



## PLANNING COMMITTEE

**DATE:** Tuesday 3 October 2017  
**TIME:** 6.00 pm  
**VENUE:** Council Chamber, Council Offices,  
Thorpe Road, Weeley, CO16 9AJ

### MEMBERSHIP:

Councillor White (Chairman)  
Councillor Heaney (Vice-Chairman)  
Councillor Alexander  
Councillor Baker  
Councillor Bennison  
Councillor Cawthron

Councillor Everett  
Councillor Fairley  
Councillor Fowler  
Councillor Hones  
Councillor McWilliams

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For further details and general enquiries about this meeting, contact Katie Sullivan on 01255 686 585.

DATE OF PUBLICATION: MONDAY 25 SEPTEMBER 2017

## **AGENDA**

### **1     Apologies for Absence and Substitutions**

The Committee is asked to note any apologies for absence and substitutions received from Members.

### **2     Minutes of the Last Meeting (Pages 1 - 6)**

To confirm and sign as a correct record, the minutes of the meeting of the Committee, held on Wednesday 6 September 2017.

### **3     Declarations of Interest**

Councillors are invited to declare any Disclosable Pecuniary Interests or other interest, and nature of it, in relation to any item on the agenda.

### **4     A.1 - Planning Application - 16/01927/OUT - Land North of Harwich Road, Great Bromley, CO7 7UH (Pages 7 - 16)**

Construction of 7 no. dwellings.

### **5     A.2 - Planning Application - 17/01150/DETAIL - 21 Mayes Lane, Ramsey, Harwich, CO12 5EJ (Pages 17 - 24)**

Reserved matters application following outline approval 16/02084/OUT - Alteration of one dwelling and erection of 5 no. bungalows.

### **6     A.3 - Planning Application - 17/01221/DETAIL - Blue Gates Farm, Colchester Main Road, Alresford, CO7 8DE (Pages 25 - 32)**

Reserved matters following outline application 16/00305/OUT - Erection of 9 no. 3 bedroom detached bungalows.

**Date of the Next Scheduled Meeting**

*The next scheduled meeting of the Planning Committee is to be held in the Council Chamber, Council Offices, Thorpe Road, Weeley, CO16 9AJ at 6.00 pm on Tuesday 31 October 2017.*

## **Information for Visitors**

**FIRE EVACUATION PROCEDURE**

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,  
HELD ON WEDNESDAY 6 SEPTEMBER 2017 AT 6.00 PM  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY**

<b>Present:</b>	Councillors White (Chairman), Baker (acting as Vice-Chairman for this meeting), Alexander, Bennison, M Brown, Cawthron, Everett, Fowler, V E Guglielmi, Hones and McWilliams
<b>Also Present:</b>	Councillors Griffiths (except items 48-52), Honeywood (except items 50-52) and Watson (except items 44-47 and 52)
<b>In Attendance:</b>	Cath Bicknell (Head of Planning), Charlotte Parker (Solicitor - Property, Planning and Governance), Susanne Ennos (Planning Team Leader), Amy Lang (Planning Officer) (except items 50-52) and Katie Sullivan (Committee Services Officer)

**44. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Heaney (with Councillor M Brown substituting) and Fairley (with Councillor V E Guglielmi substituting).

**45. MINUTES OF THE LAST MEETING**

The minutes of the last meeting of the Committee, held on 8 August 2017, were approved as a correct record and signed by the Chairman.

**46. DECLARATIONS OF INTEREST**

Councillor Alexander declared a Non-Pecuniary interest in relation to Planning Application 17/00948/FUL by virtue of the fact he was a local Ward Member and by virtue of the fact that he was pre-determined.

**47. A.1 - PLANNING APPLICATION - 17-00948-FUL - WEST COUNTRY HOUSE  
CHERRY TREE AVENUE CLACTON**

It was reported that this application had been referred to the Planning Committee at the request of Councillor Griffiths, a local Ward Member.

Councillor Alexander had earlier declared a Non-Pecuniary interest in relation to Planning Application 17/00948/FUL by virtue of the fact he was a local Ward Member and by virtue of the fact that he was pre-determined.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Team Leader (SE) in respect of the application.

Councillor Griffiths, a local Ward Member, spoke against the application.

Councillor Alexander, a local Ward Member, spoke against the application and then withdrew from the meeting whilst the Committee considered this item and came to a decision.

Barry May, a local resident, spoke against the application.

Ronald Cross, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Everett and seconded by Councillor V E Guglielmi that consideration of this application be deferred in order to explore how the application might be amended to have less impact on the green gap and the amenities of neighbours, following Officer's advice the motion was withdrawn by Councillor Everett before it was voted on.

Following discussion by the Committee, it was moved by Councillor Hones, seconded by Councillor Bennison and **RESOLVED** that, contrary to the Officer's recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to refuse planning permission for the development due to the following reasons:-

- Harm to the green gap and rural character.
- Incongruous urban feature resulting in urbanisation.

**48. A.2 - PLANNING APPLICATION - 17-00976-FUL - LAND ADJOINING IPSWICH ROAD AND WICK LANE ARDLEIGH**

It was reported that this application had been referred to the Planning Committee at the request of Councillor Stock, the local Ward Member.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Head of Planning (CB) in respect of the application.

An update sheet was circulated to the Committee prior to the meeting with details of:

- (1) Twenty seven additional letters of objection which had been received; and
- (2) An additional statement received from the applicant's agent in response to objections.

James Blyth, a local resident, spoke against the application.

Councillor Halsey, representing Ardleigh Parish Council, spoke on the application.

The Chairman informed the Committee that Councillor Stock (the local Ward Member) had been unable to attend the meeting due to other commitments, however, he had confirmed that his views were the same as those of Ardleigh Parish Council.

Following discussion by the Committee, it was moved by Councillor Everett, seconded by Councillor Baker and unanimously **RESOLVED** that consideration of this application be deferred in order to explore the use of the existing access by arranging a meeting on

site with Essex County Council Highways, an Ardleigh Parish Council representative, the Chairman of Tendring District Council's Planning Committee, a Planning Officer and the applicant.

**49. A.3 - PLANNING APPLICATION - 17-01191-FUL - 16 PALLISTER ROAD CLACTON ON SEA**

It was reported that this application had been referred to the Planning Committee as it had been "called-in" by Councillor Honeywood, a local Ward Member.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Officer (AL) in respect of the application.

An update sheet was circulated to the Committee prior to the meeting with details of:

- (1) Additional information received from the agent; and
- (2) Consultee response from Pollution and Environmental Control who had no comment to make on the application.

Councillor Honeywood, a local Ward Member, spoke against the application.

Following discussion by the Committee and advice provided by Officers, it was moved by Councillor Hones, seconded by Councillor Baker and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following planning conditions:

1. Use in accordance with letter dated 8 August 2017; and
2. Opening Hours (9:00am – 7:00pm Monday - Saturday and 10:00am – 4:00pm Sunday and Bank Holidays).

**50. A.4 - PLANNING APPLICATION - 17-1030-FUL - LAND ADJ LOTUS WAY TAMARISK WAY JAYWICK**

It was reported that this application had been referred to the Committee in accordance with the Council's Constitution as the proposal had been submitted by the Council in relation to Council owned land.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Head of Planning (CB) in respect of the application and application A.5 because they had related to the same area of land and except for the matter of layout had the same material planning considerations to deliberate.

An update sheet was circulated to the Committee prior to the meeting with details of one additional condition as recommended by Essex County Council's Archaeologist.

Councillor Watson, a local Ward Member, spoke in support of the application.

