

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	18/09/2018
Planning Development Manager authorisation:	AN	27/9/18
Admin checks / despatch completed	<del>ML</del>	28/09/18

**Application:** 18/01168/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr A Welch - Premier Learning Trust

**Address:** Alton Park County Primary School Leas Road Clacton On Sea

**Development:** Proposed construction of community hub building.

### 1. Town / Parish Council

Clacton – No Town Council

### 2. Consultation Responses

Building Control and Access Officer No comments at this stage.

### 3. Planning History

92/00398/FUL	(Alton Park County Junior School, Alton Park Road, Clacton-on-Sea) (Ref. No. CC/TEN/7/92) Two relocatable classrooms with toilets	Approved	21.04.1992
92/00399/FUL	(Alton Park County Primary School, Alton Park Road, Clacton-on-Sea) (Ref. No. CC/TEN/6/92) Continued use of two relocatable classrooms	Approved	21.04.1992
93/00515/FUL	(Alton Park Junior School, Alton Park Road, Clacton on Sea) [CC/TEN/10/93] New RL4T Relocatable classroom	Determinati on	17.06.1993
96/01586/CMTR	(Alton Park Junior School, Leas Road, Clacton on Sea) CC/TEN/14/96 - Four class base extension with covered link to existing school and external hard play	Determinati on	30.01.1997
97/01162/CMTR	CC/TEN/11/97 - Provision of 2 car parking spaces	Determinati on	13.10.1997

98/00166/CMTR	CC/TEN/07/98 - Continued use of 5 relocatable classrooms	Determination	09.04.1998
03/00939/CMTR	Retention of 3 relocatable classbases until 30th April 2008 without complying with Condition 1 of planning permission CC/TEN/51/03	Determination	18.06.2003
75/00226/FUL	Relocatable classroom	Approved	07.07.1975
75/00370/FUL	Relocatable classroom	Approved	02.07.1975
76/01336/FUL	Renewal of detailed planning consent for continued use of 1 relocatable classroom for a further period of 5 years	Approved	27.01.1977
78/00073/FUL	Renewal of detailed planning consent for continued use of 1 relocatable classroom for a further period of 5 years	Determination	30.04.1978
80/01171/FUL	Retention and continued use of one relocatable classroom	Determination	15.08.1980
82/00352/FUL	Retention of relocatables classroom	Determination	30.06.1982
83/00770/FUL	Provision of fire escape	Determination	05.08.1983
87/00835/FUL	Provision of temp classroom	Approved	03.08.1987
88/02418/FUL	One relocatable classroom	Determination	22.01.1989
08/00570/CMTR	The continued use and retention of two relocatable classroom units until 31st August 2011 without complying with condition 1 (time limit) attached to planning permission CC/TEN/30/08.	Determination	30.05.2008
08/01668/FUL	Construction of full height extension to north west side of the site and further internal re-modelling to existing main hall providing 2 No. new class bases and staff room. Erection of small wind turbine to side of the new building.	Approved	11.03.2009

09/00681/FUL	Extension and alterations to Alton Park Junior School providing two classrooms and improved staff facilities.	Approved	22.09.2009
12/01430/CMTR	The project is to continue to replace the existing 1950's Crittall windows with UPVC windows to the main teaching block of the building. (The application is specifically for the first floor of the building).	Determinati on	15.01.2013
18/01168/FUL	Proposed construction of community hub building.	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

COM4 New Community Facilities (Including Built Sports and Recreation Facilities)

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

SPL3 Sustainable Design

HP2 Community Facilities

#### **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)**

### Site Description

The application site is located on the western side of Alton Park Road and accommodates Alton Park Junior School. The surrounding area is largely residential in character. Along the northern boundary of the site is a public footpath. The boundaries of the site are marked by mature vegetation and steel palisade fencing.

### Proposal

This application proposes the construction of a hub building measuring 7m x 8m to accommodate morning and after school clubs, cooking lessons and other community based functions. The building will be constructed using timber panels and door/window frames, with a simple felt pitched roof.

The building is to be sited at the northern end of the site adjacent to existing bicycle sheds.

### Appraisal

#### Design/Impact

The building has a low ridge height of 3.2m and consequently would be largely screened in views along Alton Park Road and the adjacent footpath by mature vegetation and existing structures. The design is acceptable and relates to the character and proportions of the school buildings to the south.

The development would therefore not harm the character and appearance of the area.

#### Residential Amenities

The intended function of the building as a community hub linked to the school would not result in any undue noise and disturbance to local residents. The nearest residential property is located approx. 50m to the east and therefore any impact from the structure would be minimal.

Other Considerations

Building Control has no comments to make. No further letters of representation have been received.

**6. Recommendation**

Approval

**7. Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 7060/02

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.

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