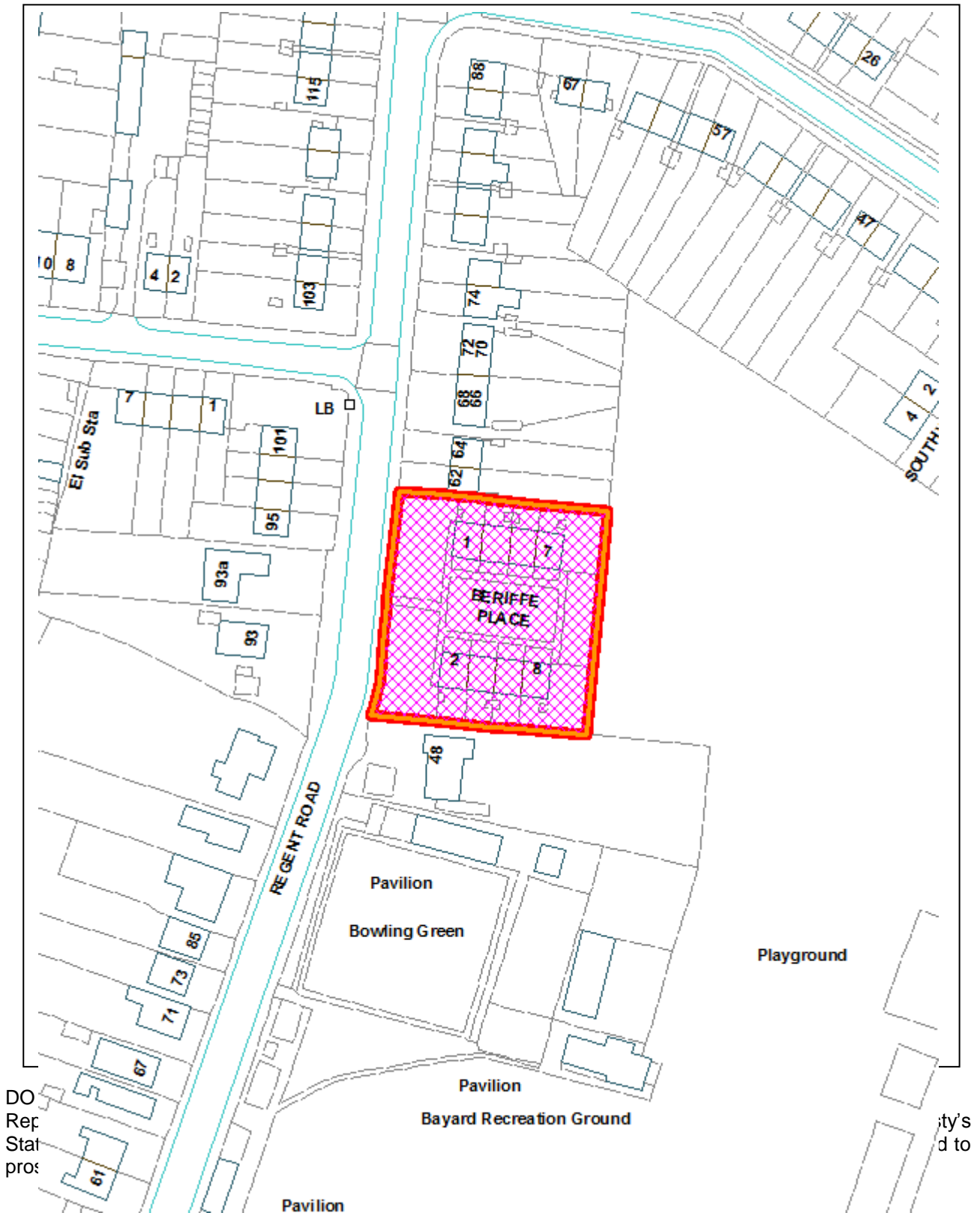


PLANNING COMMITTEE

17th NOVEMBER 2015

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 15/01477/FUL - BERIFFE PLACE BRIGHTLINGSEA, COLCHESTER, CO7 0NP



Application:	15/01477/FUL	Town / Parish: Brightlingsea Town Council
Applicant:	Miss Emma Picking - Tendring District Council	
Address:	Beriffe Place Brightlingsea Colchester CO7 0NP	
Development:	Change of use of grassed area to form new parking area.	