Following discussion by the Committee and advice provided by Officers, it was moved by Councillor McWilliams, seconded by Councillor Bennison and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following planning conditions:

1. Standard 3 year time limit for commencement;
2. Development to be in accordance with approved plans;
3. Highways conditions (as recommended by the Highway Authority);
4. Construction management plan;
5. Submission of flood resilience measures;
6. Submission of flood evacuation plan;
7. Minimum floor levels;
8. Removal of permitted development rights to convert garages to living accommodation;
9. Removal of permitted development rights for extensions and outbuildings;
10. Development to be in accordance with the contaminated land assessment;
11. Details of materials (including hard surfacing which must be permeable);
12. Details of surface and foul water drainage arrangements;
13. Landscaping details;
14. Provision of broadband;
15. Development in accordance with Ecology Report recommendations; and
16. Archaeology.

**51. A.5 - PLANNING APPLICATION - 17-1032-FUL - LAND ADJ LOTUS WAY  
TAMARISK WAY JAYWICK**

It was reported that this application had been referred to the Committee in accordance with the Council's Constitution as the proposal had been submitted by the Council in relation to Council owned land.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

The Council's Head of Planning (CB) provided details of the design and layout of the proposed dwellings.

An update sheet was circulated to the Committee prior to the meeting with details of one additional condition as recommended by Essex County Council's Archaeologist.

Following discussion by the Committee and advice provided by Officers, it was moved by Councillor McWilliams, seconded by Councillor V E Guglielmi and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following planning conditions:

1. Standard 3 year time limit for commencement;
2. Development to be in accordance with approved plans;
3. Highways conditions (as recommended by the Highway Authority);
4. Construction management plan;



5. Submission of flood resilience measures;
6. Submission of flood evacuation plan;
7. Minimum floor levels;
8. Removal of permitted development rights to convert garages to living accommodation;
9. Removal of permitted development rights for extensions and outbuildings;
10. Development to be in accordance with the contaminated land assessment;
11. Details of materials (including hard surfacing which must be permeable);
12. Details of surface and foul water drainage arrangements;
13. Landscaping details;
14. Provision of broadband;
15. Development in accordance with Ecology Report recommendations; and
16. Archaeology.

**52. A.6 - PLANNING APPLICATION - 17-01199-FUL - BATH HOUSE MEADOW HALL LANE WALTON**

It was reported that this application had been referred to the Committee as the applicant was Tendring District Council.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Team Leader (SE) in respect of the application.

An update sheet was circulated to the Committee prior to the meeting with details of comments which had been received from the Council's Head of Public Realm.

Councillor Robertson, representing Frinton and Walton Town Council, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Alexander, seconded by Councillor Baker and **RESOLVED** (a) that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following planning conditions:

1. Standard 3 year time limit for commencement;
2. Accordance with approved plans; and
3. Details of any external lighting.

(b) that an informative be sent to the applicant to suggest installation of CCTV.

The meeting was declared closed at 9.20 pm

**Chairman**

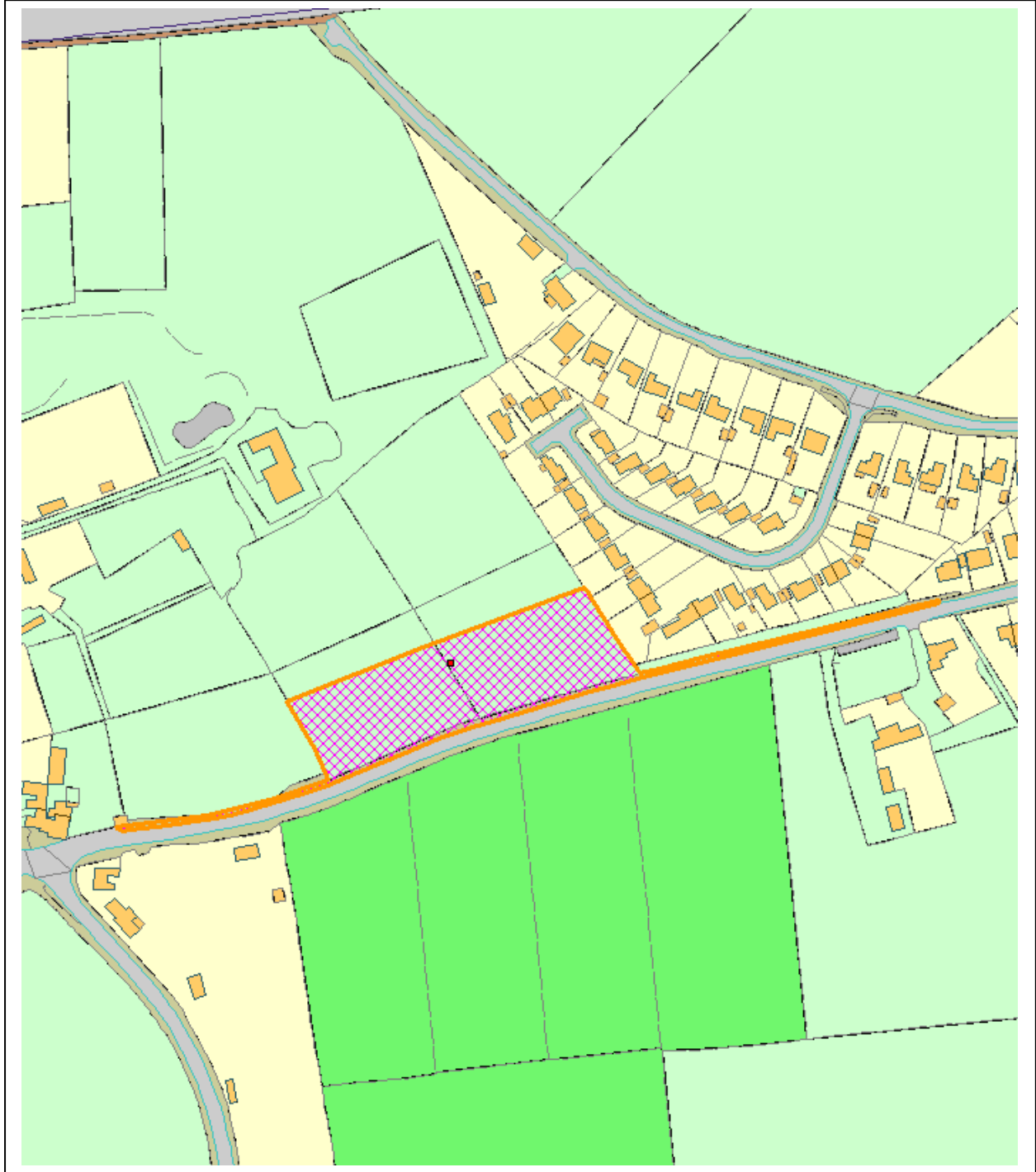
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## PLANNING COMMITTEE

03 OCTOBER 2017

### REPORT OF THE HEAD OF PLANNING

#### A.1 PLANNING APPLICATION - 16/01927/OUT - LAND NORTH OF HARWICH ROAD, GREAT BROMLEY, CO7 7UH



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<b>Application:</b>	16/01927/OUT	<b>Town / Parish:</b> Great Bromley Parish Council
<b>Applicant:</b>	Mrs Stennett	
<b>Address:</b>	Land North Of Harwich Road, Great Bromley, CO7 7UH	
<b>Development:</b>	Construction of 7 no. dwellings.	

