

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	26/07/2018
Planning Development Manager authorisation:	AN	6/8/18
Admin checks / despatch completed	AS	7/8/18

*ER*

**Application:** 18/01195/NMA **Town / Parish:** Thorpe Le Soken Parish Council

**Applicant:** Bellway Homes Ltd

**Address:** Land East Side of Landermere Road Thorpe Le Soken

**Development:** Non material amendment to 17/01482/DETAIL - Change to materials schedule to better reflect available materials.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

16/01169/OUT	Outline planning permission for the erection of up to 98 dwellings, public open space and supporting site infrastructure with all matters reserved apart from access.	Approved	28.04.2017
17/01374/DISCON	Discharge of condition 18 (Wildlife protection measures) of planning permission 16/01169/OUT.	Approved	04.10.2017
17/01482/DETAIL	Reserved matters application for the erection of up to 98 dwellings, public open space and supporting site infrastructure and site access.	Approved	13.12.2017
17/01542/DISCON	Discharge of conditions 6 (Construction Traffic Management Plan), 7 Part A (Access Details), 8 (Surface Water Drainage Scheme), 9 (Surface Water Run-off Scheme), 10 (Maintenance Plan), 13 (Tree Protection Details), 14 (Archaeology Trial Trenching Programme), 16 (Construction Method Statement), 17 (Fibre Optic Details) and 19 (Lighting Strategy) for approved application		24.04.2018



	16/01169/OUT.		
17/01734/DISCON	Discharge of condition 7 part B (Bus Stop Details) of approved planning application 16/01169/OUT.	Approved	18.06.2018
18/00916/DISCON	Discharge of Condition 7 Part C (Residential Travel Information Packs) of 16/01169/OUT.	Current	
18/01195/NMA	Non material amendment to 17/01482/DETAIL - Change to materials schedule to better reflect available materials.	Current	

#### 4. Relevant Policies / Government Guidance

n/a

#### Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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. They raise 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 48 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.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust



five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

## **5. Officer Appraisal (including Site Description and Proposal)**

From 1st October 2009 Section 96A of the Town and Country Planning Act came into force allowing a Local Planning Authority, on application, to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The key test as to the acceptability of an application for a non-material change is whether the change is material to any development plan policy. If the answer is 'no', three further tests should be applied:

1. Is the proposed change significant in terms of its scale (magnitude, degree etc.), in relation to the original approval?
2. Would the proposed change result in a detrimental impact either visually or in terms of amenity?
3. Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

### Appraisal

In this instance the proposed amendments seek a non-material amendment to planning permission 17/01482/DETAIL to provide a change to the material finishes used through the development.

### History

16/01169/OUT granted outline planning permission for the erection of up to 98 dwellings, public open space and supporting site infrastructure with all matters reserved apart from access. 17/01482/DETAIL approved the associated reserved matters.

This amendment relates specifically to the proposed materials to be used. The materials finishes plan approved under 17/01482/DETAIL stated that the dwellings would be constructed from red brick, buff brick, boarding and white/cream/pink render. The materials plan now submitted shows more detail in respect of the style, colour and name of the materials proposed. A wider array of brick types and roofing tiles are also proposed ensuring the development would have a more varied appearance.

The associated changes to the materials selection do not represent a significant change from the existing approval. The majority of the materials proposed would be of a similar appearance to those approved previously and are sympathetic to the local vernacular.

Taking all the relevant issues into account it is considered that the alterations proposed to planning permission 17/01482/DETAIL will not result in any significant change to the development overall. On this basis, the application complies with national and local planning policies.

### Conclusion

In this instance it is considered the amendments being sought are minor and are therefore acceptable as a non-material amendment to the approved plans attached to 17/01482/DETAIL.

## **6. Recommendation**

Approval



**7. Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: TLS: 803 rev P3.

Reason - For the avoidance of doubt and in the interests of proper planning.

**8. Informatives**

<b>Are there any letters to be sent to applicant / agent with the decision?</b> If so please specify:	YES	<input checked="" type="radio"/> NO
<b>Are there any third parties to be informed of the decision?</b> If so, please specify:	YES	<input checked="" type="radio"/> NO