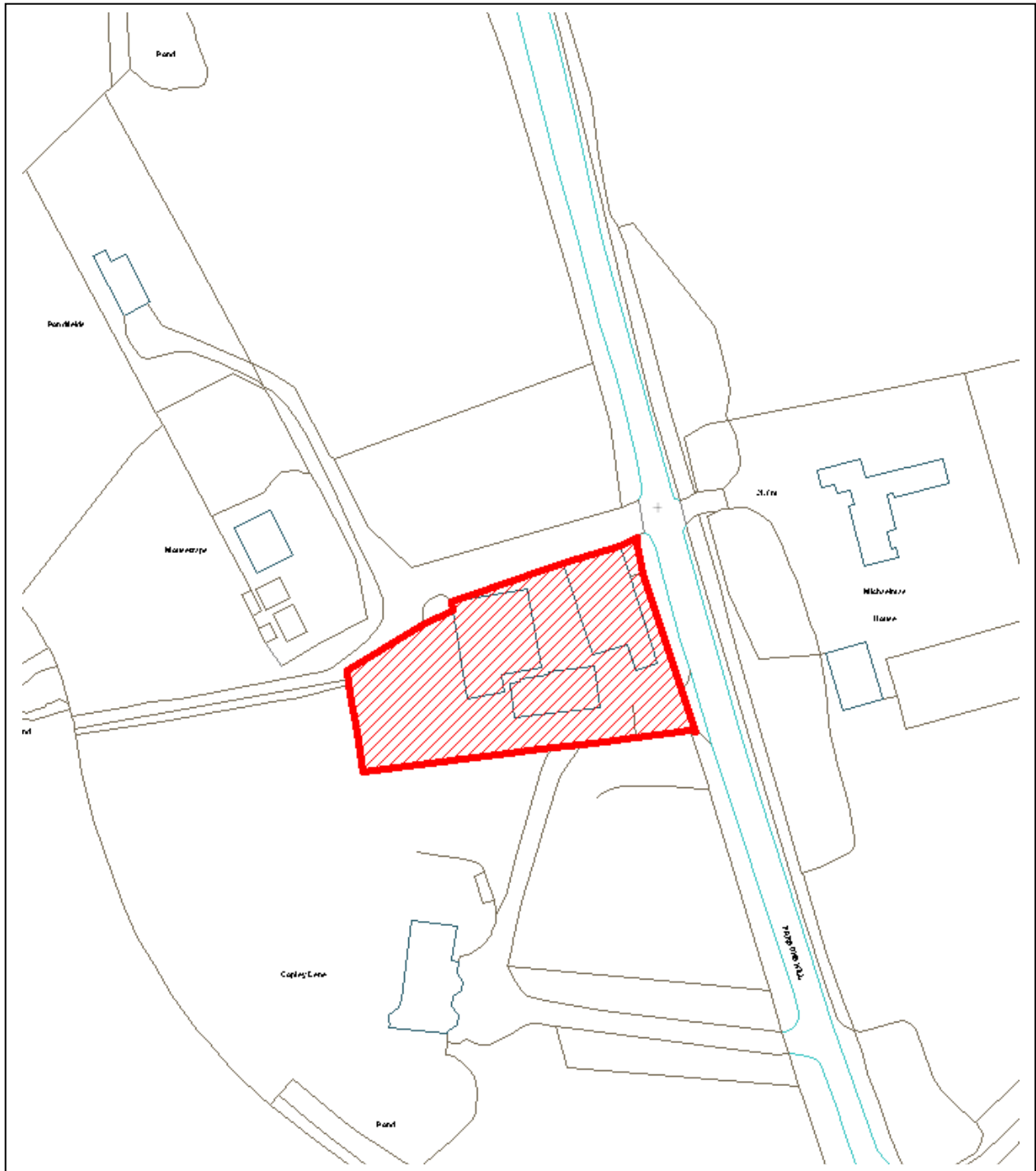


PLANNING COMMITTEE

18 October 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

**A.10 PLANNING APPLICATIONS - 11/00628/FUL - FORMER COMMERCIAL SITE ,  
PARSONS HILL, GREAT BROMLEY, CO7 7JF**



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<b>Application:</b>	11/00628/FUL	<b>Town / Parish:</b> Great Bromley Parish Council
<b>Applicant:</b>	Mr T Smith	
<b>Address:</b>	Former Commercial Site Parsons Hill Great Bromley, CO7 7JF	
<b>Development:</b>	Demolition of existing redundant commercial buildings and erection of one detached dwelling and garages.	