## 1. **Executive Summary**

- 1.1 This application is before the Planning Committee at the request of Councillor Fred Nicholls.
- 1.2 The application seeks outline permission with all matters reserved for the construction of 7 dwellings. The application site has been amended to include a new footpath across the full site frontage and beyond in either direction to help provide a pedestrian link from Hare Green to Great Bromley Village.
- 1.3 The application site is located on the northern side of Harwich Road almost equidistance from the Settlement Development Boundary of Frating to the south and Great Bromley to the north. The site therefore lies outside of any Settlement Development Boundary as defined in both the Saved Tendring District Local Plan (2007) and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017).
- 1.4 The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth.
- 1.5 The erection of dwellings in this location is considered detrimental to the semi-rural character of the area and would result in harmful urbanisation of the locality. Furthermore, the development would set an undesirable precedent for harmful piecemeal development of surrounding fields representing an intrusion into the countryside and further eroding the semi-rural character of the locality.
- 1.6 Having regard to the distance from the defined settlement boundaries of Frating and Great Bromley and very limited range of services in close proximity to the development site, the occupants of the new dwellings would be car dependant and the site is therefore considered socially unsustainable.
- 1.7 The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its relatively isolated location, lack of serves and siting outside of any defined development boundary, is not considered sustainable. The adverse impacts of the proposal on the Council's ability to manage growth through the plan-led approach together with the harmful environmental impacts and poor socially sustainable characteristics of the site are not outweighed by the benefits. Officers therefore recommend refusal of the application.

**Recommendation: Refuse**

**Reasons for Refusal:**

- Outside development boundary/extended development boundary and the Council are now able to demonstrate a 5 year housing supply - contrary to plan-led approach.
- Environmentally unsustainable due to the harmful urbanisation and erosion of the semi-rural character.
- Socially unsustainable location with a lack of services.

**2. Planning Policy**

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG6 Dwelling Size and Type

HG9 Private Amenity Space

EN1 Landscape Character

EN6 Biodiversity

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL1 Managing Growth

LP1 Housing Supply

LP3 Housing Density and Standards

LP4 Housing Layout

PPL3 The Rural Landscape

CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Tendring District Landscape Character Assessment

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. As this plan is yet to be examined, its policies cannot carry the full weight of adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

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

3.1 None relevant.

### **4. Consultations**

#### **ECC Highways Dept (ORIGINAL COMMENTS)**

The Highway Authority has assessed the details of this application and does not in principle raise any objections.

However, any reserved matters application should show the following details;

- 1) The new access road to be constructed as a 6m wide shared surface route
- 2) Visibility splays measuring 2.4x120m shall be provided in both directions
- 3) No loose or unbound materials shall be used in the surface treatment of any access within 6m of the highway
- 4) All parking facilities shall be provided in accordance with current policy standards
- 5) All new units shall be provided with transport information marketing packs

#### **ECC Highways Dept (AMENDED COMMENTS) Building Control and Access Officer**

The Highway Authority has assessed the details of the amended application and does not raise any objections.

The shared access road will need to be suitable for Fire tender access.

#### **Landscaping Officer**

At the present time the site forms part of the open countryside and the boundary hedgerow and trees contribute to the rural character of the area.

It is not clear from the information provided to what extent the development, including the creation of the proposed footway, will affect the trees on the boundary or the hedgerow itself. It would be desirable to retain the boundary hedgerow for its screening value and the trees are of such quality that they merit retention for their visual amenity.

In order to show the potential impact of the development proposal on the trees the applicant will need to provide a Tree Survey and Report in accordance with BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations.

In terms of the impact of the development on the local landscape character the application site is situated within the Bromley Heaths Landscape Character Area (LCA) as defined in the Tendring District Landscape Character Assessment.

The Bromley Heaths LCA is an elevated plateau that extends from Colchester to Wix in the east and Thorington in the south. It corresponds to the highest part of the district and has high grade agricultural land. The large scale, open plateau is dominated by large scale, geometric fields indicative of late enclosure that provide a strong pattern in field layout. The relatively intimate character of the immediate area within which the application site is set is not typical of the LCA type.

Notwithstanding the way that the application site relates to the LCA within which it sits it retains an intrinsic value with strongly rural features that are typical of its setting.

The Landscape Character Area Guidance Document states in paragraph 3 that the aim is to: 'maintain the dispersed historic settlement pattern of hamlets, scattered farmsteads, and distinct villages. Further incremental linear development along roads would disrupt this pattern. The identity of individual villages should be retained.'

The development proposal would if approved contribute to the linear spread of ribbon development in a location that would cause harm to the character and appearance of the area and set a precedent for similar applications both in the immediate vicinity and in the wider area. The proposed footway would contribute to the urbanisation of the countryside.

## **5. Representations**

5.1 Great Bromley Parish Council supports this application with the following conditions:

- The field floods and needs a drainage solution.
- Suggest a pond or swale.
- Request that Essex County Council Flood Water Management Team be invited to submit a consultation response.
- A footpath/pavement be included in the legal agreement along Harwich Road to the crossroads which will link the village.
- Provide an area for wildlife within the plans.

5.2 Councillor Fred Nicholls supports the application for the following reasons:

- Can provide a footpath to link the whole village between Hare Green and the centre, including the village hall, school and church.
- Essex County Council Highways have no objection to the footpath.

- Great Bromley Parish Council also supports this application for the same reasons.

5.3 5 individual letters of objection have been received which can be summarised and addressed as follows (officer response shown in italics):

- Overdevelopment.
- Unsuitable for housing.
- Two storey dwellings would result in overlooking and loss privacy.
- Very poor bus service.
- Lack of services.
- Strain on already overstretched school.
- Highway safety.
- Adverse impact on undeveloped and important gap.
- Out of character with pattern of development either end.
- Harmful encroachment into the countryside.
- Loss of hedgerow to widen access.
- Will set a harmful precedent.

*The above concerns have been addressed in the main assessment below.*

- Surface water flooding.

*The site is not within a designated flood zone. Any permission would be subject to a permeable surfacing condition minimising surface water flooding. Due to the minor scale of the application there is no statutory requirement to consult with the water authority or Essex County Council SuDs Team.*

5.4 1 letter of representation has been received from Longmead Riding Centre stating that the use of the land to graze and ride horses has been successful and flooding has never been a problem.

5.5 1 letter of support has been received for the following reasons:

- Well screened by mature hedgerow.
- Pleasing design and low density.
- Natural infill.
- No flood issues.
- New footpath welcomed.
- New footpath will reduce short journeys by car.
- Positive contribution to the Parish and District economy.

## **6. Assessment**

6.1 The main planning considerations are:

- Site Context;
- Proposal;
- Principle of Development;
- Character, Appearance and Landscape Impact;
- Neighbouring Amenity;
- Landscaping and Biodiversity; and
- Highways and Parking Considerations.

### **Site Context**



- 6.2 Situated in open countryside, outside of any defined settlement limits, the site has a frontage with Harwich Road that is bounded with an established hedgerow and a grass verge. The site is within a 40 mph speed restricted area.
- 6.3 The application site comprises an area of land and approximately 0.71 hectares in size and forms part of a larger field currently used for grazing horses and incorporates the grass verge 100 metres to the west and 140 metres to the east.
- 6.4 The eastern boundary of the application site abuts the rear boundaries of the adjacent residential properties within Meadow Close which extends to the north with further dwellings to the east. Directly to the rear of the site and opposite are open fields. Approximately 145 metres to the west is the junction with Frating Road where there is a grouping of buildings comprising a used car dealership, The Old Courthouse Inn with further dwellings beyond and to the north.
- 6.5 The site is approximately 900 metres from the edge of the Settlement Development boundary of Frating to the south and 1.5km from the edge of the Settlement Boundary with Great Bromley to the north as defined in both the Saved Tendring District Local Plan (2007) and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017).

