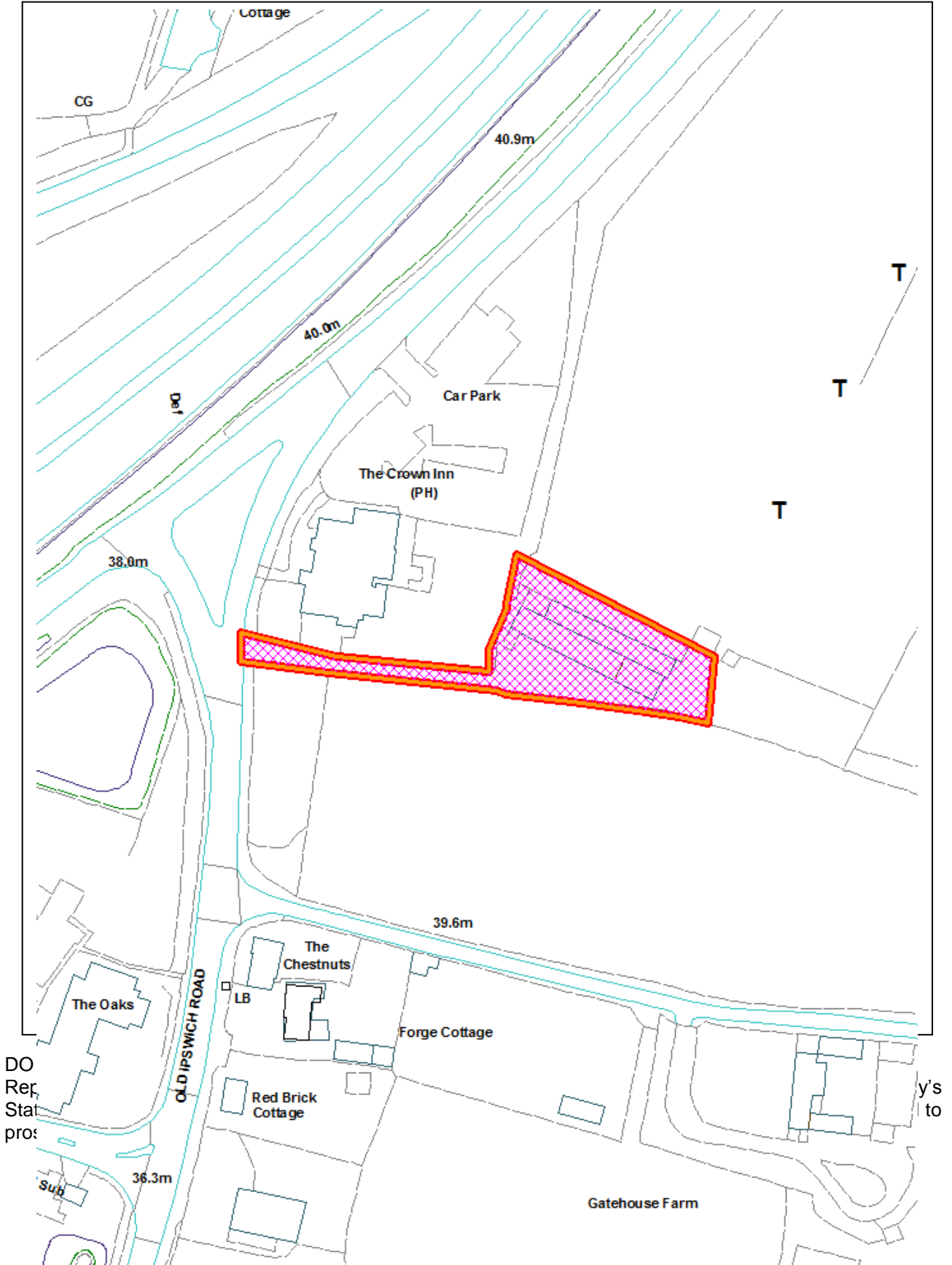


PLANNING COMMITTEE

15<sup>TH</sup> DECEMBER 2015

REPORT OF THE HEAD OF PLANNING

**A.10 PLANNING APPLICATIONS - 15/00669/OUT - CROWN BUSINESS CENTRE AND GOLF DRIVING RANGE OLD IPSWICH ROAD, ARDLEIGH, CO7 7QR**



<b>Application:</b>	15/00669/OUT	<b>Town / Parish:</b> Ardleigh Parish Council
<b>Applicant:</b>	Mr C Jervis	
<b>Address:</b>	Crown Business Centre and Golf Driving Range Old Ipswich Road Ardleigh CO7 7QR	
<b>Development:</b>	Outline planning application with all matters reserved for the residential development of 0.2 ha of land to create 4 detached dwellings with associated garaging and parking (following demolition of existing B1a offices and driving range shelter).	

