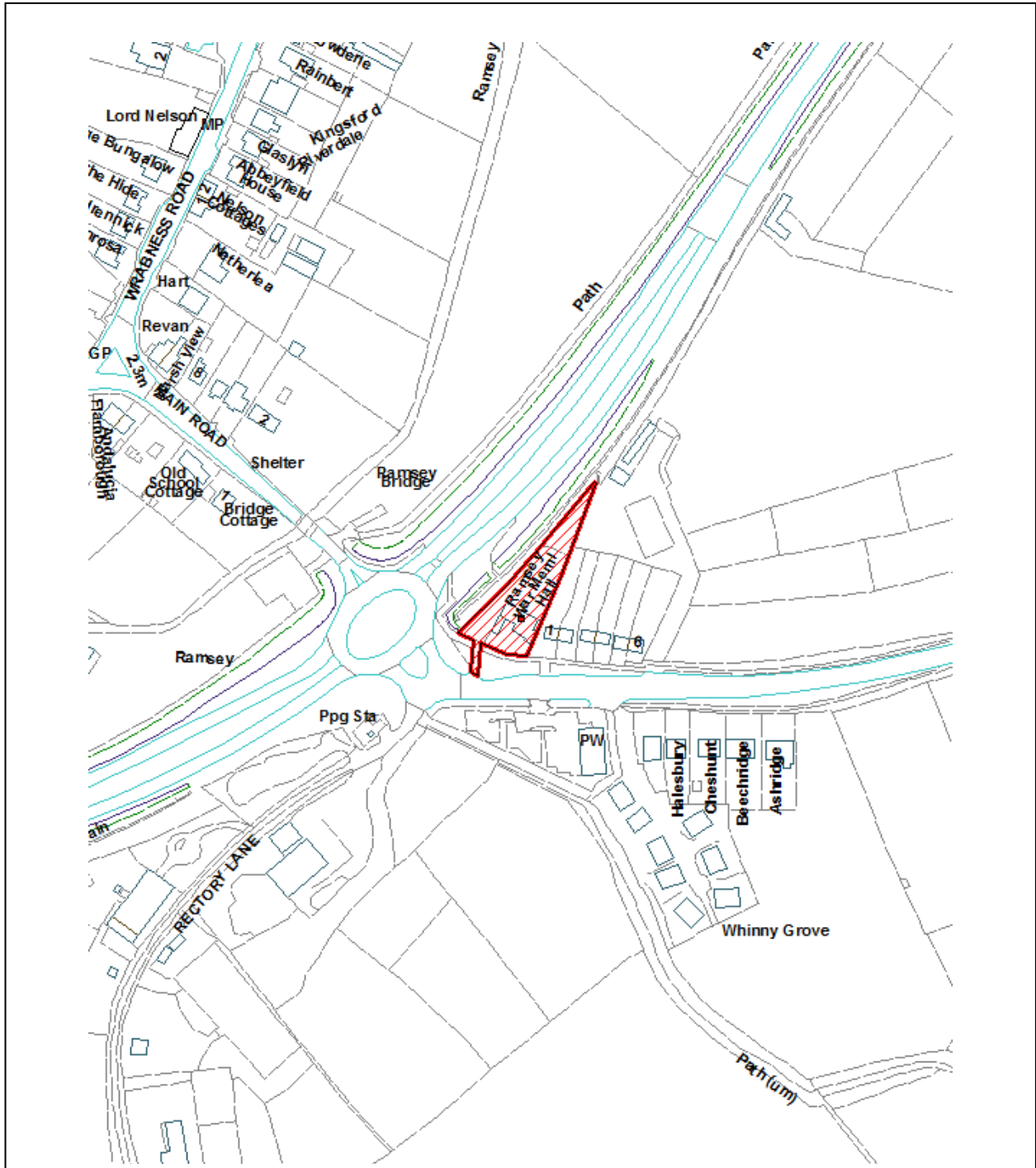


PLANNING COMMITTEE

24 JULY 2018

REPORT OF THE HEAD OF PLANNING

**A.5 PLANNING APPLICATION – 18/00876/OUT – RAMSEY WAR MEMORIAL HALL,
CHURCH HILL, RAMSEY, CO12 5EX**



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Application:	18/00876/OUT	Town / Parish: Ramsey & Parkeston Parish Council
Applicant:	Mrs Suzanne – Ramsey War Memorial Hall	
Address:	Ramsey War Memorial Hall, Church Hill, Ramsey CO12 5EX	
Development:	Outline application with all matters reserved for the construction of 3 dwellings.	