### **Proposal**

- 6.6 The application seeks outline permission with all matters reserved for the construction of 7 dwellings. The application site and proposal has been amended to include a new footpath across the full site frontage and beyond in either direction approximately 100 metres to the west and 140 metres to the east in order to provide a pedestrian link from Hare Green to Great Bromley Village.
- 6.7 Whilst the application is in outline form with all matters reserved there is an existing vehicular access to the site which is shown on the indicative layout plan as the proposed access to serve the development.
- 6.8 The indicative layout plan shows 7 detached dwellings, being a mix of 3 and 4 bed, served by an internal private road accessed via the existing access with a turning area at its western end. Access between the properties to the remainder of the field to the north is shown as being retained. Each dwelling is shown to be served by a detached garage.

### **Principle of Development**

- 6.9 The site lies outside of the Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.
- 6.10 The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth.

- 6.11 With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Frating and Great Bromley are both categorised as Smaller Rural Settlements in recognition of the limited job opportunities, local services, facilities and other infrastructure. Residents of these smaller villages are often reliant upon neighbouring towns and villages for work, shopping and other services and frequently need to travel distance by private care. Because of this, these smaller villages are considered to be the least sustainable locations for growth.
- 6.12 As stated above, the application site is approximately 900 metres from the edge of the Settlement Development boundary of Frating to the south and 1.5km from the edge of the Settlement Boundary with Great Bromley to the north as defined in both the Saved Tendring District Local Plan (2007) and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017). The site is a considerable distance from these villages which already have very limited services, severely diminishing any socially sustainable merits of the application site. Those areas with much fewer services are excluded from any settlement boundary as is the case with Hare Green and the application site.
- 6.13 Consideration has been given to the development approved at Little Paddocks to the west of this application site on the junction with Frating Road under application 16/01040/OUT for 6 No. detached dwellings and garages, and the change of use of the existing barn into a village shop with associated parking for visitors. The application was granted at a time when the Council were unable to demonstrate a 5 year housing supply and the countryside nature of the plot was diminished by the former commercial uses of the site and the presence of buildings and caravans meaning that the environmental impacts cannot be considered comparable. This development is still in its early stages with no reserved matters application submitted to date. Should the development come forward and a village shop be provided, this is not considered sufficient to render the site socially sustainable. Moreover, there is no mechanism in place to secure the shop in perpetuity.
- 6.14 The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its relatively isolated location, lack of services and siting outside of any defined development boundary, is not considered sustainable. Whilst it is recognised that the proposal would contribute economically to the area, for example by providing employment during the construction of the development and from future occupants utilising local services and makes provision for a footpath, in applying the NPPF's presumption in favour of sustainable development the adverse impacts of the proposal on the Council's ability to manage growth through the plan-led approach and impact on the undeveloped character of the area, are not outweighed by the benefits. The provision of the footpath is not considered to warrant the proposal being considered in an exceptional light.

#### **Character, Appearance and Landscape Impact**

- 6.15 Paragraph 58 of the National Planning Policy Framework requires that development should "respond to local character and history, and reflect the identity of local surroundings and materials". Paragraph 60 adds that it is "proper to seek to promote or reinforce local distinctiveness". Saved Policy QL9 and EN1 of the Tendring District Local Plan 2007 and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Furthermore, the application site is situated within the Bromley Heaths Landscape Character Area (LCA) as defined in the Tendring District Landscape Character Assessment. The Landscape Character Area Guidance Document states in paragraph 3 that the aim is to: 'maintain the dispersed historic settlement pattern of hamlets, scattered farmsteads, and distinct villages. Further

incremental linear development along roads would disrupt this pattern. The identity of individual villages should be retained.'

- 6.16 The geography of the site would result in a linear pattern of development, as shown on the indicative layout plan. This plan shows 7 detached dwellings fronting Harwich Road but sited behind the internal private access road the existing front boundary hedge to be retained. The indicative design of the dwellings shows detached family homes of 3 or 4 bedrooms. This pattern of development would damage the open and dispersed character cited within the Landscape Character Assessment.
- 6.17 The main cluster of dwellings closest to the application site are those within Meadow Close to the east accessed via Back Lane East over 300 metres away. These single storey dwellings front Meadow Close and not Harwich Road. This part of Harwich Road is characterised by roadside hedging and grass verges and appears as open countryside. There are some glimpses of the rear elevations of the bungalows within Meadow Close but these are well screened by existing vegetation and do not appear prominent. Road frontage development starts at The Elms approximately 140 metres to the east where the proposed footpath would adjoin.
- 6.18 The indicative layout plan satisfactorily demonstrates that the site can accommodate 7 dwellings with the required parking, garden and turning areas. The plot sizes and spacing around the dwellings are similar or more spacious to those within the locality. Therefore the density of the development cannot be considered as cramped or over-development.
- 6.19 However, the erection of 2 storey detached dwellings in this location fronting Harwich Road (as suggested by the indicative plans) would be wholly out of character with the immediate settlement pattern. Whilst a condition could be secured to ensure the single storey scale of the dwellings, it is considered that the introduction of built form in this location would be significantly detrimental to the semi-rural character of the area and would result in harmful urbanisation of the locality. The proposed footway would also contribute to the urbanisation of the countryside. Furthermore, the development would set an undesirable precedent for harmful piecemeal development of surrounding fields representing the further erosion of countryside and semi-rural character of the locality.

### **Neighbouring Amenity**

- 6.20 The application is in outline form with all matters reserved. The scale and detailed design of the proposed dwellings will therefore form part of the considerations of the reserved matters application.
- 6.21 However, it is considered that the development does have the potential to result in a harmful impact upon residential amenities of the neighbouring bungalows in Meadow Close to the east due to the 2 storey height and siting in relation to the rear gardens as shown within the indicative plans. Subject to a condition securing that the dwellings are single storey, it is considered that the development could be achieved without a harmful impact upon neighbouring amenities.
- 6.22 The gardens sizes of the dwellings are all in excess of that required by Saved Policy HG9 of the saved plan.

### **Landscaping and Biodiversity**

- 6.23 At the present time the site forms part of the open countryside and the boundary hedgerow and trees contribute to the rural character of the area. The application site is predominately laid to grass with no protected trees or vegetation. The site is used for horse grazing. The existing field entrance is to be used to access the development with the remaining

hedgerows and trees shown to be retained. The boundary hedgerow provides screening value and the trees are of such quality that they merit retention for their visual amenity.

- 6.24 Additional plans submitted alongside the Stage 1 Road Safety Audit satisfactorily demonstrate that the development, including the creation of the proposed footway, will not result in any loss or harm to the boundary trees or hedgerows. Any reserved matters application would require a Tree Report and Landscaping Scheme to secure the retention, protection and enhancement through soft landscaping.
- 6.25 Having regard to the characteristics of the site together with the plans demonstrating that the existing trees and hedgerows are to be retained and enhanced, Officers are satisfied that a preliminary ecology survey is not required in this instance.