## 1. Executive Summary

- 1.1 The application site is located outside of the defined development boundary but approximately 420 metres to the south of the village of Great Bromley. The site currently accommodates three commercial buildings used in the past for light industrial and storage use. The buildings are currently vacant. To the south of the site is an attractive Grade II\* Listed Building known as 'Copley Dene'.
- 1.2 This application proposes the demolition of the existing commercial building and the erection of a detached dwelling with associated garaging.
- 1.3 Whilst the proposal for residential development in this location is in conflict with the council's housing settlement policies it is considered that, on balance, the removal of the commercial buildings and the construction of an attractively designed property, set back from the highway and softened by a high quality landscaping scheme would enhance the setting of the listed building and the character of the area in general. In addition, the construction of a single residential dwelling would represent a more sustainable form of development. The redevelopment would result in a much less intensive use of the access and remove all resultant commercial vehicle and HGV movements.

### **Recommendation: Approve**

#### **Conditions:**

- **Time Limit**
- **Materials**
- **Soft Landscaping Scheme Implementation**
- **Hard Landscaping Submission**
- **Porous Driveway**
- **Access Layout**
- **Pedestrian Visibility Splays**
- **Unbound Materials**
- **Siting of Gates**
- **Front Hedgerow Siting**
- **Contaminated Land Survey**
- **Trees Protection Measures**
- **Protected Species Mitigation Measures**
- **Approved Plans**

## Reason for Approval

In approving this application the local planning authority has taken account of the development plan policies and/or proposals listed above. The quality of the design, the enhancement to the setting to the adjacent listed building and the significantly reduced intensive use of the site outweighs the fact the site is located outside of the defined development boundary. Residential development on this plot would not seriously undermine the council's housing settlement policies and would not set a harmful precedent for the surrounding area. Furthermore, neighbouring amenity is not adversely affected and the impact on highway safety is acceptable.

## 2. Planning Policy

### National Policy:

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPS5 Planning for the Historic Environment
- PPS7 Sustainable Development in Rural Areas

### Local Plan Policy:

Tendring District Local Plan 2007

- QL1 Spatial Strategy
- QL2 Promoting Transport Choice
- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- QL12 Planning Obligations
- ER3 Protection of Employment Land
- EN1 Landscape Character
- EN6 Biodiversity
- EN6A Protected Species
- EN23 Development within the Proximity of a Listed Building
- HG7 Residential Densities
- HG9 Private Amenity Space
- HG14 Side Isolation

COM6 Provision of Recreational Open Space for New Residential Development

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Core Strategy and Development Policies Proposed Submission Draft (2010)

CP2 Development in the Countryside

CP4 Transport and Accessibility

CP8 Nature Conservation

DP1 Design of New Development

DP4 Private Amenity Space for Residential Development

DP5 Landscape Impacts

Other guidance:

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

**3. Relevant Planning History**

87/00494/FUL	Use of site as base for light haulage business	Approved	05.05.1987
93/01026/FUL	Use of site and premises for purposes falling within Class B1	Approved	02.11.1993
95/00799/FUL	Use of building for/as not more than two units of office accommodation	Approved	07.11.1995
00/00238/FUL	Continued use of site as base for vehicle breakdown/recovery company	Approved	20.07.2000
00/00719/FUL	Continued use of site/premises for storage of show cars prior to transportation to shows	Approved	20.07.2000
02/00015/FUL	Continued use of site as base for vehicle breakdown/recovery company (Renewal of planning permission 00/00238/FUL)	Approved	21.02.2002

**4. Consultations**

Public Realm  
(Environmental Health) As this is a former commercial site it is requested that a full contaminated land condition is added to any permission given.

