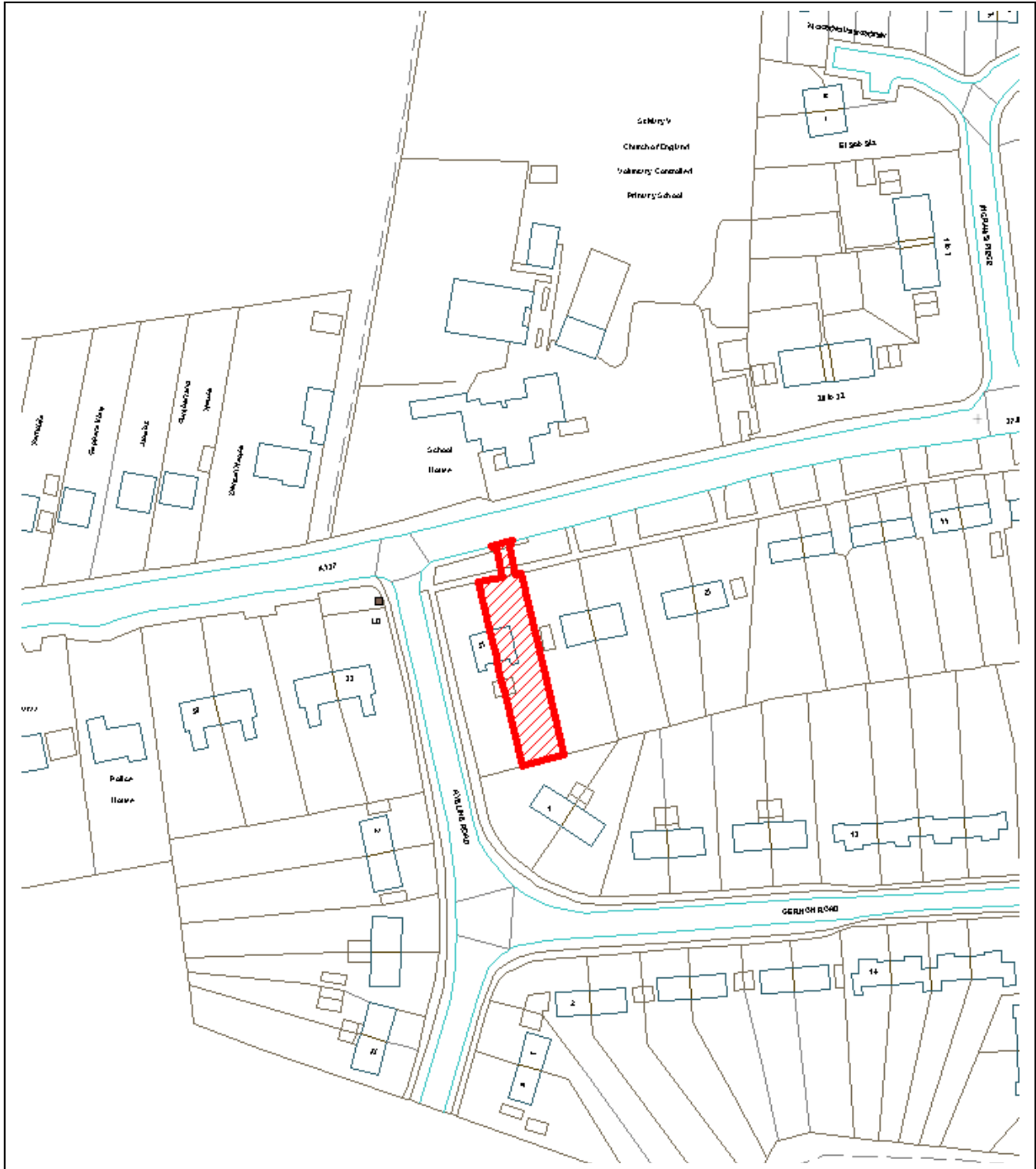


PLANNING COMMITTEE

4 SEPTEMBER 2012

REPORT OF THE ACTING HEAD OF PLANNING

A.8 PLANNING APPLICATION - 12/00767/FUL - 29 COLCHESTER ROAD, ARDLEIGH, CO7 7NS



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Application:	12/00767/FUL	Town / Parish: Ardleigh Parish Council
Applicant:	Tendring District Council (Life Opportunities – Building Services)	
Address:	29 Colchester Road, Ardleigh, CO7 7NS.	
Development:	Proposed construction of vehicular crossing forming new access.	

1. Executive Summary

- 1.1 This application is before Members as Tendring District Council is the applicant.
- 1.2 The proposed vehicular access complies with the Development Plan, will cause no material harm to highway safety or local or residential amenities and is therefore recommended for approval.

Recommendation: Approve

Conditions:

1. Time Limit
2. Development to accord with approved plans
3. Details of access
4. Pedestrian visibility splays
5. Surface materials
6. Provision of turning area
7. Provision of parking space

Reason for Granting Planning Permission:

In approving this application the Local Planning Authority has taken account of the relevant development plan policies and it considers that the proposed development is in accord with those policies and does not harm highway safety or public amenity. The provision of a means of vehicular access, including a parking space and turning area, will allow the occupier of the dwelling to park a car within the residential curtilage, thereby improving accessibility and avoiding having to park upon the public highway.

2. Planning Policy

National Policy:

National Planning Policy Framework

Local Plan Policy:

Tendring District Local Plan 2007

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1a Development Affecting Highways

TR7 Vehicle Parking at New Development

Other guidance:

Essex Car Parking Standards

3. Consultations

ECC Highways Dept - No objections subject to conditions.

4. Representations

4.1 Ardleigh Parish Council supports the application.

4.2 1 representation has been received from a nearby resident raising concern over flooding.

4.3 Drainage will be provided.

5. Assessment

5.1 The main planning considerations are:

- Highway safety aspects.

Highways/Parking

5.2 The proposal is to form a means of vehicular access from the A137. This will include a hardstanding to allow for vehicle parking and turning.

5.3 Other adjacent dwellings in Colchester Road already have means of vehicle access. The adjacent semi at No.31 Colchester Road has a means of vehicle access from Aveline Road.

5.4 The ECC Highway Authority has not objected to the scheme, subject to conditions.

Background Papers

None.