### **Highways and Parking Considerations**

- 6.26 Whilst access details are a reserved matter, Essex County Council Highways have confirmed no objections subject to the following requirements being secured at the reserved matters stage:
- 1) The new access road to be constructed as a 6m wide shared surface route
  - 2) Visibility splays measuring 2.4 x 120m shall be provided in both directions
  - 3) No loose or unbound materials shall be used in the surface treatment of any access within 6m of the highway
  - 4) All parking facilities shall be provided in accordance with current policy standards
  - 5) All new units shall be provided with transport information marketing packs
  - 6) Road signs should be raised to be no lower than 2.1m above the footway
  - 7) The footway will be constructed under a suitable agreement with the Highway Authority using powers contained in s278 of the Highways Act 1980.
- 6.27 These will be secured at reserved matters stage aside from the transport information marketing packs, which as this is not a major development and there is no policy mechanism in place to secure them is not considered reasonable to request.
- 6.28 The footway would be secured via a legal agreement with The Highway Authority.
- 6.29 The indicative layout plan shows the dwellings to be served by detached garages with space for parking in front which sufficiently meets the requirements set out within the current parking standards.

### **Background Papers**

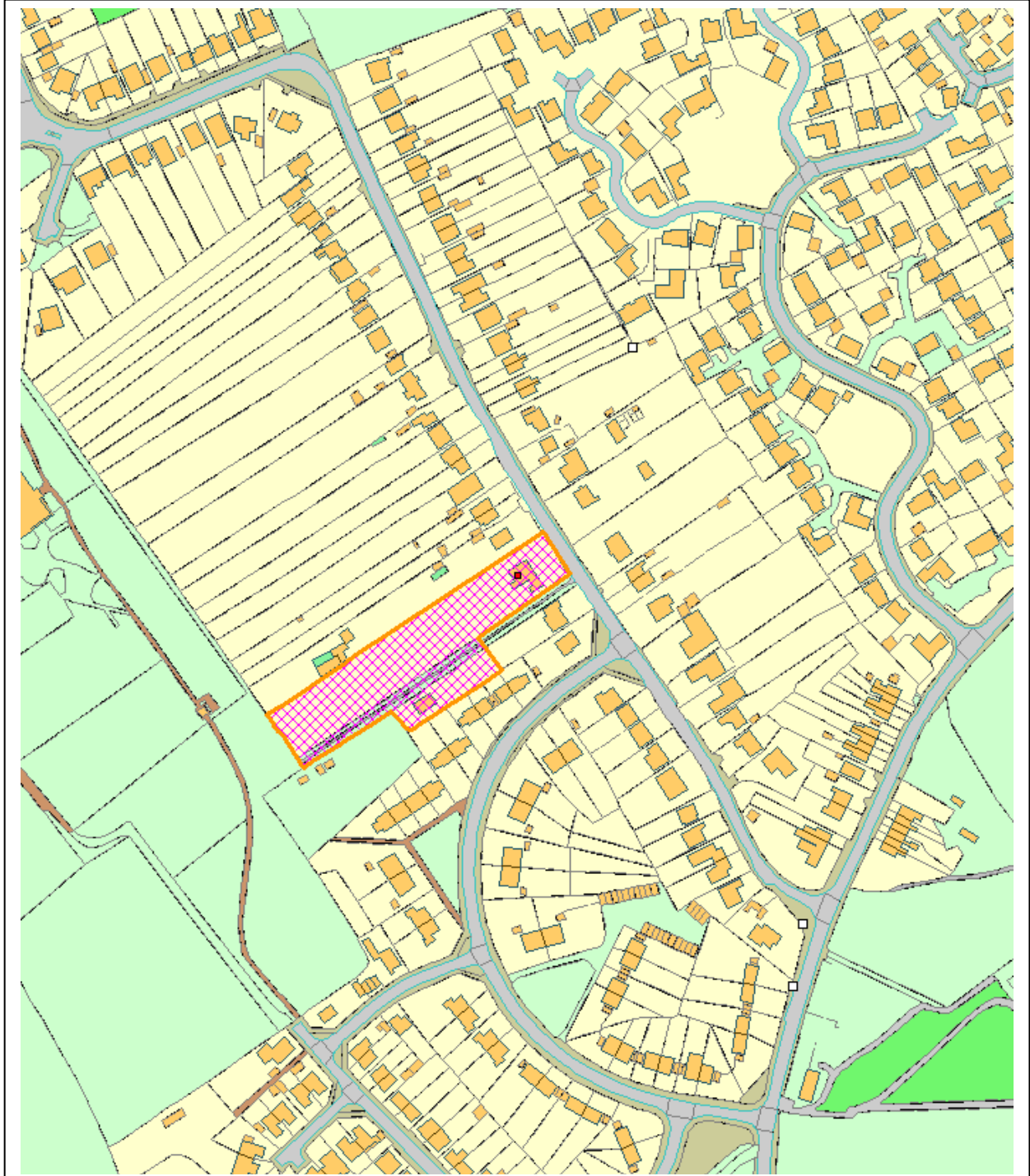
None.

## PLANNING COMMITTEE

03 OCTOBER 2017

### REPORT OF THE HEAD OF PLANNING

#### **A.2 PLANNING APPLICATION - 17/01150/DETAIL - 21 MAYES LANE, RAMSEY, HARWICH, CO12 5EJ**



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<b>Application:</b>	17/01150/DETAIL	<b>Town / Parish:</b> Little Oakley Parish Council
<b>Applicant:</b>	Mr T Palmby - Tucia Properties	
<b>Address:</b>	21 Mayes Lane, Ramsey, Harwich, CO12 5EJ	
<b>Development:</b>	Reserved matters application following outline approval 16/02084/OUT - Alteration of one dwelling and erection of 5 no. bungalows.	

## 1. **Executive Summary**

- 1.1 Outline planning permission for the alteration of one dwelling and the erection of 5 dwellings was approved by Planning Committee on 29 March 2017 (16/02084/OUT). The current application is a reserved matters application; however it was clear that the Planning Committee wanted to review the detailed application following the approval of the outline.
- 1.2 In accordance with Members' request the current application is before Members seeking approval for a detailed scheme for the erection of 5 detached bungalows and garages, with a single access point from Mayes Lane to the north-east.
- 1.3 The application site is situated outside of, but adjacent to, the defined settlement development boundary as set out in the Adopted Local Plan (Tendring District Local Plan 2007); but within the boundary in the Draft Plan (Tendring District Local Plan 2013-2033 and Beyond Publication Draft). However, the principle of residential development has been accepted by the granting of outline planning permission, which expires on 4 April 2020.
- 1.4 The design, siting and scale of the proposed dwellings are considered acceptable with no material harm to visual or residential amenity, or highway safety. The application is therefore recommended for approval.

### **Recommendation: Approve**

#### **Conditions:**

1. 3 Year Time limit
2. Approved plans
3. Submission of Construction Method Statement

## 2. **Planning Policy**

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG1 Housing Provision

HG7 Residential Densities

HG9 Private Amenity Space

HG13 Backland Residential Development

EN1 Landscape Character

EN6 Biodiversity

EN13 Sustainable Drainage Systems

TR1A Development Affecting Highways

TR4 Safeguarding and Improving Public Rights of Way

TR5 Provision for Cycling

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)

SP1 Presumption in Favour of Sustainable Development

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

LP1 Housing Supply

LP3 Housing Density and Standards

LP4 Housing Layout

LP8 Backland Residential Development

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans

according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. As this plan is yet to be examined, its policies cannot carry the full weight of adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

### 3. Relevant Planning History

00/01177/FUL	Proposed single storey rear extension and alterations	Approved	14.08.2000
03/00637/FUL	Convert existing garage to residential and retention of rear conservatory and detached double garage.	Approved	27.05.2003
15/30048/PREAPP	Erection of 14 residential units (bungalows) consisting of 5 x 2 bed and 9 x 3 bed.		13.08.2015
16/00223/OUT	Demolition of one dwelling and erection of residential development of up to 13 houses and bungalows.	Refused	17.06.2016
16/02084/OUT	Alteration of one dwelling and erection of 5 no. bungalows.	Approved	04.04.2017

### 4. Consultations

<b>Building Control and Access Officer</b>	No adverse comments at this time.
<b>Environmental Protection</b>	Due to the close proximity of the site to residential properties we would request that a full construction method statement is undertaken.  Environmental Protection have no comment to make relating to no. 13 – Bin Store and no. 15 – Lights.
<b>Tree &amp; Landscape Officer (Comments 20 July 2017)</b>	The applicant does not appear to have submitted any information relating to condition 7 of 16/02084/OUT to address soft landscaping.  This information should be provided prior to the determination of the application.
<b>Tree &amp; Landscape Officer (Comments 9 August 2017)</b>	The information provided by the applicant is sufficient to enable the soft landscaping condition to be discharged.
<b>ECC Highways Dept</b>	Having regard to drawing reference 6026/SK19, and conditions 9, 10,



11, and 12 included in the decision notice for application 16/02084/OUT, the Highway Authority raises no objections to this proposal.

