

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	08/08/18
Planning Development Manager authorisation:	AN	9/8/18
Admin checks / despatch completed	Xue	10/08/18.

Application: 18/00815/FUL **Town / Parish:** Brightlingsea Town Council

Applicant: Cardtronics UK Ltd Trading As Cashzone

Address: Co-Op Brightlingsea Samsons Road Brightlingsea

Development: Retention of an automated teller machine with 2no illuminated signage.

1. Town / Parish Council

Brightlingsea Town Council No objection.

2. Consultation Responses

ECC Highways Dept The Highway Authority does not object to the proposals as submitted.

Informative1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

3. Planning History

02/00860/FUL	Retention of 1 metre satellite dish for connection to Automated Teller Machine.	Approved	12.07.2002
98/00528/ADV	(BP petrol filling station adjacent to Brightlingsea Co-op Fiveways, Sampsons Road, Brightlingsea) Forecourt signage	Approved	21.08.1998
99/00946/FUL	Installation of Automated Teller Machine (ATM)	Approved	31.08.1999
99/00947/ADV	Automated Teller Machine Surround Sign.	Approved	31.08.1999

15/00589/FUL	Installation of a portable cabin to existing jetwash facility for continued use as a hand valeting operation. Construction of 2m high timber fencing to front section of site.	Approved	19.10.2015
15/00590/ADV	Provision of 21 Non illuminated fascia signs and 4 non illuminated other signs for hand car wash facility.	Approved	11.06.2015
18/00814/ADV	Retention of an automated teller machine with 2no illuminated signage.	Current	

4. **Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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

SPL3 Sustainable Design

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.

5. Officer Appraisal

Site Description

The application site is the Brightlingsea Co-op, which is sited to the eastern side of Samson's Road within the parish of Brightlingsea. The building in question is a large single storey property currently serving a number of retail units including Co-op Supermarket and Subway. The site falls within the Settlement Development Boundary for Brightlingsea within both the Saved Tendring District Local Plan (2007) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Description of Proposal

This application seeks retrospective planning permission for the retention of an automated teller machine (ATM) to the southern elevation of the building. The ATM surround is also subject to advertisement consent under application 18/00814/ADV.

Appraisal

It is considered that the cash machine and associated paraphernalia, given its size and location would not result in any adverse impact on the host building or the character and appearance of the surrounding area.

The application site comprises of a supermarket and other retail units, including a Subway, and a petrol station adjacent to the north-west. It is therefore considered that the ATM would not generate a significant increase in vehicle or pedestrian movements to the site. It is therefore considered that it would not result in any material harm to the amenities of neighbouring residents.

The cash machine provides a community facility which is considered to be in a sustainable location, adjacent to a number of retail units.

Conclusion

It is considered that for the above reasons the proposal meets the criteria set out in the National Planning Policy Framework and relevant policies of the National Planning Policy Framework, the Tendring District Local Plan and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Accordingly the application is recommended for approval.

6. Recommendation

Approval.

7. Condition

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers NW0093A Revision 01, NW0305 and E012060 V2 Revision 01.

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

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.