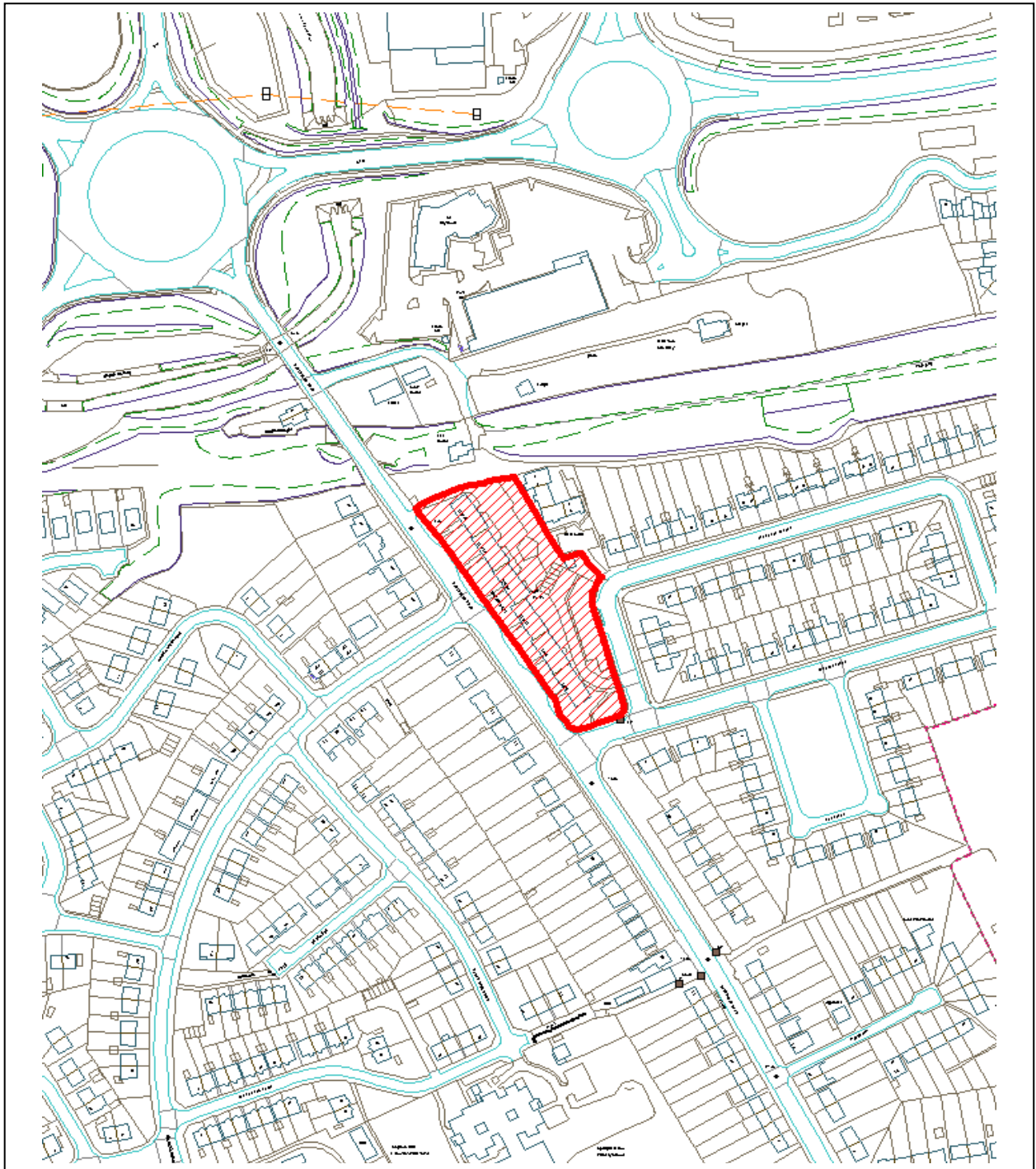


PLANNING COMMITTEE

16 JULY 2013

REPORT OF THE HEAD OF PLANNING

A.6 PLANNING APPLICATION - 13/00647/FUL - CHURCHILL COURT, PARKESTON ROAD, DOVERCOURT, CO12 4NU



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Application:	13/00647/FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council - Mr Barry Eldridge	
Address:	Churchill Court, Parkeston Road, Dovercourt, CO12 4NU	
Development:	Increase parking to include 7 no. additional parking spaces, new external bin store, increased play area and new security fence and new CCTV system.	

