

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	30/11/2018
Planning Development Manager authorisation:	AN	4/12/18
Admin checks / despatch completed	AP	5/12/18

Application: 18/01725/FUL

Town / Parish: Clacton Non Parished

Applicant: Mr Bruce - Arjobex Limited

Address: 10 Stephenson Road Clacton On Sea Essex

Development: Proposed extension to existing workshop unit.

1. Town / Parish Council

Clacton non-parished area.

2. Consultation Responses

Building Control and Access Officer No comments at this stage.

3. Planning History

00/01755/FUL	Installation of silos	Approved	10.01.2001
95/00458/FUL	(Arjobex Ltd., Stephenson Road, (Unit 10), Gorse Lane Industrial Estate, Clacton on Sea) Installation of a silo for the bulk storage of raw materials to be located next to existing silos	Approved	05.06.1995
99/00484/FUL	Factory roof refurbishment.	Approved	13.05.1999

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Site Description

The application relates to 10 Stephenson Road, Clacton on Sea. The site is located within the Gorse Lane Industrial Estate and the site is therefore surrounded by large scale industrial buildings of differing designs and finishes.

Description of Proposal

The application seeks full planning permission for the erection 2 storey side extension to extend the existing workshop unit.

Appraisal

Due to the location of the units within the industrial estate with large bulky buildings of a similar scale and finish adjacent, the proposal will not be harmful to visual amenities and is appropriate in its locality. The extension is well set within the site and will not appear visually prominent as it will most be screened by adjacent larger buildings.

The proposed extensions and alterations do not alter the use or parking requirements and there are no residential properties nearby.

Representations

The site is within the non-parished area of Clacton on Sea.

No individual letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval - Full

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: Drawing no. 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.