

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	15/10/18
Planning Development Manager authorisation:	AN	18/10/18
Admin checks / despatch completed	WNE SB	19/10/18. 19/10/18.

Application: 18/01435/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Ian Goddard

Address: RNLI The Lifeboat House The Parade

Development: Siting of temporary storage container to house T45 tractor and modified D-Class 6-man launch vessel.

1. Town / Parish Council

Frinton and Walton Town Council Approval.

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.

3. Planning History

97/00131/FUL	(RNLI Lifeboat Station, New Pier Street, Walton on Naze) Alteration and extension to provide improved facilities for lifeboat crew members and small souvenirs outlet	Approved	11.03.1997
97/00999/FUL	(RNLI Lifeboat Station, New Pier Street,) Temporary permission for 6 months for one accommodation cabin and one container unit - all in association with use as lifeboat station during construction works	Approved	10.09.1997

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

EN17 Conservation Areas

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)

PPL8 Conservation Areas

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 RNLI Lifeboat House, sited to the south-western section of The Parade within the parish of Walton-on-the-Naze. The character of the surrounding area is heavily urbanised, with residential development to the north, west and south. Further to the south is Walton Pier. Immediately adjacent to the west is area of open space with an array of planted vegetation. The site is situated within the Settlement Boundary of Walton-on-the-Naze, as agreed within both the Adopted Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft, and also falls within the Walton-on-the-Naze Conservation Area.

Proposal

This application seeks retrospective planning permission for the temporary siting of a storage container to house a T45 tractor and modified D-Class 6 man launch vessel.

The submitted plans explain the container will be required for up to 3 years, is royal blue and measures 2.9m height, 2.4m width and 12m depth. Following the submission of amended plans, laurel hedging is to be planted to the west of the application site.

Assessment

1. Principle of Development

Given that there is a temporary pressing need for the storage of both the T45 tractor and modified D-Class 6 man launch vessel, and that the siting is both in close proximity to the RNLI building and the sea, the principle of the development is acceptable in this location, subject to more detailed consideration below.

2. Impact to surrounding area

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).

Policy EN17 of the Adopted Local Plan 2007 states that development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area.

The storage container is located to the west of the RNLI station, set within a wider scene of residential development. Immediately adjacent to the west is a small greensward that acts as a pleasant and open feature. Views from the west looking downhill at the site are particularly prominent. Given this and that the site falls within the Walton-on-the-Naze Conservation Area, there were initial concerns of the proposal negatively impacting upon the character and appearance of the area. However, amended plans have included fast growing laurel hedging to the western elevation, which will ensure views from the west are not so harmful. Given these amended plans, and that the structure is temporary in nature, it will have a limited and temporary adverse impact upon the visual amenity of the surrounding area that is not considered harmful enough to warrant a reason for refusal.

3. Impact to Neighbouring Amenities

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).

Whilst the storage container is visible to a number of residential properties within the surrounding area, there will be no overlooking concerns or loss of light, whilst the additional noise generated will only be minor. Therefore there will be a neutral impact to existing neighbouring amenities.

4. Highways

Essex County Council as the Highways Authority have been consulted and raise no objection to the proposed works.

Other Considerations

Frinton and Walton Town Council recommend approval.

There have been no other letters of representation received.

Conclusion

In the absence of any significant material harm as a result of the proposal, the proposed development is recommended for approval.

6. Recommendation

Approval.

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers PA-LOC and PA-10B.

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

- 2 The period of this permission shall expire on 15 October 2021, at which date the storage container hereby permitted shall be removed.

Reason - A temporary planning permission is only acceptable in this sensitive and prominent location in order to allow further time for a scheme of permanent accommodation to come forward.

- 3 The Laurel Hedging, as shown to be planted on drawing number PA-10B, shall be planted within three months of the date of this planning permission. If, prior to the removal of the storage container, any of the Laurel Hedging dies, is removed or seriously damaged or seriously diseased, it shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In order to protect the visual amenity of the surrounding area and to help screen the storage container which is located in a prominent location within a Conservation Area.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.