1. Executive Summary

- 1.1 The site is owned by Tendring District Council and the application proposes alterations to the land surrounding Churchill Court, a large four storey block of flats fronting Parkeston Road. The proposal includes additional parking, bin store, play area, security fencing and wall mounted CCTV with the works intended to increase security and encourage use of this area.
- 1.2 Subject to imposition of the conditions recommended below the proposal is not considered to result in any material harm to visual or residential amenity or highway safety. Approval is therefore recommended.

Recommendation: Approve following expiry of the site notice on 17 July 2013. Subject to no material objections being received.

Conditions:

1. Standard time limit for commencement
2. Development in accordance with submitted plans
3. Details of the layout and proposed equipment of the play area
4. Details of the size, appearance and siting of the CCTV cameras
5. Removal of cameras when no longer required for security purposes
6. Landscaping of Fryatt Avenue/Harcourt Avenue parking area

2. Planning Policy

National Policy:

National Planning Policy Framework (2012)

Local Plan Policy:

Tendring District Local Plan (2007)

- | | |
|------|--|
| QL9 | Design of New Development |
| QL11 | Environmental Impacts and Compatibility of Uses |
| COM8 | Provision and Improvement of Outdoor Recreational Facilities |
| TR7 | Vehicle Parking at New Development |

Tendring District Local Plan Proposed Submission Draft (2012)

- SD1 Presumption in Favour of Sustainable Development
- SD8 Transport and Accessibility
- SD9 Design of New Development

3. Relevant Planning History

10/01470/FUL - Demolition of existing garages and associated works - Approved
09/03/2011

4. Consultations

Harwich Town Council - No objection

5. Representations

No neighbour letters have been received to date.

6. Assessment

The main planning considerations are:

- Visual impact
- Residential amenity
- Highway safety

Proposal

- 6.1 The application proposes seven additional car parking spaces, a bin store enclosed by 1.8 metre high hit and miss timber fencing, play area, 2.25 metre high security fencing and CCTV system (5 cameras) to serve the Tendring District Council owned flats at Churchill Court. The works are intended to increase security and encourage use of this area.

Site location

- 6.2 Churchill Court is a large four storey block of flats fronting Parkeston Road. The site is surrounded by residential development with protected open space (linking to The Hangings) to the northern boundary. The proposed works are predominantly located to the rear where land is around two metres lower than Harcourt Avenue and Icen Court above.

Visual impact

- 6.3 Works approved under 10/01470/FUL have significantly improved the appearance of the site with a grassed bank and retaining wall replacing the previous unsightly garages. This application proposes further improvement works to the large hardsurfaced area which contains a very small play area. The visual improvement will be significant and will provide a valuable public play facility, additional off street parking and improved security through new fencing and CCTV cameras.
- 6.4 The proposed CCTV equipment comprises five wall mounted cameras to be located approximately half way up the second floor of the building with the exact height and camera (approximate size 121.5mm wide, by 109mm high, by 231mm deep, on a 160mm long

bracket) to be agreed by condition. It is considered that the improvement to security would outweigh any minor harm to visual amenity from the proposed cameras.

- 6.5 The new parking area on the existing grassed corner of Fryatt Avenue and Harcourt Avenue will be prominent however landscaping has been proposed to soften the appearance and a condition has been recommended to secure details of this.
- 6.6 The new bin store will be screened by 1.8 metre high hit and miss timber fencing and will be screened from the north east by the existing retaining wall. New 2.2 metre high steel security fencing is proposed along the northern boundary. The open nature of the fencing will still give views into the woodland beyond and would not result in any significant harm to visual amenity.

Residential Amenity

- 6.7 Icen Court, a two storey development of eight flats lies to the north east boundary. The existing play area has only three ride on toys and is being significantly increased in size bringing it closer to these dwellings. The increased size and provision of new equipment will result in more noise and activity in this area however it is considered that the greatly improved play facility for the local community will outweigh the harm caused by additional noise and activity to residents in Churchill Court and Icen Court. A condition has been recommended requiring details of the layout and proposed equipment for the play area in the interests of residential and visual amenity.
- 6.8 The proposed CCTV equipment comprises five wall mounted cameras with the siting and coverage shown on the submitted plans. The cameras will provide surveillance of the public areas with specific details required by condition in the interests of both visual and residential amenity.
- 6.9 All other works relating to additional parking spaces, bin store and fencing are sufficiently isolated from neighbouring dwellings to prevent any harm to their amenity.

Highway Safety

- 6.10 Seven additional parking spaces are proposed and widening of the northern access to the rear parking area to provide a passing place to improve safety close to the junction. The spaces proposed are the smaller size stated in the adopted parking standards however there are no additional residential units proposed and the additional spaces are designed to meet an existing need so there is no objection to the size of spaces proposed. As no works are proposed to the public highway the Highway Authority have not been consulted but have Informally confirmed no objection to the proposal.

Background Papers

None.