

If planning permission is likely to be granted then a condition should be attached to secure details of new soft landscaping including the tree planting as proposed above

ECC Highways Dept

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

Use of the proposed development shall be ancillary, incidental and in conjunction with the occupiers of Alresford Lodge Ford Lane Alresford and no commercial use, livery, fairs or competition events being permitted.

Reason: To prevent the generation of unnecessary traffic in the rural network, in the interests of highway safety in the interests of highway safety and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

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.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

3. Planning History

07/01323/LBC	Loft conversion, minor internal and external alterations, sun lounge to west elevation refurbishment and rebuilding of various outbuildings to form ancillary accommodation and facilities.	Split Decision	24.10.2007
07/01381/FUL	Loft conversion, minor internal and external alterations, sun lounge to west elevation refurbishment and rebuilding of various outbuildings to form ancillary accommodation and facilities.	Split Decision	24.10.2007
07/02046/LBC	Loft conversion, minor internal remodelling and minor exterior alterations to Alresford Lodge. Addition of sun room to west elevation. Refurb and rebuilding of various outbuildings to form ancillary accommodation and facilities.	Approved	15.02.2008

07/02050/FUL	Loft conversion, minor internal remodelling and minor exterior alterations to Alresford Lodge. Addition of sun room to west elevation. Refurb of various outbuildings to form ancillary accommodation and facilities.	Approved	15.02.2008
08/01381/FUL	Erection of one L shaped cartlodge and workshop/study. Erection of one two-bay cartlodge with log store. Erection of single storey side extension to granary building. Erection of extension with basement area to re-built 'bull-barn'. Addition of small 'lean-to' to rear of stable block extension. Creation of basement area to 'Long Barn'. As amended by drawing No. 41105.101 RevA received on 14th November 2008 and drawing No.'s 41105.210 RevC and 41105.211 RevC received on 5th December 2008.	Approved	09.12.2008
08/01383/LBC	Single storey extension to existing granary building. Creation of basement area to 'long barn'. Addition of small 'lean-to' to rear of stable block extension, as amended by drawing No. 41105.101 RevA received on 14th November 2008 and drawing No.'s 41105.210 Rev C and 41105.211 Rev C received on 5th December 2008.	Approved	09.12.2008
08/01385/LBC	Ground floor: formation of 3 no. openings in internal walls on ground floor and one new opening to an internal wall on the first floor. Enlargement of an existing window aperture in the West elevation to create a new doorway. Removal of modern lintel from internal doorway. Insertion of new timber studwork internal wall infilling of existing internal doorway. Laying of new floor over existing in room at North West corner. As amended by drawing no. 41105.101 Rev A received on 14th November 2008.	Approved	08.12.2008
08/01386/LBC	Demolition of existing four bay open fronted cartlodge, as	Approved	08.12.2008

amended by drawing no.
41105.101 Rev A received on 14th
November 2008.

09/00294/FUL	Erection of detached greenhouse building; erection of detached cart-lodge (alterations to cart-lodge previously approved under 08/01381/FUL); and insertion of dormer window to Alresford Lodge, as amended by drawing no. 41105.215 Rev F and amplified by drawing no. 41105 704.11 received on 12th May 2009.	Approved	21.05.2009
09/00295/LBC	Insertion of 1 no. dormer window to north facing roof slope, and insertion of stud partition to attic space.	Approved	21.05.2009
09/00847/LBC	Alteration of existing ground floor window with the elongation of existing window aperture and introduction of Georgian style glazed door (amendment to 08/01385/LBC).	Approved	05.10.2009
09/01116/FUL	Erection of a 1.6 metre supporting wall to Cart Shed, including section of 1.5m trellis on top of edging to include gateway to bin store. Erection of tennis court fencing and walling surround and erection of additional netting (black chain link and metal posts) to wall area of tennis court. Erection of 4 x 4000 ltr underground gas tanks positioned north of new barn. Erection of 6500 litre underground irrigation tank. Erection of trellis to kitchen garden and 3 gates. Erection of 5 replacement gateways (to include main entrance with pedestrian access, secondary entrance near cart shed, 2 no. farm gates - north end of site, and gateway adjacent to stable block. Erection of cattle grid in main driveway (adjacent to new barn). Erection of retaining wall to west side of outdoor pool area. Erection of air conditioning units to be installed east side of granary with a proposed extended terrace area and retaining wall to accommodate. Erection of brimming pool to south side of new barn. Erection of water feature with railings adjacent to glass roofed area (north side of new barn). Erection of rill running from new	Approved	01.02.2010

	barn to stable block. Erection of post and rail fencing (to part north and western boundaries). Erection of rabbit fencing around site. Erection of posts (1.1m) with rope and mesh fencing to upper pond area. (All retention works).		
09/01119/LBC	Retention of 4 external CCTV cameras to Alresford Lodge. Replacement of main staircase spindles and handrail (previously replaced in the 1980's).	Approved	22.12.2009
09/01120/LBC	Rebuild/repair walling to main west boundary. Rebuild/repair walling to front of Alresford Lodge (north boundary). Rebuild/repair of rear chimney stack (south side). Erection of acoustic fencing with gateway and 1.5m retaining wall. Steps from basement of orangery and balustrade.	Approved	23.12.2009
09/01121/FUL	Rebuild/repair walling to main west boundary. Rebuild/repair walling to front of Alresford Lodge (north boundary). Rebuild/repair of rear chimney stack (south side). Erection of acoustic fencing with gateway and 1.5m retaining wall. Steps from basement of orangery and balustrade.	Approved	23.12.2009
11/00217/FUL	Rebuild/repair walling to eastern boundary, adjacent to tennis court.	Approved	18.04.2011
11/00218/LBC	Rebuild/repair walling to eastern boundary, adjacent to tennis court.	Approved	18.04.2011
11/01293/FUL	Erection of stables.	Approved	21.12.2011
14/00989/FUL	Erection of stables.	Approved	29.08.2014

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

EN1 Landscape Character

EN23 Development Within the Proximity of a Listed Building

COM12 Equestrian Uses and Buildings

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

PPL9 Listed Buildings

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

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located to the south of Ford Lane and is outside of the settlement development boundary of Alresford. The site is a large plot, serving a Grade II Listed building. It has a gated access from Ford Lane with a long driveway. Within the grounds of the listed building are numerous outbuildings and beyond the application site is open countryside.

