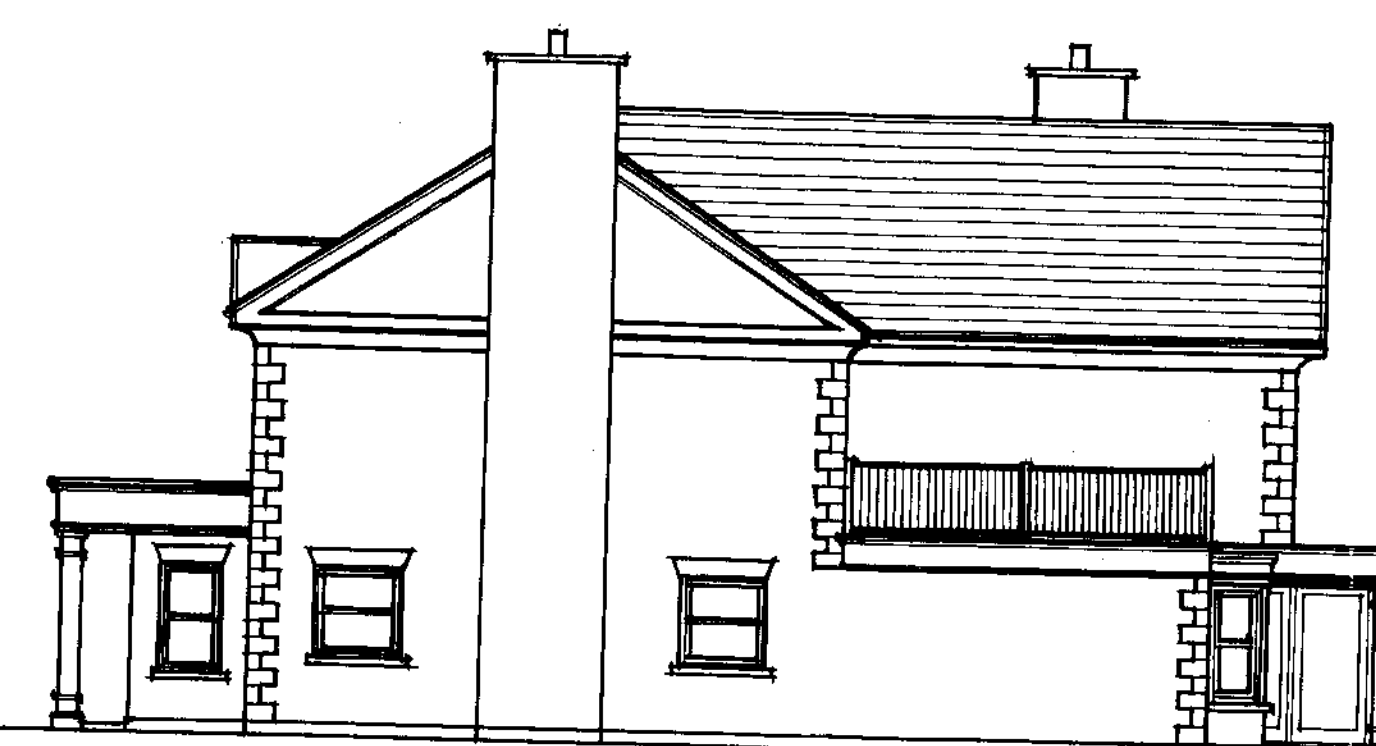
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