

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	19/03/19
Planning Development Manager authorisation:	AN	21/4/19
Admin checks / despatch completed	EXL	04/04/19

*AN*

**Application:** 19/00224/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mrs Gail Robertson

**Address:** H M Coastguard Hastings Avenue Clacton On Sea

**Development:** Proposal to install a new folded dipole to an existing end fed, and to install an additional end fed with another folded dipole attached.

### 1. Town / Parish Council

Clacton – Non Parished.

### 2. Consultation Responses

N/A

### 3. Planning History

95/01076/CIR	Construction of new sector office to include garages, offices and training room	Determination	18.10.1995
95/01392/CIR	Construction of new Sector Office to include garage, boat store, offices and training room	Determination	19.12.1995
86/01521/OUT	Construction of mixed resort development to include museum complex, watersport facilities and car park, leisure related complex, sheltered housing apartments, holiday village flats and housing with ancillary shopping	Approved	23.12.1986
09/01036/FUL	Attachment of a microphone and windsonic equipment to the existing lifeboat station. No change of use.	Approved	12.11.2009

### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL3 Minimising and Managing Flood Risk

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)

PPL1 Development and Flood Risk

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 HM Coastguard, which is 2.5 storey building located to the eastern section of Hastings Avenue, within the parish of Clacton-on-Sea. The building is set back approximately 20 metres from the road network. Adjacent to the east is a Public Right of Way, running from south to north, whilst approximately 100 metres to the south-west is Martello Tower E, a Scheduled Monument.

The character of the surrounding area is relatively urbanised, with residential properties to the west and the lifeboat station to the north. To the east is the beach. The site lies to the south-western edge of the Settlement Development Boundary for Clacton-on-Sea, as agreed in both the Adopted Tendring Local Plan 2007 and the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

### **Proposal**

This application seeks planning permission to install a folded dipole to an existing end fed, and to install an additional end fed with an attached folded dipole. These antennas are required to improve radio signals for the coastguard. The works are to be located to the eastern rear elevation.

## Assessment

### 1. Visual Impacts

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).

The proposed additions are to be located to the rear elevation of the building. Whilst rear elevations are usually not prominent, the building fronts the Clacton Beach and therefore is more visible. However, the works proposed include two new folded dipoles and one new end fed, all of which are minor additions and in-keeping with the existing flag poles to this section of the building. Given this, while the development will be visible, there is no identified harm that would warrant a reason for refusal.

### 2. Flood Risk

The site falls within Flood Zones 2 and 3, an area at higher risk of potential flooding. However, given the minor nature of the proposed works, and that they are sited to the second floor of the building, there is considered to be no impact upon flood risk.

## Other Considerations

Clacton is non-parished so no comments are required.

There have been no other letters of representation 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, the untitled Site Location Plan and drawing number CS/HMCG 0649-001.

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.