



**Foxes  
Rural**

# PLANNING STATEMENT

VARIATION OF CONDITION 2 OF APPROVAL 19/00282/FUL – DESIGN OF OFFICE

Pump Farm  
Tending Road  
Little Bentley  
Colchester  
Essex  
CO7 8SH





## **INTRODUCTION**

This planning statement is submitted as a variation of condition 2 of approval 19/00282/FUL in respect of the design of the office building. The application site is Pump Farm, Tendring Road, Little Bentley CO7 8SH. The application is made on behalf of Mr & Mrs C McDowell of Pump Farm who operate Plant Style Limited ("Plant Style").

## **MY EXPERIENCE AND QUALIFICATIONS**

This planning statement has been prepared by Melanie Bingham-Wallis. I am a farm planning consultant employed by Foxes Rural Limited which specialises in rural planning matters. The company regularly advises on agricultural related planning applications, justifications and proposals throughout Essex, Suffolk and Hertfordshire.

The company is registered with the Royal Institution of Chartered Surveyors and the Central Association of Agricultural Valuers.

## **THE SITE**

Pump Farm is located to the north of Tendring Road, Little Bentley. It is 10 miles east of Colchester and 10 miles north west of Clacton. Pump Farm is owned freehold by Mr and Mrs C McDowell, both of whom are the only directors of the horticultural business Plant Style Limited. They reside on site at Pump Farm immediately adjoining the north west boundary of the application site.

## **BACKGROUND**

Plant Style Limited was established at Pump Farm in 2000 under planning permission 00/00050/FUL which was limited to Mr C R W McDowell. The business is a landscape construction company, historically growing plants on site at Pump Farm. Since 2002, the business has grown and provides landscaping services and facilities to residential and commercial sites throughout Essex and the South East.

19/00282/FUL approved the construction of a B8 storage building and B1 office building. The B8 storage building has been completed and therefore implemented the planning permission 19/00282/FUL. The applicants have reached the stage of now needing to build the office accommodation as part of that proposal. Since the 2019 approval, the onset of the Covid-19 pandemic caused a temporary shift towards home based working for the office staff and this led to a delay in the construction of the office at that time.

However, in the present day of 2022, the applicants have expanded their business by around 30% since the 2019 planning application. The applicants are now in a position to build out the office however, the requirements of space needed have increased. This application seeks an amendment to the design and floor area to accommodate the new requirements of the applicants.

The office that was approved under 19/00282/FUL requires an increase in floor area from 92 sq.m in 2019 to 144 sq.m as set out in this application. This increase in floor area has arisen because the members of staff which had been working from home over the past 2 years because of the Covid-19 pandemic, are now required to be office based. The applicant's business grew during the pandemic because development sites continued. The growth of the applicant's business and employment numbers (reflected by their turnover increasing by 35% in the preceding 12 months) could be accommodated through members of staff working from home. The return to office based working and the increase of office staff numbers means that the office design variation is an essential need for the applicants.



## **THE BUSINESS**

Plant Style provides landscape construction on new large scale development sites; their residential portfolio includes Beaulieu Park at Chelmsford, Priors Green at Takeley and Tadpole Garden Village, Swindon. Plant Style Ltd services were also used at Cambridge Biomedical Campus and Gt Kneighton Cambridgeshire. In addition, the company provides landscape maintenance services.

The type of work undertaken includes:

1. Landscaping and fencing work for new residential developments
2. Tree and hedge planting, turfing and ecology services
3. Landscaping public open spaces including the installation of play equipment
4. Maintenance of public spaces.

The business has grown and developed and now has a staff level of 25 people all of whom live within the Tendring area. Further growth of this business is occurring, especially in the light of the recent Government white paper "Planning for the Future", which will lead to further development of housing within the south east, to which Plant Style are incremental to providing those landscaping schemes.

## **THE DEVELOPMENT PROPOSAL**

The proposal is to provide a 9m x 16m building for a B1 office, which replaces the design for the office approved under 19/00282/FUL. This application is an amendment to the design and scale of an office. The justification as set out under 19/00282/FUL remains the same. The redesign of the office is to accommodate members of staff in the office who had been working at home during the Covid-19 pandemic, as well as an expansion of office based staff employees due to a 35% growth in turnover.

## **DESIGN and ACCESS**

### **Design, Layout and External Appearance**

Table 1 – Design of the Building

<b>Building Size</b>	9m x 16m Total floor area = 144m <sup>2</sup>
<b>Walls</b>	Brick plinth Horizontal feather edged cladding in light grey.
<b>Roof</b>	Clay pegtile roof
<b>Eaves Height</b>	3m
<b>Roof Pitch</b>	10°
<b>Ridge Height</b>	7.03m
<b>Doors and Windows</b>	Aluminium framed double glazed in grey.
<b>Floor</b>	Concrete power floated floor with office furnishing internally.



Table 2 – Appearance of the Building

Item	Description
Amount	Amendment to the design of B1 office approved under 19/00282/FUL and replaced with design under this application. Building to increase in size from 92 sq.m to 144 sq.m The proposed office measures 9m x 16m.
Layout	The new building will be located in the same location as that of the approved office under 19/00282/FUL.  All other conditions will remain as per 19/00282/FUL.
Appearance & Design	The building will be designed to appear as a standard design for an office building which is commonplace across the Tendring District. The building will be of a feather edged external finish in light grey with a peg tile roof and aluminium framed double glazed windows and doors.

#### External Appearance

The external appearance of the building is standard for that of an office building that could be accommodated on an existing commercial site. The design of this proposal is more aesthetically pleasing compared to what was approved under application 19/00282/FUL.

Fig 1 – Photograph of proposed front elevation of office





## **LANDSCAPING**

A new hedgerow of mixed native species has been planted to assist in screening views to open farmland from the north, west and east as part of the conditions of 19/00282/FUL.

There is further screening in the planting of trees along the road on the approach side to the premises.

## **VEHICLE PARKING AND TRAFFIC MOVEMENTS**

The Vehicle Parking Plan which accompanies this application has been prepared in accordance with the Essex County Council Vehicle Parking Standards. Parking provision on site has been made for the following vehicles.

- A. X2 disabled spaces 6.5X3.9m
- B. X5 vehicle spaces 5.5X2.9m
- C. X1 PTW Parking
- D. X2 cycle spaces

## **TRAFFIC MOVEMENTS**

Traffic movements are not materially different to the principle approved under 19/00282/FUL. The increase in office space results in 2 additional parking spaces and therefore 2 additional car movements in and out of the site per day during office hours. Access to the site will be in from the existing access on Tendring Road and can be readily accommodated within the site as shown on the accompanying Parking and Access Plan.

## **CONCLUSION**

This application is for a partial variation of condition 2 which is an approved office building under application no. 19/00282/FUL. The principle of the development should therefore only be considered in the context of design matters.

The applicants have commenced approval 19/00282/FUL through the construction of the approved B8 storage building. The applicants had not built the office approved under 19/00282/FUL due to the onset of the Covid-19 pandemic and the shift over the past 2 years of some employees working remotely from home. There is now a shift for the business to have those working from home employees based in the office as well as an increase in office staff which has led to a requirement to increase the design of the approved office by 50%. The business turnover has also increased by 35% alone in the past 12 months.

There is a demonstrated and justified need for the increase in the floor area for the office which can make the build out of the office deliverable.

*Melanie Bingham-Wallis*

**MELANIE BINGHAM-WALLIS  
FOR AND ON BEHALF OF FOXES RURAL LIMITED  
16.02.22**