**Essex Wildlife Trust** No comments received.

**Natural England** Natural England has no comments to make on this application.

## **5. Representations**

5.1 Little Oakley Parish Council have the following concerns:

- The individual house collections as this will cause a blockage of Mayes Lane for a considerable time whilst individual refuse and recycling bins are collected and returned to their respective properties. Mayes Lane is a very busy road used by both commuters travelling out of the village and parents driving children to Two Village School; and
- Would like to request street lighting lights be LED lights and are adopted by Little Oakley Parish Council.

5.2 No other letters of representation have been received.

## **6. Assessment**

6.1 The main planning considerations are:

- Principle of Development;
- Design;
- Highway Safety;
- Residential Amenity; and
- Protected Species.

### **Site Context**

6.2 The application site is situated on the eastern side of Mayes Lane, within the Parish of Little Oakley. The site currently comprises of a detached bungalow (No. 21 Mayes Lane) and its garden area and part of the rear garden of No. 17 Mayes Lane. It contains some trees and some outbuildings.

6.3 To the north of the site are residential properties that front onto Mayes Lane. These are a mixture of detached and semi-detached properties with long rear gardens. On the other side of the road are dwellings of a similar character. To the south of the site is the remaining garden and property to No. 17 Mayes Lane which is a detached bungalow and properties which front Bay View Crescent, which are also bungalows. To the west of the site is an area of open space at the Two Villages Primary School.

### **Proposal**

6.4 The application seeks planning permission for all reserved matters (namely access, appearance, landscaping, layout and scale) for the alteration to Number 21 Mayes Lane and the erection of five dwellings, following outline permission granted under 16/02084/OUT.

6.5 The proposed dwellings are each to be detached, single storey and will share an access from Mayes Lane to the north-east. Each dwelling will have a garage and parking space and will all serve 3 bedrooms.

### **Local Plan Status**

- 6.6 The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. As this plan is yet to be examined, its policies cannot carry the full weight of adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

### **Principle of Residential Development**

- 6.7 The principle of residential development has been accepted by the granting of outline planning permission under planning reference 16/02084/OUT, which expires on 4 April 2020. Consideration under this application is therefore limited to the detailed design matters and landscaping.

### **Design and Layout**

- 6.8 The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).
- 6.9 The proposed single storey dwellings would be located to the south-east of Number 21 Mayes Lane, where they will share an access from Mayes Lane.
- 6.10 The single storey designs, which will incorporate gable design features to the side elevation and front canopies, will all measure 5.2 metres in height, 15 metres in depth and between 9.6 to 10.7 metres in width, whilst proposed materials to all include red facing brick and slate roof tile.
- 6.11 The character of the surrounding area across Mayes Lane and Bay View Crescent sees a mixture of detached, semi-detached and terraced properties that are either single storey or two storeys. Against this backdrop, the proposed dwellings are not out of keeping with the surrounding area.
- 6.12 The dwellings would have small front gardens and more substantial garden area to the side and rear, all of which will be in excess of the minimum 100 square metres required by Saved Policy HG9. The siting of the proposed dwellings is also considered to be acceptable.

### **Highway safety**

- 6.13 Essex County Council as the Highway Authority has been consulted on the application and raise no objection to the proposal.

- 6.14 The Council's Adopted Parking Standards require that for dwellings with 2 or more bedrooms that a minimum of 2 parking spaces are required. Parking spaces should measure 5.5 metres by 2.9 metres and garages, if being relied on to provide a parking space, should measure 7 metres by 3 metres internally.
- 6.15 The proposed garages meet the above standards, whilst there is sufficient space to accommodate the necessary additional parking space for each plot.

### **Residential Amenity**

- 6.16 The NPPF, at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).
- 6.17 Due to the siting of the proposed dwellings and the sufficient space between any surrounding dwellings there would not be any adverse impact upon future residents in respect of loss of light/outlook or the dwellings appearing imposing. Furthermore, the single storey nature of the dwellings will ensure there will be no overlooking or loss of privacy.
- 6.18 The proposed site access is situated between two residential properties; one proposed to be altered as part of the development (Number 21) and Number 17. The site access in this location has the potential to result in an adverse impact upon the existing amenities of these neighbouring properties with the comings and goings of vehicles. However, as part of the proposed plans, a 1.8 metre high close boarded fence will separate the access from these properties. In addition, there is a separation distance of approximately 7 metres from the neighbouring property, Number 17 Mayes Lane, to the sites access; this reduces the potential noise impacts and is considered to be an acceptable relationship. Whilst there is only a separation distance of 2 metres from Number 21 Mayes Lane to the sites access, this property is within the applicant's ownership.

### **Impacts on Trees/Landscaping**

- 6.19 Within the original outline permission, 16/02084/OUT, a condition was attached to the decision to secure details of the proposed hard and soft landscaping scheme.
- 6.20 The submitted plans demonstrate that a 1.8 metre high close boarded fence will be used as a boundary treatment across the site, whilst the scheme will be softened with the introduction of hedge planting and grassed areas to the front of the properties. Furthermore, following the submission of amended plans, the level of paving has been reduced to the southern section in order to incorporate additional grass to further soften the scheme.
- 6.21 The Council's Principal Tree and Landscapes Officer has been consulted as part of the process of the application and has stated that the information provided is sufficient to discharge the hard and soft landscaping scheme condition originally imposed under planning permission 16/02084/OUT.

### **Conclusion**

- 6.22 The outline permission established the principle of development of the site for 5 dwellings, and the proposed development meets all other policy considerations.

- 6.23 The land is proposed to be developed in a manner that would add to the mix of dwelling types as advocated by the NPPF and local policy and is an acceptable design which also ensures no significant harm to existing neighbouring amenities.
- 6.24 On balance, the development would not cause any demonstrable harm, and is considered to be a sustainable one, where the benefits of the scheme are not significantly and demonstrably out-weighted by any harmful impacts.
- 6.25 The development is therefore an appropriate one and recommended for approval.

