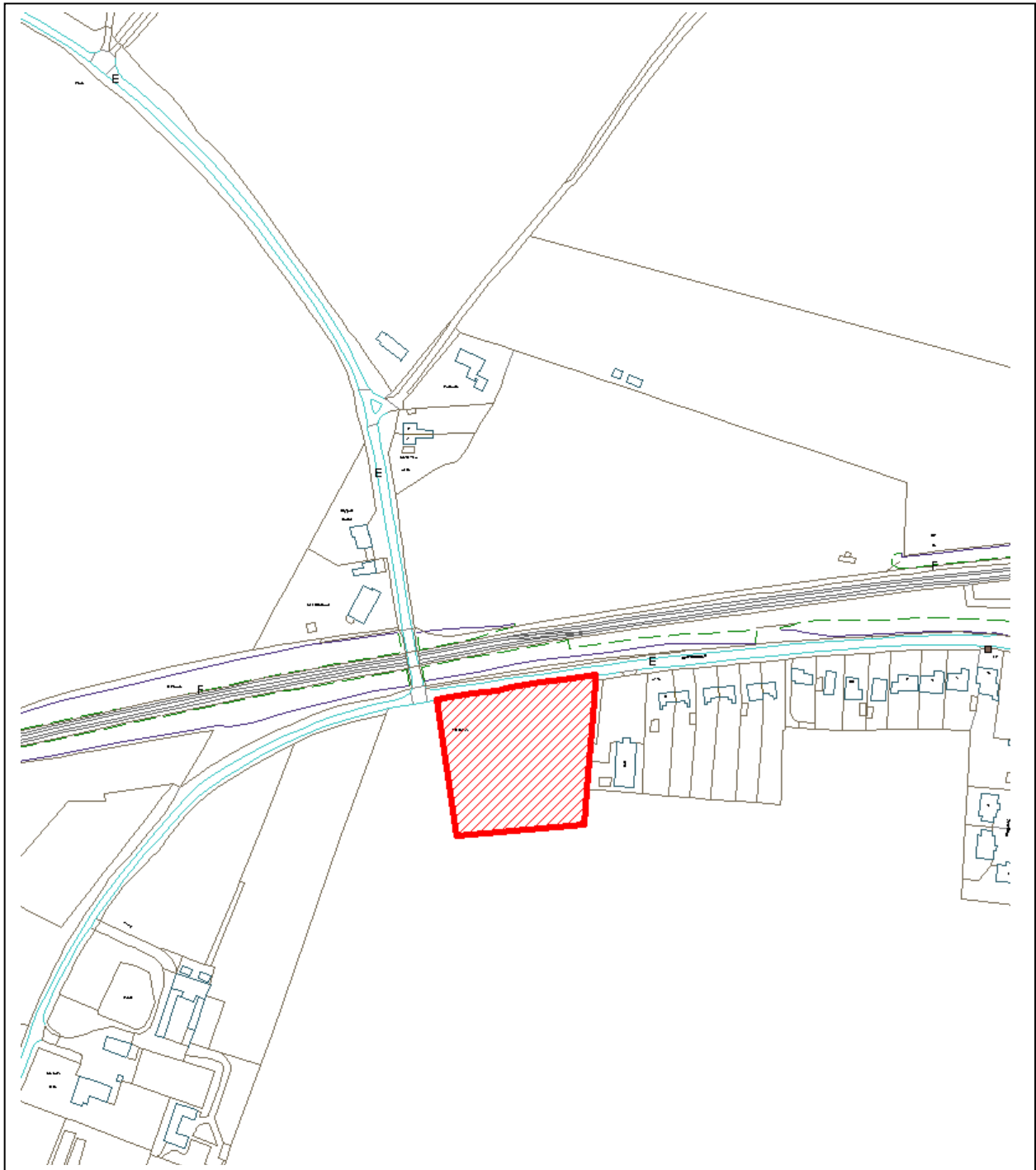


PLANNING COMMITTEE

3 February 2015

REPORT OF THE HEAD OF PLANNING

A.6 PLANNING APPLICATION - 14/00447/OUT - LAND SOUTH OF STATION ROAD WRABNESS, CO11 2TH



DO NOT SCALE

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Application:	14/00447/OUT	Town / Parish: Wrabness Parish Council
Applicant:	Mr J McCaulay	
Address:	Land South of Station Road Wrabness CO11 2TH	
Development:	Outline planning application with all matters reserved for the construction of 10 dwellings and 4 affordable houses.	

1. Executive Summary

- 1.1 This outline planning application was presented to the Planning Committee on 22 July 2014 with an officer recommendation of approval: see Planning Committee Report dated 22 July 2014 Appendix A. The Planning Committee resolved to approve the application subject to the recommended conditions and subject to completion of an agreement under Section 106 of the Town and Country Planning Act being entered into within six months of the Planning Committee's resolution. The legal agreement involves on-site affordable housing provision; education contribution; and a public open space contribution which would normally apply to the scale of development proposed.
- 1.2 The six month deadline was 22 January 2015, however the completed legal agreement has yet to be finalised meaning that the Head of Planning is no longer authorised by the Planning Committee to grant outline planning permission. It is therefore necessary that fresh consideration is given to any material changes in planning policy or circumstances in the intervening period. This report therefore provides an updated position in this regard.
- 1.3 Having regards to all material considerations, it is the view of your officers that there are no significant changes to affect the Council's decision to approve.
- 1.4 The application is recommended for approval subject to the conditions as detailed within the previous recommendation at Appendix A.

Recommendation: Grant planning permission subject to completion by Tendring District Council of the legal agreement under Section 106 of the Town and Country Planning Act within three months, and subject to the conditions detailed at Appendix A.

2. Planning Policy

National Policy:

NPPF National Planning Policy Framework (2012)

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
- HG3 Residential Development Within Defined Settlements
- HG4 Affordable Housing in New Developments
- HG6 Dwelling Size and Type
- HG7 Residential Densities
- HG9 Private Amenity Space
- HG14 Side Isolation
- COM6 Provision of Recreational Open Space for New Residential Development
- COM26 Contributions to Education Provision
- EN1 Landscape Character
- EN3 Coastal Protection Belt
- EN6 Biodiversity
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development

Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

- SD1 Presumption in Favour of Sustainable Development
- SD4 Smaller Rural Settlements
- SD5 Managing Growth
- SD7 Securing Facilities and Infrastructure
- SD8 Transport and Accessibility
- SD9 Design of New Development
- SD10 Sustainable Construction
- PEO3 Housing Density
- PEO4 Standards for New Housing
- PEO7 Housing Choice

PEO10 Council Housing

PEO22 Green Infrastructure in New Residential Development

PLA2 Coastal Protection

PLA4 Nature Conservation and Geo-Diversity

PLA5 The Countryside Landscape

Other guidance:

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

Wrabness Parish Plan

3. Relevant Planning History

3.1 None

4. Assessment

4.1 Due to the time that has elapsed since the Council's original resolution to approve the application, it is necessary that fresh consideration is given to any material changes in planning policy or circumstances in the intervening period. In this instance no further matters require further consideration.

4.2 No additional representations or comments from statutory consultees have been received. Having regards to all material considerations, it is the view of your officers that there are no significant changes to affect the Council's decision to approve.

Background Papers

Appendix A – Planning Committee Report Dated 22 July 2014.