1. Executive Summary

- 1.1 This application is referred to Planning Committee as it is contrary to the development plan, recommending approval for housing outside of any defined settlement development boundary.
- 1.2 The application site is located outside of a defined Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017), with the nearest settlement (Harwich & Dovercourt Settlement Boundary) being sited approximately 400 metres to the east within Mayes Lane.
- 1.3 The proposal would result in the loss of a community facility in the Ramsey War Memorial Hall. However, under planning permission 16/02070/FUL a new village hall was granted approval at Wix Road, Ramsey, approximately 775 metres to the west. Therefore, replacement facilities of equal benefits will be sited within reasonable walking distance, adhering to the requirements of Saved Policy COM3.
- 1.4 The proposal seeks outline planning permission with all matters reserved for three detached dwellings and is considered visually acceptable, resulting in no significant harm to neighbouring amenities, the existing landscape or highway safety.
- 1.5 Following delegated refusal of 17/01901/OUT in December 2017 additional information has been provided to confirm that the funds required to build the new village hall (costing around £800,000) are to be provided by the sale of this application site should outline planning permission be granted plus additional funding. The proposal represents sustainable development and the benefits of providing the community facility approved under 16/02070/FUL outweigh the modest harm to the sites location 400 metres outside the settlement development boundary of the Strategic Urban Settlement of Harwich and Dovercourt. The application is therefore recommended for approval.

Recommendation: Approve

Conditions:

1. Outline planning permission time limit for commencement
2. Reserved matters submission
3. Construction Management Plan

Informative: This planning permission is granted in relation to the replacement village hall approved under 16/02070/FUL, and the benefits of providing that community facility outweigh the modest harm to the sites location 400 metres outside the settlement development boundary of the Strategic Urban Settlement of Harwich and Dovercourt.

2. **Planning Policy**

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

COM3 Protection of Existing Local Services and Facilities

EN1 Landscape Character

HG1 Housing Provision

HG6 Dwelling Size and Type

HG9 Private Amenity Space

HG14 Side Isolation

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

HP2 Community Facilities

LP1 Housing Supply

LP2 Housing Choice

LP4 Housing Layout

PPL3 The Rural Landscape

SPL1 Managing Growth

SPL3 Sustainable Design

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. 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 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. Importantly the Inspector has confirmed that the housing requirement for Tendring of 550 new homes per annum for the period up to 2033 is based upon sound evidence. There are however concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. 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

17/01901/OUT	Outline application with all matters reserved for the construction of 3 no. proposed dwellings.	Refused	20.12.2017
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4. Consultations

ECC Highways From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. The development shall not be occupied until such time as a car parking and turning area for each dwelling has been provided in accord with current Parking Standards. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

2. All off street car parking shall be in precise accord with the details contained within the current Parking Standards being provided within the site which shall be maintained free from obstruction and retained thereafter.

3. Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary.

4. Prior to the occupation of the proposed development, details of the provision for the storage of bicycles sufficient for all occupants of each dwelling, of a design this shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted within the site which shall be maintained free from obstruction and

retained thereafter.

5. No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) 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 and under body washing facilities

There are no trees or other significant vegetation on the application site.

Tree and
Landscape
Officer

The implementation of the development proposal will not affect the trees situated on the highway land forward of the front elevations of the proposed dwellings nor will it have any impact on the established trees and shrubs on the land between the application site and the A120.

There appears to be little scope or opportunity for new soft landscaping other than low level planting around the parking areas at the front of the development as shown on the indicative site layout plan.

Building Control No adverse comments at this time.

5. Representations

- 5.1 Ramsey & Parkeston Parish Council strongly support the application as it will support the development of additional recreational facilities for the residents of Ramsey and neighbouring areas.
- 5.2 Councillor Ferguson requested that the application be determined at Planning Committee if recommended for refusal on the grounds that the proposal is part of a community project to improve the facilities in the village of Ramsey and should therefore be supported.
- 5.3 No other letters of representation have been received.

6. Assessment

Site Context

- 6.1 The application site is located on the northern side of Church Hill within the parish of Ramsey & Parkeston. The site measures approximately 0.14 hectares in size and comprises of the Ramsey War Memorial Hall and an associated car parking area. To the west of site is the Church Hill junction with Mayes Lane, and further to the south is a recently constructed school.
- 6.2 The site falls outside of a recognised Settlement Development Boundary, as agreed in both the Adopted Tendring Local Plan 2007 and the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Proposal

- 6.3 This application seeks outline planning permission with all matters reserved for the erection of 3 detached dwellings, following the demolition of the existing Ramsey War Memorial Hall.

