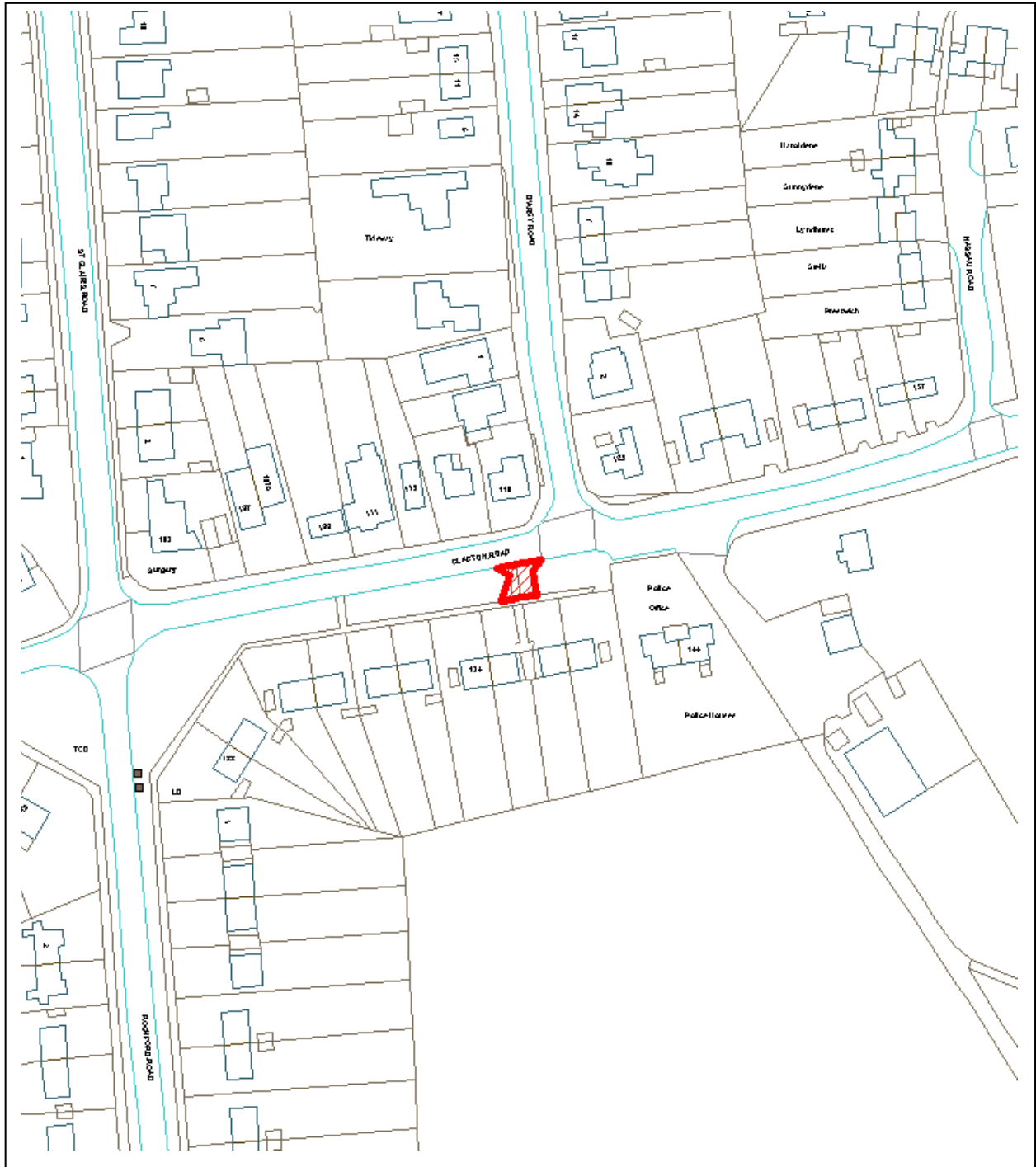


PLANNING COMMITTEE

8 MARCH 2011

REPORT OF THE INTERIM HEAD OF PLANNING

A.4. PLANNING APPLICATION – 11/00031/FUL – 138 CLACTON ROAD, ST OSYTH



DO NOT SCALE

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Application:	11/00031/FUL	Town / Parish: St Osyth Parish Council
Applicant:	Housing Portfolio Holder	
Address:	138 Clacton Road St Osyth Clacton On Sea	
Development:	Proposed widening of existing vehicular crossing.	

1. Executive Summary

The application is only before Members as the Applicant is Tendring District Council. The proposed widening of the existing vehicular access complies with the Development Plan, will cause no material harm to highway safety and is therefore recommended for approval.

Recommendation: Approve

Conditions:

- 01 Time Limit
- 02 Approved Plans
- 03 Pedestrian visibility splays
- 04 Parking minimum dimensions

Reason for approval:

The proposed widening of the existing vehicular access complies with the Development Plan, will cause no material harm to highway safety.

2. Planning Policy

Local Plan Policy:

Tendring District Local Plan 2007

- QL9 Design of New Development
 - QL10 Designing New Development to Meet Functional Needs
 - QL11 Environmental Impacts and Compatibility of Uses
 - TR1A Development Affecting Highways
- Core Strategy and Development Policies Proposed Submission Draft
- DP10 Conversion and Re Use of Redundant Buildings in the Countryside
 - CP4 Transport and Accessibility

Local Planning Guidance:

Essex County Council Car Parking Standards - Design and Good Practice

3. Relevant Planning History

Planning Permission for the same development was approved by the Committee on 4th October 2005 under reference number 05/00825/FUL. This permission expired on 5th October 2008.

4. Consultations

Essex County Council Highways Authority	No objection subject to a number of conditions relating to the width of the access, pedestrian visibility, minimum dimensions of parking spaces, and surface materials.
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5. Representations

St Osyth Parish Council	No objection.
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6. Assessment

The main planning considerations are:

- Policy Considerations, and;
- Highway Safety.

Policy Considerations

6.1 It is the policy of the Local Planning Authority, as contained within Policy TR1a of the adopted Tendring District Local Plan (2007) that development should not harm highway safety or cause inconvenience to traffic.

Highway Safety

6.2 Clacton Road is a busy arterial route accessing the town centre. On street parking is undesirable as any hindrance of the free flow of traffic would be likely to lead to serious congestion. The proposed enlarged access would facilitate off-street parking for the occupiers of 138 Clacton Road, and in doing so reduce and prevent possible road hazards. Moreover, the Highway Authority raised no objection subject to conditions relating to the width of the access, pedestrian visibility, minimum dimensions of parking spaces, and surface materials. However, two of these conditions will not be imposed, as they are not necessary as the land to which they relate is within the control of the Highway Authority.

Background Papers

None