Proposal

The application seeks planning permission for the erection of stables. The proposal will measure 19.8 metres in width, 9.6 metres in depth with an overall height of 4.2 metres.

Assessment

The main considerations for this application are the principle of development, design and impact on landscape character of the area, impact upon neighbouring amenities, impact on the setting of the listed building and highway safety.

Principle of development

The principle policy to consider for this application is Policy COM12 of the Tendring District Local Plan (2007) which states, inter alia, that proposals for the erection of stables will be considered in relation to the following:

- o The nature and scale of the equestrian use and the impact of the built development on the character of the countryside
- o The impact of any built development on the amenity of neighbouring residential properties
- o Whether suitable arrangements have been made for the disposal or storage of soiled material and foul drainage provision
- o Whether suitable vehicular access can be provided.

The principle of the stables in this location has been previously approved by the granting of application no. 14/00989/FUL.

Design and Impact on Landscape

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed stables building is considered to be of a scale, nature and design appropriate to the locality. The new stables will be located to the north east of the site and will be entirely screened from the road, resulting in no detrimental impact on the street scene of Ford Lane. Furthermore the site is located to the north of the River Colne within the Coastal Protection Belt for Brightlingsea Reach and St Osyth Marsh and therefore the impact upon landscape character is a key consideration for this application.

The impact of the proposal is reduced by its single storey nature, aligned with its hipped roof design and the proposed materials; stained timber walls, slate roof, timber windows which are considered to be in keeping with both the rural character of the area and other buildings within Alresford Lodge. Furthermore the scattering of a number of existing buildings within the site ensure that the proposal would not significantly harm the open character of the area.

The Tree and Landscaping Officer has been consulted on this application. The application site forms part of the Alresford Valley System Landscape Character Area (LCA) as defined in the Tendring District Council Landscape Character Assessment.

The key characteristic of the LCA is the intimate leafy character of the estuarine slopes of the River Colne. It has a sparse settlement pattern consisting of scattered cottages and isolated farms. To the western boundary is a low Hawthorn hedge. Views of the site from the east and the north are screened by an existing tree belt and to the south the outbuildings associated with Alresford Lodge and Alresford Lodge itself are the dominant features in the landscape. Views from the nearest Public Right Of Way (PROW) to the west are distant.

The application proposes the removal of some of the trees on the eastern part of the site although sufficient will remain to provide adequate screening from this perspective. The boundary hedge to the west is shown as retained and screening from the distant PROW could be improved by the planting of 6-8 trees close to the boundary hedge. The aim of this would not be to completely screen the proposed stables but to 'break up' the rigid nature of the building so that it is assimilated into its setting.

In terms of the impact of the development on the local landscape character it is considered that if the design of the stables were to be of timber construction or in accordance with the weatherboard and brick design of the existing outbuildings then, with an appropriate level of new soft landscaping, they would not be an unduly incongruous feature in their setting.

The plans provided demonstrate that the stables will be constructed from stained timber walls, slate roof and timber windows which will be in keeping with the other outbuildings. The officer states that soft landscaping will be required to help screen and enhance the appearance of the development. Therefore a condition will be imposed to secure soft landscaping which will help to ensure that the proposed stables are satisfactorily assimilated into its setting.

Impact upon neighbouring amenities

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). Due to the rural nature of the application site there are no immediate neighbouring dwellings that may potentially be impacted upon as a result of the proposed works.

Impact on the setting of the Listed Building

Paragraph 189 of the National Planning Policy Framework ("the Framework") requires applicants to describe the significance of any heritage assets affected. This requirement is reflected by saved policy EN23 of the Tendring District Local Plan (2007) and emerging Policy PPL9 of the Tendring District Council Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Both these policies also confirm that development should be of a scale, design and use that respects the listed building and its setting.

The proposed stables will be sited within the curtilage of Alresford Lodge, a Grade II Listed Building. The applicant has submitted an accompanying statement to justify how the proposal works will not adversely affect the Listed Building. It is considered that due to the stables being located approximately 72 metres away from the Listed Building as well as other outbuildings screening the proposal, it is considered that the stables will not cause any significant impact upon the setting of the Listed Building.

Highway Safety

Essex Highways have been consulted on this application and stated that they have no objections subject to a condition relating to the use of the stables.

Other Considerations

Alresford Parish Council have no objections to this application.

No letters of representation have been received.

Conclusion

In the absence of significant material harm as a result of the proposed development, this 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 and document: Drawing Number - SP-8391- Rev C, LE - 8391-P Rev C, SP-8391-1 Rev A and Accompanying Statement dated November 2018.

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

- 3 Use of the proposed development shall be ancillary, incidental and in conjunction with the occupiers of Alresford Lodge, Ford Lane, Alresford. No commercial use, livery, fairs or competition events are permitted.

Reason - To prevent the generation of unnecessary traffic in the rural network, in the interests of highway safety.

- 4 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To enhance the visual impact of the proposed works.

- 5 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased 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 -To enhance the visual impact of the proposed works.

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.

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.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:
SMO1 - Essex Highways
Colchester Highways Depot,

653 The Crescent,
Colchester,
CO4 9YQ.

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