Background Papers

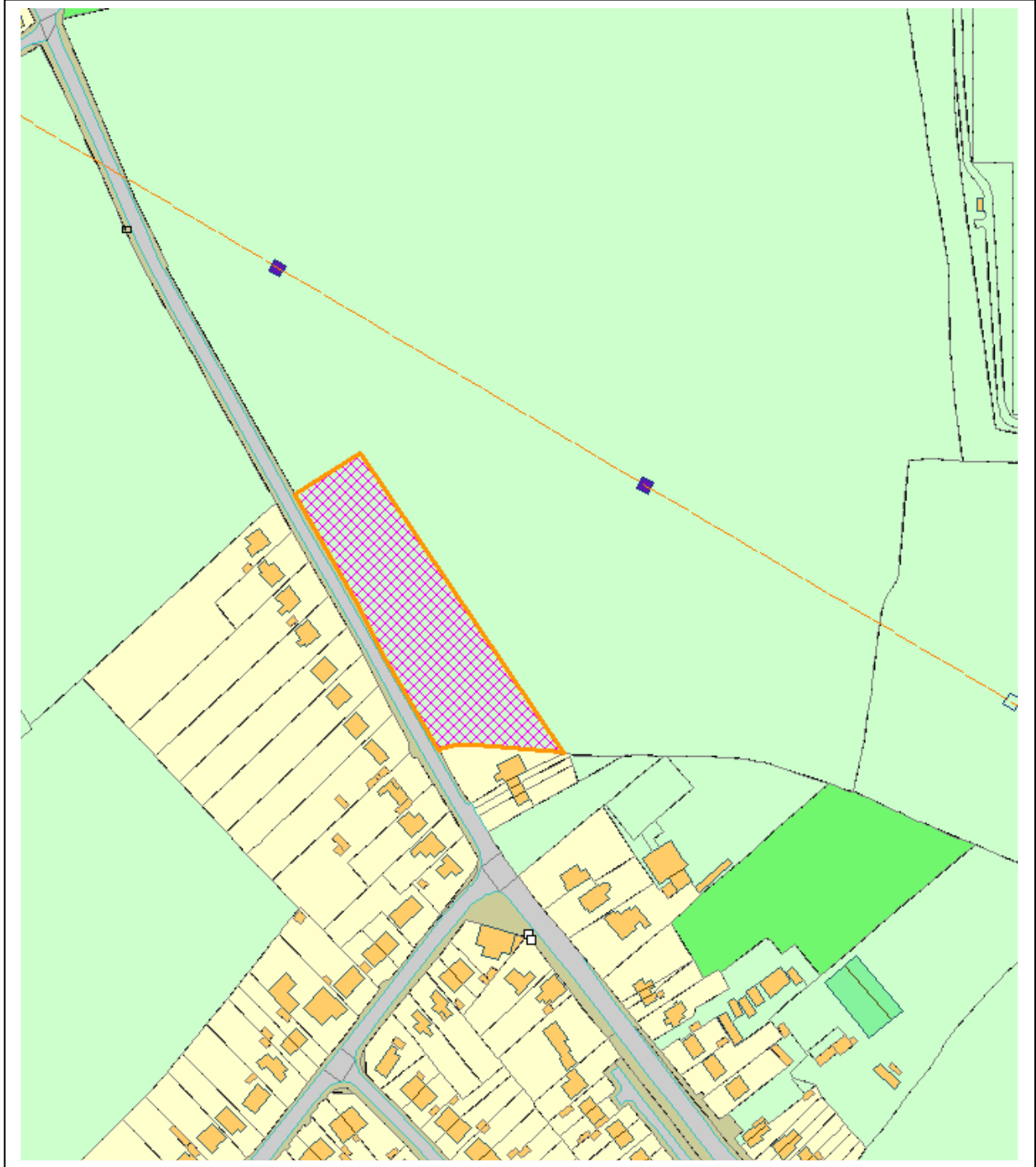
None.

## PLANNING COMMITTEE

03 OCTOBER 2017

### REPORT OF THE HEAD OF PLANNING

#### A.3 PLANNING APPLICATION - 17/01221/DETAIL - BLUE GATES FARM, COLCHESTER MAIN ROAD, ALRESFORD, CO7 8DE



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<b>Application:</b>	17/01221/DETAIL	<b>Town / Parish:</b> Alresford Parish Council
<b>Applicant:</b>	Rusden Ltd	
<b>Address:</b>	Blue Gates Farm, Colchester Main Road, Alresford, CO7 8DE	
<b>Development:</b>	Reserved matters following outline application 16/00305/OUT - Erection of 9 no. 3 bedroom detached bungalows.	

## 1. **Executive Summary**

- 1.1 Outline application 16/00305/OUT for residential development of up to 9 dwellings on this site was approved at Planning Committee on 18<sup>th</sup> May 2016 at which time it was requested that the reserved matters be brought back to the committee for determination.
- 1.2 This application seeks approval of the reserved matters application for the erection of 9 no. three bedroom bungalows each served by garaging and driveway parking with a single access point from Colchester Main Road serving the development.
- 1.3 The application site is situated on the eastern side of Colchester Main Road outside of, but opposite to, the defined settlement development boundary of Alresford as set out in the Tendring District Local Plan (2007) but fully within the defined settlement development boundary of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017.
- 1.4 As established through the granting of outline application 16/00305/OUT, the principle of residential development for up to 9 dwellings on this site is accepted.
- 1.5 This reserved matters application satisfies design and highways, trees and landscaping, biodiversity and residential amenity considerations and is recommended for approval.

### **Recommendation: Approve**

#### **Conditions:**

1. Approved Plans
2. Clearance of vegetation timing
3. Ecological enhancement scheme
4. Landscaping management
5. Parking spaces/garage provided prior to first occupation

## 2. **Planning Policy**

### **National Policy**

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

### **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
- HG1 Housing Provision
- HG6 Dwelling Size and Type
- HG9 Private Amenity Space
- HG14 Side Isolation
- EN1 Landscape Character
- EN6 Biodiversity
- EN29 Archaeology
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development

### *Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)*

- SPL3 Sustainable Design
- LP1 Housing Supply
- LP3 Housing Density and Standards
- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- PPL7 Archaeology
- CP1 Sustainable Transport and Accessibility

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. As this plan is yet to be examined, its policies cannot carry the full weight of

adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

### 3. Relevant Planning History

16/00305/OUT	Residential Development.	Approved	27.05.2016
17/01221/DETAIL	Reserved matters following outline application 16/00305/OUT - Erection of 9 no. 3 bedroom detached bungalows.	Current	

### 4. Consultations

<b>Cadent Gas Limited</b>	No objections. Following points made: <ul style="list-style-type: none"> <li>- Easement consideration for the pipeline is acceptable.</li> <li>- Gas main may need modification to facilitate the access, the cost if necessary will be borne by the developer.</li> <li>- Landscaping around the gas main is restricted and must have formal written approval from Cadent Gas Limited.</li> </ul>
<b>Building Control and Access Officer</b>	Fire tender access will be required to within 45m of any part of the footprint of the dwellings.
<b>ECC Highways Dept</b>	The Highway Authority does not wish to make comment further to those already submitted under application 16/00305/OUT
<b>Tree &amp; Landscape Officer</b>	The site layout plans show sufficient soft landscaping detail relating to tree and hedgerow planting to partially screen and enhance the appearance of the development.

### 5. Representations

- 5.1 Alresford Parish Council have the following comments to make on this reserved matters application, the comments have been restricted to the topics of access, appearance, landscaping, layout and scale:
- The Council is pleased that this development reflects the linear development on the other side of Colchester Main Road and consists of single storey properties.
  - There are concerns as to the maintenance of roadside hedges, ditches, footpaths, greensward and on-site greenspace - the Parish Council would consider being involved in the maintenance of the site in order to provide consistency throughout the village. The Parish Council is concerned that the three bedroomed bungalows have insufficient visitor parking spaces (only two spaces are shown on the site map). Access for emergency vehicles may need to be improved.
  - The main concern of the Council relates to road safety, Colchester Main Road carries a significant amount of traffic and has a speed limit of 40mph, a reduced speed limit of 30mph seems more appropriate now that approval has been granted for this and a neighbouring development along this busy stretch of road. The safety of children



crossing the road needs to be considered as to reach all village facilities requires the crossing of the B1027. The site plan does not indicate any roadside pavement (with the exception of the very corners of the access road).