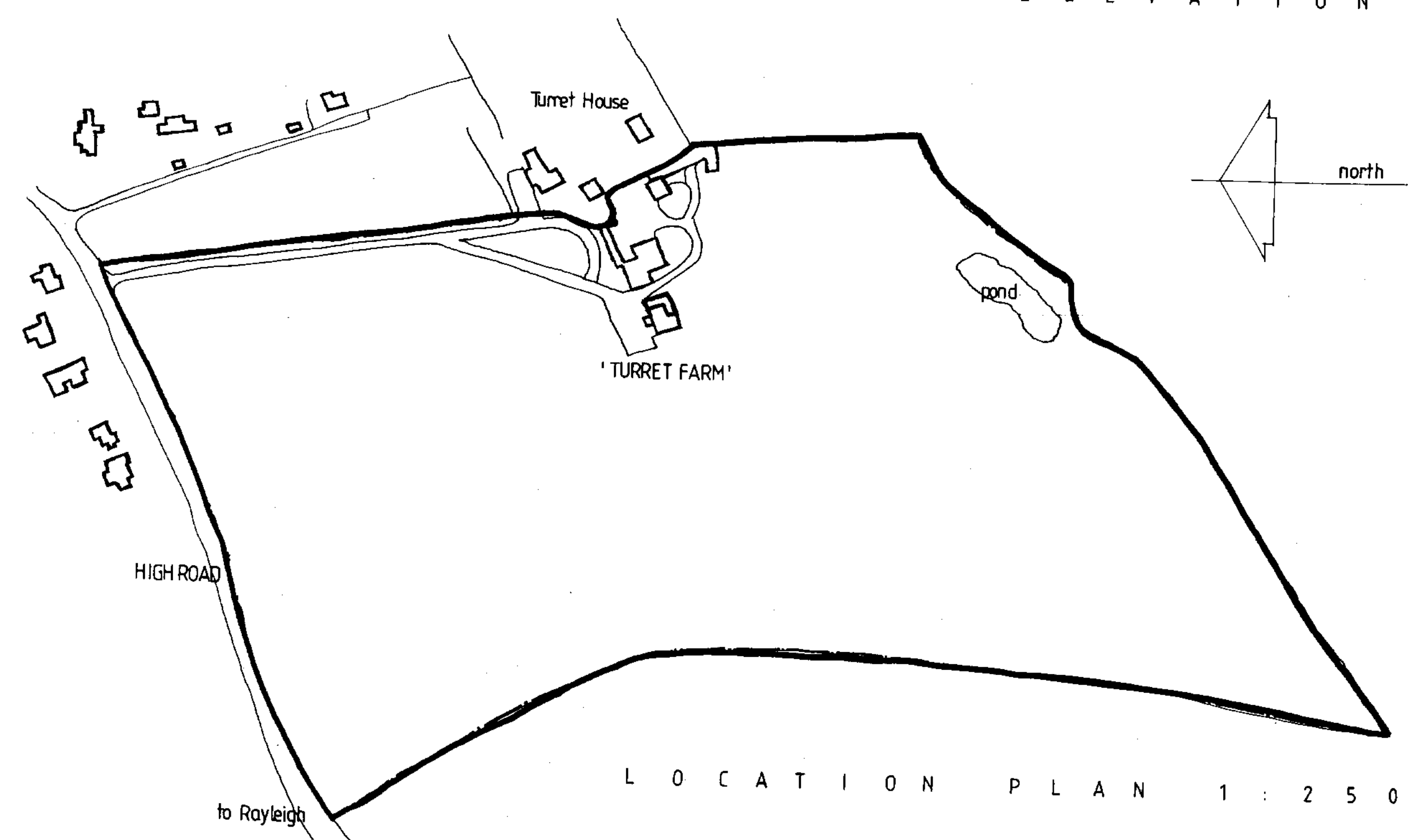
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REFUSED PLAN