- 6.4 The applicant has stated the proceeds raised from the sale of the three dwellings would be put towards the development of the new community facility previously approved under planning reference 16/02070/FUL, which is estimated to cost approximately £800,000 to complete.

Principle of Development

- 6.5 The application site is located outside of a defined Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the 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.
- 6.6 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 and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 6.7 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. Whilst this site is part of the Ramsey and Parkeston Parish it is located closer to the settlement boundary serving the towns of Harwich and Dovercourt, which is accepted as a sustainable location in the hierarchy for new housing. The settlement development boundary is approximately 400 metres to the east of the site within both the existing and the emerging Local Plan. The Strategic Urban Settlements of Harwich and Dovercourt provide a wide range of public transport, employment and facilities within easy reach of the application site and the proposal would therefore represent socially sustainable development. The proposal would also be economically sustainable in generating construction jobs for both sites, and future occupiers investment in services in the local area.
- 6.8 In terms of environmental sustainability, the site already contains a relatively substantial building with associated parking. It is also well set back behind a deep highway verge with residential development to the immediate east and dense screening to the A120 to the west. Development of the site for three detached houses would therefore be acceptable in relation to the prevailing character of the surrounding area and would result in no material harm to visual amenity subject to the detailed design and siting which would be considered under a reserved matters application. The proposal is therefore considered to be environmentally sustainable. The proposal is therefore considered to represent sustainable development.
- 6.9 Following delegated refusal of 17/01901/OUT in December 2017 additional information has been provided to confirm that the funds required to build the new village hall (costing around £800,000) are to be provided by the sale of this application site should outline planning permission be granted plus additional funding. As detailed above the proposal represents sustainable development and the benefits of providing the community facility approved under 16/02070/FUL outweigh the modest harm to the sites location 400 metres outside the settlement development boundary of the Strategic Urban Settlement of Harwich and Dovercourt.

Loss of Community Facility

- 6.10 Policy COM3 of the Tendring Local Plan 2007 states that in order to ensure that basic community facilities and local services are retained, redevelopment that would result in their loss will not be permitted unless replacement facilities are provided within a reasonable walking distance, or there is adequate provision of similar facilities within reasonable walking distance (800m), or it has been demonstrated that there is no longer a local need for the facility, or it is no longer viable.
- 6.11 Under planning reference 16/02070/FUL, a new village hall was granted approval at Wix Road, Ramsey, approximately 775 metres to the west. Therefore, it has been successfully demonstrated that as a result of the proposed development, replacement facilities of equal benefits will be sited within reasonable walking distance, and the proposal meets the requirements of Policy COM3.

Layout, Design and Appearance

- 6.12 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).
- 6.13 The application is in outline form with all matters reserved and therefore detailed plans do not form part of the determination of this application. However, an indicative layout and elevational design has been submitted which demonstrates the dwellings will each be two storeys, detached and accessed via a joint access from Church Hill to the south. The site is in a section of the road that is characterised by semi-detached two storey dwellings on fairly narrow plots. Against this background and given the character of the development around the site, the development proposed will not result in significant visual harm.
- 6.14 Policy HG9 of the Saved Tendring Local Plan 2007 states that private amenity space for a dwelling of one bedroom should be a minimum of 50 square metres, for a dwelling of two bedrooms should be a minimum of 75 square metres and for a dwelling of three bedrooms or more should be a minimum of 100 square metres. The information that has been supplied indicates the number of bedrooms is to be three and also demonstrates there is sufficient space within the site to ensure there will be enough private amenity space for the proposed dwellings.

Impact on Neighbouring Amenities

- 6.15 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).
- 6.16 Whilst the application is in outline form with all matters reserved, Officers consider that sufficient space is available on site to provide a development that, through the submission of a reserved matters application, could achieve an internal layout and separation distances that would not detract from the amenities of nearby properties or the future occupiers of the proposed dwellings.

Highway Safety

- 6.17 Essex County Council Highways raise no objections subject to conditions relating to the vehicular turning facilities, any garage provided shall be sited a minimum of 6m from the highway boundary, a plan for the storage of bicycles and the submission of a Construction Method Statement.
- 6.18 There is sufficient space to accommodate the necessary parking and turning within any future detailed application. As access and layout are reserved for later consideration these elements will be considered under a reserved matters application. However, it is necessary to impose a condition requiring approval of a Construction Method Statement as that relates to the principle of development.

Tree and Landscaping Impacts

- 6.19 There are no trees or significant vegetation on the application site, whilst the proposal would not impact upon the trees situated on the highway land or the established trees and shrubs on the land between the application site and the A120. Landscaping will be formally considered at reserved matters stage.

Background Papers

None