

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

11TH DECEMBER 2018

Agenda Item A.2

18/00678/DETAIL - Land South of Station Road, Wrabness

18 dwellings and provision of a 0.2ha village green.

An additional comment has been received from Wrabness Parish Council which makes the following points:

- The next Planning Committee Agenda item A2 para 6.34 contains a quote from a longer Parish Council comment which misrepresents our position. For the avoidance of doubt we repeat a Village Green would be good feature next to the Village Hall. The Parish Council has long campaigned through the planning process for the allocation of a 0.2 hectare Village Green to address an acknowledged shortfall of public open space at Wrabness.
- Last week we had a useful meeting with the applicants.
- We still do not see eye to eye with the applicants about the proposed drainage infiltration basin on the Village Green; a damp sump does little to enhance its future community use.
- We are pleased at our meeting the applicants expressed a willingness in principle to transfer the proposed Village Green to the Parish Council. As the other party to the S106 legal agreement we hope that this arrangement will find favour with the District Council as we believe this can be an ideal arrangement for the future management of this public amenity land.

Agenda Item A.3

18/00352/DETAIL - Allotment Field adjacent Great Oakley Primary School, Beaumont Road, Great Oakley, CO12 5BA

Reserved matters for Phase 1 (23 dwellings) following outline approval for 15/01080/OUT -Outline planning permission for the erection of 51. no 2/3/4 bed dwellings to PassivHaus standards.

Paragraph 2.3 of the Officer Report should be deleted as it repeats paragraph 2.1.

The following further comments have been received from the Parish Council:

- Great Oakley Parish Council says it has always been a pre-requisite of this development that it would include the provision of a New Village Hall, Car Parking etc.
- Great Oakley Parish Council are concerned that, unless there is a specific requirement for the Hall to be provided at an early stage of this first phase of the development, the New Hall will not be built within a reasonable time scale and therefore we request it is included as a specific condition on Phase 1.

- Also, the previously proposed Health Centre is still shown on the site plan. We understand that this is no longer going ahead and we would like to know what alternative use this area of the site will now be put to.

Officers Response:

This application is a reserved matters application, the provision of the new village hall and other facilities were dealt with as part of the previous application and secured by a S106 Agreement. This S016 Agreement still applies and requires the Village Hall; Doctors Surgery; Village Shop and Car Park to be constructed and ready for beneficial occupation prior to the occupation of the 25th dwelling.

If the Health Centre is no longer to be provided, then any alternative use would need to be considered as part of the planning process and variation of the S106 Agreement. No such application has been submitted, so there is no indication of any alternative uses.

AGENDA ITEM A.4

17/00790/FUL - Proposed development for 30no. detached bungalows including associated roads and access.

Land to rear of 59 & 61 London Road, Little Clacton, Essex, CO16 9RB

4 additional objections received covering the following points (officer's response follows);

- Development leads to the erosion of the designated green gap with additional properties not needed and without sufficient infrastructure to support.
- Green gap referred to in Saved Policy EN2 should be protected like the proposed development on the land to the South of Centenary Way. That appeal dismissal is relevant due to its proximity to the site.
- Creeping development along Centenary Way and poor access near to other heavily used roads and the roundabout.
- There are significant objections to the proposed changed to the settlement development boundary of Little Clacton which have not been consulted on.
- Application should be refused as emerging local plan has not been approved or subjected to consideration by the Inspector.
- Outside settlement development boundary in the 2007 adopted local plan and Tendring District Council can demonstrate a 5yr housing supply.

Officer Response

Policy Weight

The development plan for the purposes of the application comprises the saved policies of the Tendring District Local Plan adopted in 2007. However, this plan was drafted to meet development needs up to 2011 and therefore the spatial strategy set by Policy QL1 and the housing requirement of Policy HG1 should now be seen as out-of-date. Therefore, the application proposal should be assessed in accordance with the presumption in favour of sustainable development, set out by paragraph 11 of the NPPF, which advises that permission should be granted unless any NPPF policies that protect assets of particular importance provide a clear reason for refusal or unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.

Saved Policy QL1 does not offer blanket protection of the countryside, but can be seen as directing development to appropriate locations in a plan-led approach, while paying due regard to the intrinsic character of the countryside. This reflects the findings of Planning Inspector's in recent Great Bentley appeals. However, it is evident that the NPPF supports a less prescriptive approach to countryside protection than earlier national policy on which the Tendring District Local Plan (2007) was based. Therefore, in common with the Inspectors who determined other recent appeals at Mistley and Elmstead Market, any conflict with Saved Policy QL1 should attract only moderate weight.

It is clear that the defined settlement boundaries contained within the a 2007 adopted local plan no longer accommodate housing need, so the Council has had to allow some development outside the currently identified boundaries and to bring forward allocations in the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). The application site has been brought forward for consideration through the plan-led approach via the 'call for sites' procedure. The proposal therefore falls to be assessed on its merits as an allocated housing site, in the light of housing need and its potential addition to the supply.

Planning Balance

Against this backdrop the NPPF outlines the overarching objectives for planning to achieve sustainable development: social, economic and environmental.

The main social benefits of the proposal relate to the provision of 30 additional properties to the Council's housing supply. Further social benefits also arise from a financial contribution towards the upgrading of play facilities in the local area and from the enhancement of Stonehall Drive, which would enable pedestrian connectivity with nearby facilities in Little Clacton.

Economic benefits would include the direct and indirect employment generated by the construction of the dwellings and the economic activity of future residents, which would contribute towards the support of local businesses and services.

From an environmental viewpoint the site is well-contained by existing perimeter vegetation and is a former piggery site containing areas of hardstanding and current buildings. It is noted that the site forms part of a Local Green Gap within the Tendring District Local Plan (2007) which is governed by saved policy EN2. However, as the site is allocated for housing purposes in the emerging local plan the Local Green Gap designation is not carried through. Furthermore, the site is viewed as part of Little Clacton as it is sited adjacent to the existing built form of Little Clacton to the north and a strong defensible boundary to the south in the form of Centenary Way. The purpose of the Local Green Gap is to prevent the coalescence of the settlements of Little Clacton and Clacton-on-Sea. However in this instance, the modest scale of the development, the existing structures present on the site, its relationship to the settlement of Little Clacton to the north and Centenary Way to the south and the presence of mature vegetation present on the southern boundary of the site ensures that they would remain and appear as separate distinct settlements.

Unlike the Centenary Way site to the south, which was the subject of a dismissed appeal for 175 dwellings on an unallocated site, the enclosed nature of the site and the modest size of the development along with its relationship to Little Clacton to the north means that the visual impact of the development would be minimal and, in the view of officers, not compromise the importance of the Local Green Gap.

Viability Appraisal – Construction Costs

<u>Construction Costs</u>	<u>Area</u>	<u>Rate/m</u>	<u>Price</u>
Cost	2687	£ 1,250.00	£3,358,750
Garages	672	£ 446.00	£300,000
			<hr/>
			£3,658,250
Demolition/debris	Item	£ -	£200,000
Asbestos removal	Item		£400,000
Main services	Item		£100,000
Upgrade Stonehall Drive	Item	£ -	£100,000
Burial pits	Item		£30,000
Ecology	Item	£ -	£10,000
Extra foundations	Item	£ -	£135,000
Foul drainage pump	Item		£20,000
SUDS/FRA	Item	£ -	£250,000
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			£1,245,000