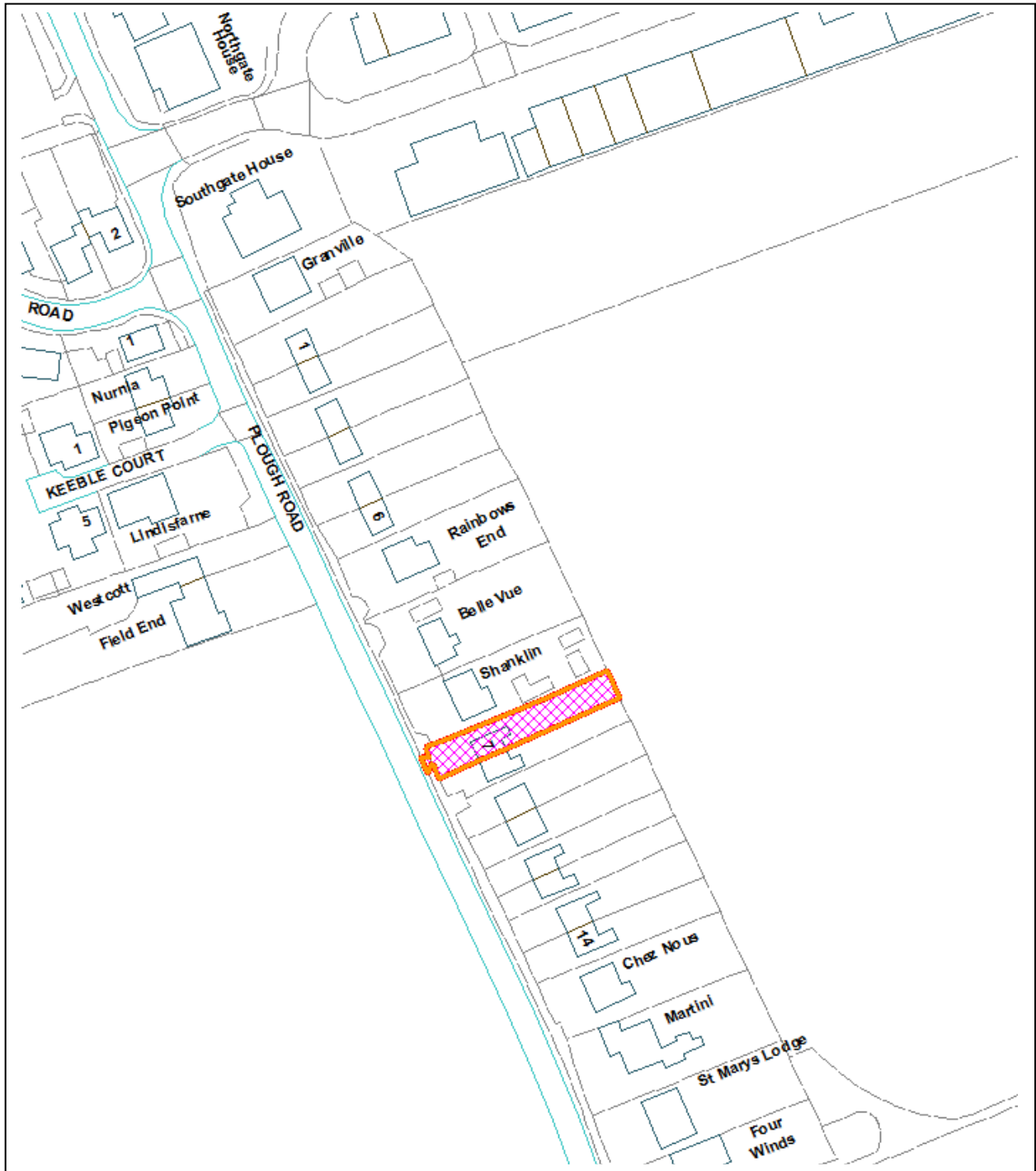


PLANNING COMMITTEE

14TH JUNE 2016

REPORT OF THE HEAD OF PLANNING

A.9 PLANNING APPLICATION - 16/00592/FUL - 7 COUNCIL HOUSES, PLOUGH ROAD, GREAT BENTLEY, CO7 8LG



DO NOT SCALE

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Application:	16/00592/FUL	Town / Parish: Great Bentley Parish Council
Applicant:	Adam Devaux	
Address:	7 Council Houses Plough Road Great Bentley CO7 8LG	
Development:	Proposed vehicular crossing and hardstanding.	

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 vehicular crossing and hardstanding area to the front of the property in order to provide adequate parking facilities for a disabled person without assistance.
- 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. Access to be constructed to width of 3.7 metres and provided with an appropriate dropped kerb crossing.
3. No unbound materials throughout
4. Parking spaces/Vehicular hardstanding shall be constructed a minimum of 6 metres by 3 metres.

2. **Planning Policy**

National Policy:

National Planning Policy Framework
National Planning Practice Guidance

Local Plan Policy:

Tendring District Local Plan 2007

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

15/01728/FUL	Proposed vehicular crossing and hardstanding.	Approved
16/00592/FUL	Proposed vehicular crossing and hardstanding.	Current

4. Consultations

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 3.7 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. The parking spaces/vehicular hardstandings shall be constructed to minimum dimensions of 6m x 3m.

5. Representations

- 5.1 Great Bentley Parish Council have made no comment.
- 5.2 There has been no other letters of representation received.

6. Assessment

The main planning considerations are:

- Visual impact; and,
- Highways.

Visual Impact

- 6.1 The proposed development will result in the loss of the existing grassed area and will be replaced with a black asphalt area of hardstanding, with a dropped kerb measuring approximately 6.5 metres in width.
- 6.2 The adjacent neighbour to the north, known as 'Shanklin', has an existing dropped kerb and hardstanding area, whilst the adjacent neighbour to the south also has a dropped kerb. Therefore it is felt that the proposed changes will be in-keeping with the character of the surrounding area

Highways

- 6.3 The Highways Authority have been consulted as part of the application and have stated that they raise no objections, subject to conditions relating to the width of the vehicular access, the dimensions of the parking space and that no unbound materials are used within the surface treatment.

Conclusion

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

Background Papers

None.