## 1. Executive Summary

- 1.1 This application is referred to Planning Committee as it is a departure from the Local Plan in respect of proposed residential development outside of any defined settlement development boundary.
- 1.2 The site lies outside the Settlement Development Boundary for Ardleigh as established in the saved (2007) Tendring District Local Plan and the draft (2014) Tendring District Local Plan. However in the absence of a five year housing land supply, as detailed within the report below, the proposal is considered to meet the social and environmental dimensions of sustainability. The loss of existing employment land is compensated by alternative provision approved on the applicant's site to the immediate north under 15/00985/OUT and as controlled by condition. The residential redevelopment of the site is therefore accepted in principle.
- 1.3 The application is in outline form with all matters reserved for four detached dwellings with associated parking and gardens. The proposal is acceptable in terms of highway safety and residential amenity and the application is recommended for approval.

### **Recommendation: Approve**

#### **Conditions:**

1. Time limit for commencement – within 2 years of approval of last reserved matter
2. Time limit for submission of reserved matters – within 2 years of this approval
3. Submission of reserved matters
4. Equivalent replacement employment floor space to be provided (as approved under 15/00985/OUT) prior to occupation of any of the hereby approved dwellings
5. Vehicular access reconstructed to a width of 5.5m for first 6m with dropped kerb
6. Details of communal refuse store adjacent to highway boundary
7. Construction Method Statement
8. Vehicular turning facility of at least size 3 dimensions

## 2. Planning Policy

### National Policy:

National Planning Policy Framework (2012)

### Local Plan Policy:

### **Tendring District Local Plan (December 2007)**

QL1	Spatial Strategy
QL9	Design of New Development
QL10	Designing New Development to Meet Functional Needs
QL11	Environmental Impacts and Compatibility of Uses
ER3	Protection of Employment Land
HG9	Private Amenity Space
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
SD5	Managing Growth
SD9	Design of New Development
PEO4	Standards for New Housing
PRO14	Employment Sites

#### Other guidance:

Essex Parking Standards (2009)

### **3. Relevant Planning History**

97/00980/FUL	Extension to existing facilities for sales/storage area	Approved	10.09.1997
00/00326/FUL	Extension to existing building	Approved	19.04.2000
01/01162/FUL	Change of use to B1 office and light industrial	Refused	13.09.2001
04/00614/LUEX	Lawful use of land for golf practice	Granted	25.02.2005
05/01032/FUL	Extension for B1 / Offices purposes	Approved	04.08.2005
06/01166/FUL	Extension to provide office accommodation and golf shop.	Approved	19.09.2006
13/01045/COUNOT	Change of use of offices to residential.	Determination	08.11.2013

### **Land to north**

14/01787/OUT	Mixed use development incorporating a hotel and approximately 4000sqm B1 floorspace with associated access arrangements.	Refused	11.03.2015
15/00985/OUT	Mixed use development incorporating a hotel and approximately 4,000sqm B1 Floor space with associated access arrangements.	Approved	30/11/2015

## **4. Consultations**

4.1 Ardleigh Parish Council: Strongly opposed to the proposal. The site is outside the Settlement Development Boundary and therefore permission should be refused for such development. The access road to the site is only wide enough of one vehicle, with no facilities for vehicles to pass, so it is unsuitable for accessing the proposed development. The Parish Council is concerned that the proposed development would lead to the loss of important employment land through the loss of the office accommodation.

4.2 The Highway Authority raise no objection, subject to the following conditions:

1. Prior to first occupation the proposed vehicular access shall be reconstructed to a width of 5.5m for at least the first 6m. within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.
2. All off street car parking shall be in precise accord with the details contained within the current Parking Standards.
3. Prior to first occupation a (communal) recycling/bin/refuse collection point shall be provided adjacent to the highway boundary and additionally clear of all visibility splays at accesses.
4. Prior to commencement details of the provision for the storage of bicycles for each dwelling which shall be secure, convenient, covered and provided shall be approved and installed prior to first occupation of the proposed development and shall be maintained free from obstruction at all times for that sole purpose in perpetuity.
5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development
  - iv. wheel washing facilities
6. Prior to commencement a vehicular turning facility for service and delivery vehicles of at least size 3 dimensions and of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction in perpetuity.

## **5. Representations**

None received

## 6. **Assessment**

The main planning considerations are:

- Context and Background;
- Proposal;
- Planning History;
- Principle of Residential Development;
- Highway Safety;
- Residential amenity; and,
- Public Open Space / Play Facility Contribution.

### **Context and Background**

- 6.1 The site lies outside the Settlement Development Boundary for Ardleigh as established in both the 2007 saved plan and the draft (2014) plan.
- 6.2 The site currently comprises single storey office buildings accessed via a shared access serving the car park to the golf course to the immediate north. To the south lies agricultural land behind an established hedgerow. To the west lies The Crown Inn public house. The site is in very close proximity to the A12/A120 interchange.

### **Proposal**

- 6.3 The proposal is an outline planning application with all matters reserved for the erection of four detached dwellings with associated parking and gardens, following demolition of the existing offices and driving range shelter. An indicative scheme has been provided with the application showing a possible site layout and an indicative design of a two storey dwelling.