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Arterial Road, Rayleigh, Essex, SS6 7UQ.

JOB TITLE
Extension of Turret Farm, High Road, Hockley,
Essex, to provide guests suites linked to
Albon Engineering and Manufacturing PLC.

M.G. Napper
architectural and building services
25, Barling Road, Great Wakering, Essex. SS3 0QD
Tel: 01702 585231 Fax: 01702 589942

elevations and location plan.

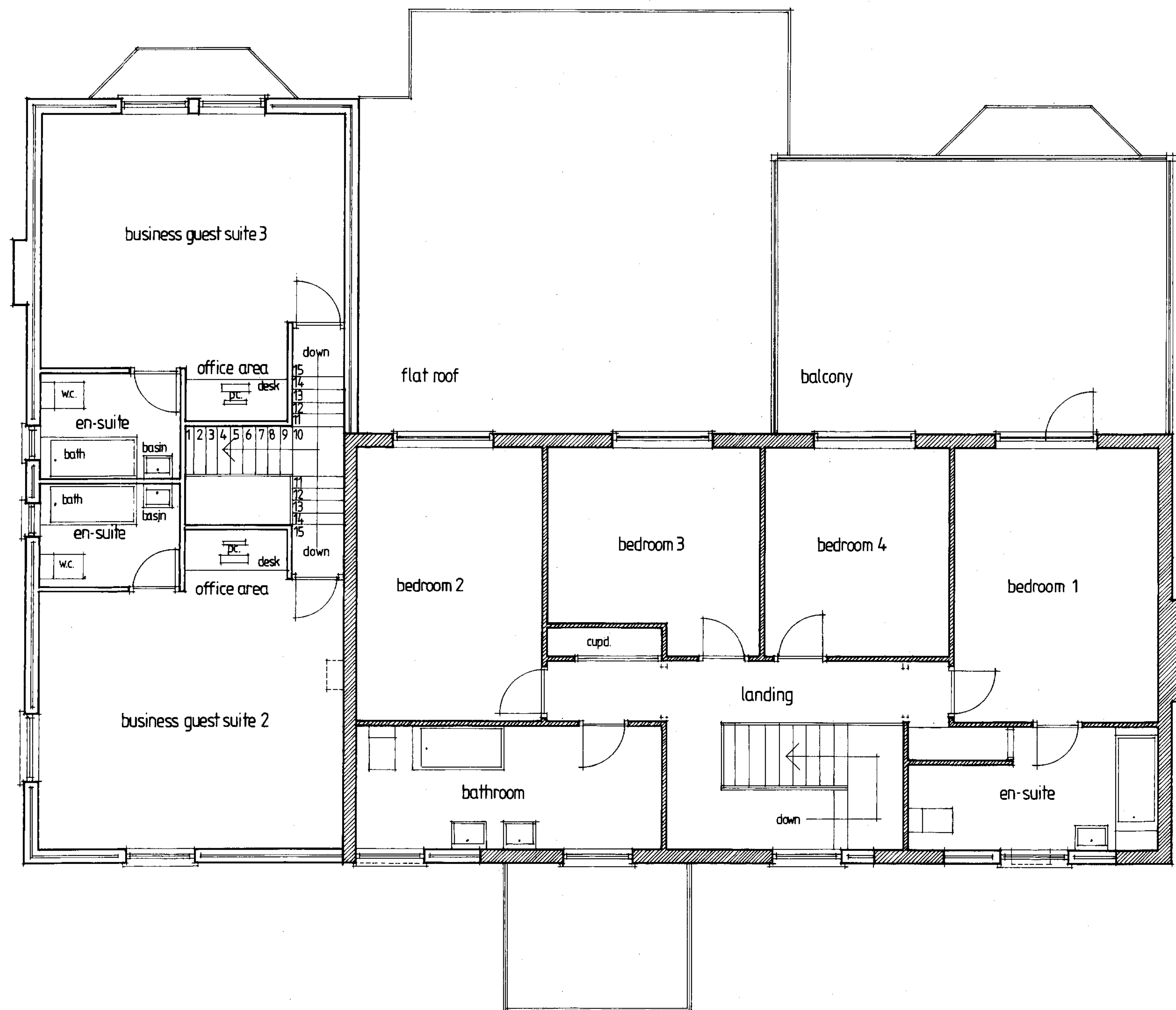
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ROCHFORD.D.C

REFUSED PLAN



ROCHFORD.D.C

REFUSED PLAN

FIRST FLOOR PLAN

CLIENT

Albon Engineering and Manufacturing PLC.
Arterial Road, Rayleigh, Essex, SS6 7UQ.

JOB TITLE

Extension of Turret Farm, High Road, Hockley, Essex, to provide guest suites linked to Albon Engineering and Manufacturing PLC.

M.G.Napper

architectural and building services
25, Barling Road, Great Wakering, Essex. SS3 0QD
Tel: 01702 585231 Fax: 01702 589942

first floor plan.

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