5.2 One letter of observation has been received from a local resident outlining the following points:

- Footpath must be provided at an early stage in order for the new hedge to be planted in the first planting season. All planting that dies must be replaced in the next planting season for a minimum of 5 years.
- Heartening to see that the properties are single storey in keeping with those that exist opposite.
- Arrangements for maintenance of footpath face of the hedge must be made.

## **6. Assessment**

6.1 The main planning considerations are:

- Site Context;
- Proposal;
- Visual Impact/Design;
- Neighbouring Amenity;
- Highway Considerations; and
- Landscaping/Biodiversity.

### **Site Context**

6.2 The site is situated on the northern edge of the village of Alresford and the site lies outside but adjacent to the Settlement Development Boundary (SDB) for Alresford in the saved local plan but within the emerging local plan. To the south east the site is bounded by the established ribbon of detached and semi-detached dwellings at 'Elmstead Row' while on the opposite side of Colchester Road there is a ribbon of detached bungalows extending out from the junction with Station Road towards the north. The proposed development would not extend any further north than this existing section of ribbon development.

6.3 The site boundary with the highway is delineated by a mature hedgerow while the southern is defined by mature field hedgerow. The northern and eastern boundaries are open in nature. The site has an area of approximately 0.68 hectares in total and is currently in arable use. Along the front of the site runs mains gas pipeline. In view of this a gas pipe easement of approximately 5.25m in width runs along the front part of the site parallel with the highway.

6.4 The surrounding area is characterised by a mixture of single and two storey dwellings of varying design and appearance. A public footpath is located on the opposite side of road that leads into the centre of Alresford to the south.

### **Proposal**

6.5 The current application seeks approval of the reserved matters relating to outline permission 16/00305/OUT and the erection of 9 no. three bedroom bungalows.

6.6 The development will be served by a single access point from Colchester Main Road. The access will be sited centrally within the site in the middle of a newly planted setback native species hedgerow.

- 6.7 All 9 properties would be served by a private garden area in excess of the minimum 100 square metres required by Saved Policy HG9 of the adopted Tendring District Local Plan (2007).
- 6.8 The bungalows will be served by at least 3 no. parking spaces in the form of garaging and parking spaces in front in line with the current Parking Standards. An additional 2 no. parking spaces for visitors are proposed adjacent to the private drive.
- 6.9 The proposed site layout plan shows substantial landscape planting around the perimeter of the site, including new hedgerow planting to the rear of the plot on the outside of a new post and rail fence and a new frontage hedgerow set back behind the access visibility splays. A farmer's access to farmland to the rear of the site is proposed through the centre of the site.

### **Visual Amenity/Design**

- 6.10 The development of the site with 9 bungalows in a linear style represents an appropriate response to the character of the area. The introduction of a comprehensive soft landscaping scheme including planting to the rear of the site and the re-planting of a native species hedgerow to the site frontage will help in softening views of the development from surrounding vantage points and from Colchester Main Road and will assist in assimilating the development into its surroundings. The rear boundary of the site will be marked by post and rail fencing with native species planting on its outside, which represents a sympathetic arrangement to this boundary which is currently open to the countryside beyond to the east.
- 6.11 In respect of the design of the properties, the submitted plans show the bungalows comprising of a mixture of 5 differing design types incorporating a variety of features including brick plinths, bay windows and entrance canopies. The proportions and scale of the bungalows would relate appropriately to the character of the locality and the use of contrasting styles and materials assists in ensuring the development appears varied and aesthetically pleasing. The significant setback of the properties from the highway, partly due to the presence of a gas pipe easement at the frontage of the site, and the proposed new frontage hedgerow would mean that the bungalows would not be overly prominent in views from the highway and would reflect the pattern and siting of built in the vicinity.
- 6.12 The properties would be set on similar width plots to those in the locality and would retain appropriate side isolation to the boundaries of each plot to ensure the development would not appear cramped or out of character in this location. Each property would be served by private amenity space in excess of that required by saved policy HG9 of saved local plan.
- 6.13 Overall the development would relate acceptably to the character of the area in terms of its layout, spacing and design and with the introduction of soft landscaping, the development would represent an appropriate response to its surroundings.

### **Residential Amenities**

- 6.14 The NPPF, in paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Tendring District Local Plan (2007) states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. Draft Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017 supports these objectives.
- 6.15 The proposed bungalows would be sufficiently separated from those properties on the opposite side of Colchester Main Road behind a proposed intervening hedgerow not to

cause any harm to the existing resident's amenity in terms of outlook, light deprivation and privacy. To the south of the site is dwelling known as 'Rainbow Cottage'. The bungalow on plot 1 would be located at an angle parallel with the shared boundary with this property, however due to the presence of existing outbuildings in the intervening area between the development and the cottage any impact upon its residents would be minimal. The single storey nature of the properties and the intention to install a 1.8m close boarded fence on the boundary further ensures that any impact upon amenity would not be detrimental.

- 6.16 All plots have gardens in excess of the size standards set out in the local plan.
- 6.17 In terms of the access point, this would be located centrally within the site opposite a driveway serving a bungalow located to the west. Therefore due to the siting of the access in front of the driveway and the significant setback of the bungalow to the west, no amenity concerns arise in regard to headlights shining into the property.

### **Highway Considerations**

- 6.18 The arrangement of a single access point from Colchester Main Road remains as shown on the indicative plans submitted at outline stage. Essex County Council Highways have reviewed the plans and confirm they have no further comments to those which were previously stated at outline stage. The requirements at outline stage included stipulations as to the width of the accesses, the provision of footpaths around the radius of the new kerbed entrance, details of the piping of the drainage ditch, provision of visibility splays to both the main access and internal accesses, size of parking bays and garaging and the use of no unbound materials in the first 6m from the highway boundary. All these requirements are reflected on the submitted plans and secured through conditions on the outline approval.
- 6.19 In terms of parking provision, each property would be served by a garage with frontage parking. As a result each property would be given a minimum of 3 spaces each which allows for a good level of visitor's parking too and accords with the requirements of the current parking standards.
- 6.20 In response to a design informative included on the outline planning permission concerning the use of shared surfaces, a kerbed 1.3m wide footway has been included on the southern side of both the private drives which will lead to the adopted kerbed footpaths situated around the vehicular access to the site.

### **Landscaping/Biodiversity**

- 6.21 As confirmed above the development proposes a significant amount of additional soft planting to the rear, sides and front of the site. 6 no. new trees are also provided to the front of the plot behind the newly planted hedgerow, along with hedgerow planting to the front of each individual property. The area within the gas pipeline easement will be laid to grass. The Council's Trees and Landscaping Officer has confirmed that the site layout plans show sufficient soft landscaping detail relating to tree and hedgerow planting to partially screen and enhance the appearance of the development. A landscape management plan which will outline management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned domestic gardens will be secured through condition.
- 6.22 At outline stage it was agreed that the site is not generally suitable for protected species due its use as agricultural land. In respect of the removal of the frontage hedgerow, a condition will be attached relating to the timing of vegetation clearance to avoid any adverse impact upon nesting birds. An ecological enhancement scheme will also be requested via

condition to secure the provision of bat and bird boxes within new perimeter planting to further enhance the biodiversity credentials of the site.

Background Papers

None.