

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	06/11/2018
Planning Development Manager authorisation:	AN	19/11/18
Admin checks / despatch completed	AN	20/11/18

Application: 18/01496/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr Leigh - Alresford Garage Ltd

Address: Alresford Garage Ltd Colchester Main Road Alresford

Development: Proposed demolition of workshop & construction of covered car sales area.

1. Town / Parish Council

Alresford Parish Council has no objection to this application.

2. Consultation Responses

ECC Highways Dept The documents accompanying the planning application have been duly considered. Given the main access and use of the site remains unchanged, the proposal is acceptable to the Highway Authority.

3. Planning History

96/00230/FUL	(Alresford Garage, Colchester Main Road, Alresford) Sales office, rest room and canopy	Approved	29.03.1996
98/01368/ADV	(Alresford Garage, Main Road, Alresford) Forecourt pole sign	Approved	21.12.1998
80/00704/FUL	Use of land for the display of cars for sale in conjunction with existing commercial garage	Refused	17.06.1980
15/30159/PREAPP	Erection of steel building for car valeting purposes.		07.07.2015
15/01766/FUL	Proposed erection of valeting bay and covered area.	Approved	26.02.2016
16/01419/FUL	Proposed erection of valeting bay and covered area (variation of external materials approved under 15/01766/FUL).	Approved	31.10.2016
18/01496/FUL	Proposed demolition of workshop & construction of covered car sales area.	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
ER7 Business, Industrial and Warehouse Proposals
ER10 Small Scale Employment Sites in Villages
TR1A Development Affecting Highways

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

SPL3 Sustainable Design
PP6 Employment Sites

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Colchester Main Road to the north of the village of Alresford. The site is currently used for car sales purposes along with an ancillary car washing area. The majority of the site is covered in hardstanding to accommodate vehicles for sale. There are several buildings on site accommodating offices, car washing facilities and storage. The building relevant to this application is sited at the southern end of the site and is a single storey building clad in asbestos cement and profiled steel sheeting. To the south of the building is a commercial unit which accommodates a window/door showroom. To the west of the building is a mature hedgerow which is to be retained.

Proposal

This application proposes the construction of a 18m x 7m single storey steel framed building to replace the existing storage building. The new building would be clad in weatherboarding and comprise of a slate roof.

The building is to be used for displaying 6 cars for sale or to provide covered space for handover of prepared cars. The existing access onto Colchester Main Road to the front of the existing building will be closed off.

Appraisal

Design/Visual Impact

The current building is in a poor state of repair and not in use. As a result a new building comprising of traditional rural materials would represent a significant visual improvement in views of the site from the highway. The replacement building is of similar height to the existing and would be sited further off the shared boundary with the commercial site to the south resulting in a better relationship between the two buildings.

Overall the development would enhance the appearance of the site and assist in allowing a rural enterprise to improve its service to customers.

Amenities

The new building would be located on the opposite side of the highway from dwellings to the east and in a setback location. Consequently, the development would not harm existing residents' amenity.

Highway Considerations

The proposed plans show that the existing highway access to the front of the building to be replaced will be closed off by extending along the planting bed. As a result the number of vehicular accesses onto Colchester Main Road will be reduced.

Essex County Council Highways have confirmed that they have no objections to the development.

Other Considerations

Alresford Parish Council has no objections to the proposal. No further letters of representation were 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: 862/1

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.

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