Regeneration	Whilst the Regeneration Team regret the loss of any employment facility, it is recognised that this site had a number of physical and amenity based limitations. It is for these reasons and the evidence submitted as part of the application that we offer no objection to the loss of this employment site, subject to receipt of ER3 contribution as agreed within the applicants Design and Access Statement.
ECC Highways Dept	No objections subject to 5 conditions relating to layout of access, pedestrian visibility splays, no unbound materials, position of gates and siting of proposed frontage hedgerow.
English Heritage	The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
Great Bromley Parish Council	<p>The application has been considered by this council and it has no objections subject to the conditions that only one dwelling should be permitted and that the site should be thoroughly decontaminated before building works begin.</p> <p>The parish council considers that this site has been a public nuisance and eyesore for a large number of years with dust, pollution and noise. There have been no employment benefits to the village community and the site would be better used for residential purposes.</p>

## 5. Representations

- 5.1 Four letters of support have been received from local residents. The comments received make reference to the detrimental appearance of the existing buildings, issues concerning pollution and noise and traffic concerns.

## 6. Assessment

The main planning considerations are:

- Policy Context
- Design/Impact
- Landscaping/Trees
- Protected Species
- Highways
- Planning Obligations/Loss of Employment
- Contaminated Land

### **Context**

- 6.1 The application site is located on the western side of Parsons Hill within the parish of Great Bromley. The site is located approximately 400 metres to the south of the defined development boundary for Great Bromley.
- 6.2 The application site lies between existing properties known as Copley Dene, a Grade II\* Listed Building, and Mousetraps. On the opposite side of the road lies a large detached property called Michaelmas House.
- 6.3 The application site has an overall area of 0.25 hectares and a frontage to Parsons Hill measuring 45m. The maximum depth of the site from Parsons Hill is approximately 75 metres.

- 6.4 At present the site is occupied by 3 light industrial/storage buildings which have a gross floor area of 914 square metres and associated areas of hardstanding. The buildings were originally granted planning permission in 1987 for use by a light haulage company. Since then the buildings have been granted various planning permissions relating to their use for B1 office use, the storage of show cars and for a vehicle breakdown recovery company.
- 6.5 The buildings have been vacant for the past 12 months having been used for a variety of short term uses over recent years.

### **Proposal**

- 6.6 This application proposes the demolition of the three existing commercial buildings totalling 914 square metres and the construction of a detached dwelling and associated garaging. The front projecting garage would be set back 23m from the highway and the dwelling 34m back.
- 6.7 Overall the dwelling would measure 20.7m in width, 14.1m in depth and 9m to ridge height. The garaging would project 11.5m from the front wall of the proposed dwelling and measure 7.6m by 7.6m and 9.5m in height including the decorative clock feature.
- 6.8 It is proposed that the dwelling would be constructed from a mixture of soft red brickwork, smooth rendering, plain clay handmade roof tiles and oak framed windows and external doors.

### **Policy Context**

- 6.9 The objectives of both Development Plan policies and contemporary planning guidance are to ensure a more sustainable pattern of development. The Tendring District Local Plan (2007) policies QL1, QL2, and HG1 state that housing will be directed into main urban areas and not be acceptable in countryside locations. This view is supplemented by Central Government advice through PPS1, PPS3 and PPS7.
- 6.10 The adopted Local Plan Policies QL9, QL10, QL11, HG3, HG6, HG9, HG14, TR1a and EN23 seek to ensure that the design, siting and appearance of new dwellings are in keeping with the character of the area, are well designed in themselves and do not adversely affect the amenities of neighbours or the historic settings of nearby listed buildings. Furthermore, new development should have adequate access to the highway and meet the adopted car parking standards.
- 6.11 PPS5 – Planning for the Historic Environment states that Local Planning Authorities should treat favourably applications that preserve those elements of the historic setting that make a positive contribution to or better reveal the significance of the heritage asset.
- 6.12 Although the site in question is located outside of a defined development boundary it is considered that the replacement of three commercial buildings with a single dwelling is, on balance, acceptable. The current commercial buildings on site are not of any particular design merit and are in a poor state of repair. Consequently, the existing buildings do not contribute to the character of the street scene and are to the detriment of the setting of the adjacent Grade II\* Listed Building known as ‘Copely Dene’. The removal of the commercial buildings and the construction of an attractively designed property, set back from the highway and softened by a high quality landscaping scheme would enhance the setting of the listed building and the character of the area in general. In addition, the construction of a single residential dwelling would represent a more

sustainable form of development. The redevelopment would result in a much less intensive use of the access and remove all resultant commercial vehicle and HGV movements.