1. **Executive Summary**

- 1.1 This application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2 The application is for a proposed change of use from the existing grassed area to form a new parking area for the residents of Beriffe Place, Brightlingsea. The proposal will provide eight parking spaces, with a small area of landscaping included also.
- 1.3 The proposal will not result in any material harm to visual or residential amenity and to highway safety.

Recommendation: Approve

Conditions:

1. Time Limit
2. Permeable surfacing
3. Landscaping Scheme
4. Implementation of landscaping
5. Access to be constructed to width of 3 metres and provided with an appropriate dropped kerb crossing.
6. No unbound materials throughout
7. Prior to first use the car parking area shall be hard surfaced and sealed and not used for any other purpose thereafter
8. Approved plans

2. **Planning Policy**

National Policy:

National Planning Policy Framework

National Planning Practice Guidance

Local Plan Policy:

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

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

SD8 Transport and Accessibility

SD9 Design of New Development

Other guidance:

Essex County Council Car Parking Standards - Design and Good Practice

3. Relevant Planning History

No relevant planning history.

4. Consultations

4.1 Highways Comments – No objections subject to three conditions:

1. Prior to first use of the proposed development, the proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.
2. No unbound materials shall be used in the surface treatment of the proposed vehicular access throughout.
3. Prior to first use of the proposed development, the car parking area, indicated on the approved plans has been hard surfaced and sealed. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

4.2 Environmental Health – No objections

5. Representations

5.1 Brightlingsea Town Council supports the application.

5.2 There has been one letter of objection has been received from a resident of Beriffe Place. Their concerns relate to;

- Could affect health and wellbeing (Having consulted the Council's Environmental Department, they have said they have no concerns in this regard).
- Mobility scooter manoeuvrability (Having contacted the Council's Building Services team, it has been confirmed that no alteration has been made to the footpath for the proposed scheme and that the proposal will aid in the manoeuvring of a mobility scooter due to the ground now being a bound service rather than the soft grass/mud surface at present).
- Impacts on existing views (Although the existing views currently enjoyed by neighbouring properties will be slightly impacted upon as a result of this development, it is considered that the impact wouldn't be significant enough to be able to warrant a refusal).

6. Assessment

6.1 The main planning considerations are:

- Visual impact
- Residential amenities
- Highways

Visual Impact

6.2 The proposed development will result in the loss of the existing grassed area and will be replaced with permeable sureset aggregate finish. Although this will differ from the existing design, it is felt that the inclusion of landscape will soften the impact. Furthermore, due to vehicles already using the grassed area for parking, it can lead to the grassed area becoming muddy and this proposal will address such concerns.

Impact on Residential Amenity

6.3 The proposal will result in the inclusion of a small car park outside of the surrounding residents homes which will be visible by all. However, this impact is softened by an area of separation between the dwellings and the proposed parking area. It is also considered that the movements generated as a result of this proposal will not be enough to significantly affect the existing residential amenity. Furthermore, vehicles already use the existing grassed area for parking as there is a dropped kerb connection to the highway.

Highways

The Highways Authority initially raised an objection to the proposal for the following reasons:

6.4 As far as can be determined from the submitted plans the proposal fails to provide off street parking spaces with dimensions in accordance with current Parking Standards which is likely to lead to vehicles being left parked in the access route or adjacent highway causing conditions of danger, obstruction or congestion contrary to highway safety and Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011."

6.5 Following discussions with the Highways Authority, amended plans were submitted that alleviated these concerns by relabelling the disabled spaces and making them standard parking spaces so that all spaces meet the Parking Standards requirements of 5.5m x 2.9m.

6.6 The amended plans have also extended the distance between parking spaces and the landscaping area to 6.5 metres. Although the original plans met the minimum standards of 6 metres, it was felt that it would potentially cause issues as it may be difficult for cars to safely exit the spaces.

6.7 Highways have now confirmed they have no objections.

7. Conclusion

7.1 In the absence of any material harm resulting from the development, the application is recommended for approval.

Background Papers.

None