### **Planning History**

- 6.4 13/01045/COUNOT granted change of use of the offices to residential under the relaxed permitted development allowances as set out in Schedule 2, Part 3, Class J of The Town and Country Planning General Permitted Development Order. The proposal met the restricted considerations set out under that order so it was confirmed that the Council's prior approval was not required. That decision is valid until 30<sup>th</sup> May 2016. The applicant argues this decision represents a strong fall back position to establish the principle for demolition of the existing office buildings for a residential redevelopment. However, as established under appeal decision APP/Y2810/A/14/2226223 at Cold Ashby, Northamptonshire this is not the case and applications for planning permission are subject to wider considerations than those allowed under permitted development.
- 6.5 15/00985/OUT has now approved a mixed use development incorporating a hotel and approximately 4,000sqm B1 Floor space with associated access arrangements on the land to the immediate north of this site which is in the applicant's ownership. This current application has been held in abeyance pending consideration of that application as detailed in the report below.

### **Principle of residential development**

- 6.6 The Tendring District Local Plan (2007) is referred to as the saved plan and the Tendring District Local Plan: Proposed Submission Draft (2012) as amended by The Tendring District Local Plan: Pre-Submission Focussed Changes (2014) is referred to as the draft plan. The 2012 and 2014 plan has not yet been formally adopted and therefore carry limited weight. More weight must be given to the NPPF and the saved policies where in accordance with the NPPF.

- 6.7 The site lies outside of the Settlement Development Boundary of both the Saved and Draft Local Plans. It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable housing sites and the provision of four dwellings would make a small contribution to the supply for the district as a whole which weighs in favour of the proposal.
- 6.8 As an adequate supply of housing cannot be demonstrated paragraph 49 of the NPPF applies in relation to the three dimensions of sustainable development. The proposal would result in the loss of existing employment land through demolition of the existing offices and would therefore be detrimental in terms of the economic dimension of sustainable development. No details of marketing have been provided to demonstrate that the existing employment use is not viable as required by saved Policy ER3 which seeks to protect existing employment uses. However, this application has been held in abeyance pending consideration of 15/00985/OUT on the applicant's land to the immediate north which includes approximately 4,000sqm of B1 floor space. Saved Policy ER3 b) states where the loss of an employment site is permitted, the applicant will normally be expected to provide a suitable alternative site elsewhere in the district. As 15/00985/OUT has now been approved and provides approximately 4,000sqm of B1 floor space in comparison to the 510 sq m lost under this proposal, this is considered to represent an acceptable solution which means the proposal would meet the economic dimension of sustainable development. A condition has been included within the recommendation to satisfactorily link the two proposals to provide this economic justification.
- 6.9 In regard to the social impact it is necessary to consider the distance to important destinations such as healthcare, education, convenience shopping and jobs. In the immediately surrounding area there is a public house, hotel, various employment uses and a good bus service accessible by public footpath linking the site to the wide range of services and facilities in Colchester. The proposed development is therefore considered to be socially sustainable.
- 6.10 The environmental role is about contributing to protecting and enhancing the natural, built and historic environment. The existing buildings are of no architectural or historic merit. The site is set back around 65 metres from the highway and benefits from established hedgerows to the southern boundary and conifer hedging to the boundaries with The Crown Inn. The immediate north of the site also now has consent for redevelopment under 15/00985/OUT. The proposal is therefore considered to result in no material harm to the surrounding landscape, meeting the environmental dimension of sustainability and the principle for residential development is therefore accepted subject to the detailed considerations below.

### **Highway Safety**

- 6.11 Each dwelling can be provided with sufficient off street parking as shown on the indicative plans, in accordance with the parking standards. The existing vehicular access onto Old Ipswich Road is retained and can be improved in accordance with the conditions required by the Highway Authority. It is not considered necessary to impose recommended conditions 2 (parking in accordance with standards) or 4 (bicycle parking) as these are shown to be achievable on the indicative plans and can be controlled at reserved matters stage.
- 6.12 The vehicle movements associated with four dwellings in comparison to the existing office use is not considered likely to result in any material harm to highway safety. Furthermore the access to the golf course along this driveway will be removed under 15/00985/OUT reducing the current level of traffic along this access onto Old Ipswich Road.

### **Residential Amenity**

- 6.13 There are no dwellings in close proximity of the proposed development. Each property is shown to be provided with ample private amenity space in accordance with Saved Policy HG9.
- 6.14 The recent grant of planning permission under 15/00985/OUT for a mixed use development incorporating a hotel and approximately 4,000sqm of B1 floor space gains access to the north with no pedestrian or vehicular connection shown to this site. The approved uses are also neighbourly uses in terms of noise generation, and against the background noise level from the nearby A120 and A12 interchange, are unlikely to result in any loss of amenity to the future occupants of the proposed dwellings.

### **Public Open Space / Play Facility Contribution**

- 6.15 The application was submitted at a time when the Council, in accordance with national government advice, were not requiring financial contributions towards improved play facilities for sites of under ten dwellings. A Unilateral Undertaking in relation to saved Local Plan Policy COM6 and Draft Local Plan Policy PEO22 is not therefore required.

### **Background Papers**

None.