### **Design/Impact**

- 6.13 As previously stated the proposed property would infill the gap created following the demolition of the existing light industrial and storage buildings. The design approach taken seeks to create a single well designed property that reflects neighbouring properties in terms of vernacular, scale and materials.
- 6.14 The overall approach has been to create a visually interesting 'manor house' style property using traditional spans which has resulted in varying eaves level and producing a varied roofscape broken up by detailed traditional chimney stacks.
- 6.15 The proposed use of local vernacular materials, which complement and reflect the surrounding properties, helps to ensure that the proposed dwelling would not appear at odds with the rural character of the locality and would positively contribute to the character of the locality.
- 6.16 Although the garage element projects out significantly from the dwelling due to the significant set back from the highway and the extensive landscape scheme proposed this element would not appear overly prominent in street scene views and would help to add interest to the overall design.
- 6.17 Overall the design and siting of the dwelling is acceptable and looks to reflect the nearby listed building and other properties nearby. Through this good design and the use of high quality materials it is considered that the new dwelling would enhance the setting of the listed building and the character of the area. This is a material consideration that weighs in favour of granting permission.
- 6.18 English Heritage has been consulted due to the nearby siting of a Grade II\* listed building. They have responded stating that they have no comments to make and the application should be determined in accordance with national and local policy guidance.

### **Landscaping/Trees**

- 6.19 It is proposed that all existing boundary planting will be retained and enhanced by extensive new tree, hedge and shrub planting as detailed on the submitted 'Landscaping Plan'. The plan shows a new hedgerow to the highway frontage which will help to soften the appearance of the development and a tree lined driveway that reflects the arrangement at 'Copely Dene' to the south.
- 6.20 A report has been submitted regarding the protection of the trees on the adjacent plot to the south. The information provided is sufficient to demonstrate that the development proposal would not have an adverse impact on the protected trees situated on the site to the south.

### **Protected Species**

- 6.21 The phase one habitat survey submitted during the consideration of the application identified a suitable habitat for Great Crested Newts in a nearby body of water. Natural England were consulted and requested that the applicants provide further information describing the impact upon the protected species and proposed mitigation. This information has since been received and explains how the use of a one way newt fence and bucket traps will remove any potential for harm to the protected species. To ensure

these mitigation measures will be carried out a condition will be attached to any permission.

### **Highway Considerations**

- 6.22 Essex County Council Highways has no objections to the proposed development providing conditions are attached relating access width, pedestrian visibility splays being provided, no unbound materials being used in the first 6 metres of the access, no gates being provided within 6 metres of the highway and the new front boundary hedge being planted a minimum of 1 metres back from the highway boundary.
- 6.23 The site can accommodate parking for two cars in the proposed double garage and numerous spaces on the driveway area. The development therefore accords with the council's adopted car parking standards.

### **Planning Obligations/Loss of Employment**

- 6.24 The Council's Regeneration Team have stated that although the loss of the employment site is regrettable they do recognise that the site has a number of physical and amenity based limitations. On this basis they have no objections to its loss subject to receipt of an ER3 contribution equating to £4875. This money would be used for small business grants within the rural areas of the district to help sustain vital village services. It has been confirmed that a unilateral undertaking securing this payment has been received.
- 6.25 There is currently a deficit of -1.15 hectares of equipped play in Great Bromley. Great Bromley Parish Council does have plans in place to increase the size of the play area along Harwich Road by initially installing pre-school swings. Due to the limited play provision in Great Bromley any further development in the area would increase the current deficit further. It is therefore felt that a COM6 open space contribution is justified and relevant to the application. The unilateral undertaking mentioned above also secures this payment.

### **Contaminated Land**

- 6.26 The Council's Pollution and Environmental Control Manager has requested that a full land contamination condition is attached to any permission due to the current commercial use of the site.

### **Background Papers**

None.