

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	01/05/2019
Planning Development Manager authorisation:	SCE	01.05.19
Admin checks / despatch completed	AP	1/5/19

**Application:** 19/00216/FUL **Town / Parish:** Great Bromley Parish Council *WNO*

**Applicant:** Mr Gary Rowe

**Address:** Crossways Centre Frating Road Great Bromley

**Development:** Proposed construction of covered loading bay to existing warehouse building.

### **1. Town / Parish Council**

No comments received.

### **2. Consultation Responses**

ECC Highways Dept

The information that was submitted in association with the application has been fully considered by the Highway Authority.

The site is located off Frating Road which is subject to a 30-mph speed limit. The premises will be accessed from the existing access. The site retains adequate room and provision for off street parking and turning, for the business, therefore

The Highway Authority does not object to the proposals as submitted.

Informative 1:

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to 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](mailto:development.management@essexhighways.org) or by post to:

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

Building Control and  
Access Officer

No comments at this time.

Anglian Water Services  
Ltd

The developer is not proposing to connect foul water onto Anglian Water Network therefore we are unable to provide comments on this application.

In relation to surface water please note there is no surface water sewers in the area.

### **3. Planning History**

19/30007/PREAPP	Proposed erection of covered loading area to existing warehouse building to provide weather protection.	Support	13.02.2019
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### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

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

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.

## **5. Officer Appraisal (including Site Description and Proposal)**

### Site Description

The application relates to the Crossways Centre, an established, small industrial estate on the eastern side of Frating Road, within the Parish of Great Bromley.

### Description of Proposal

The application seeks full planning permission for the construction of a pitched roof, open ended loading bay to the rear of the existing warehouse building located at the rear part of the site.

The structure measures 18m in depth, 27m in width and 7.7m to the ridge and will be constructed in coated box profile metal sheeting.

### Assessment

The main considerations are;

- Principle of Development;
- Design and Impact;
- Impact on Residential Amenities; and,
- Representations.

### Principle of Development

The works propose to extend an existing warehouse building within an established industrial estate. The compatibility of uses does not require assessment in this instance as the principle is accepted. The provision of a covered bay can only screen and minimise any existing noise or disturbance from surrounding residential dwellings.

### Design and Impact

The design of the proposed bay is of a similar scale and appearance to the existing warehouse to which it relates. Whilst it is recognised that the extension is large, it remains in proportion with the main building with a lower ridge height and matching construction materials.

The unit as well set back within the site and the extension is to the rear of the building which is already fully screened from public view. The size of the site allows for the retention of a sufficient spacing around the extended building. This together with the existing boundary vegetation minimises any wider landscape impact.

### Impact on Residential Amenities

Although located adjacent to existing residential dwellings, the building is sited over 100 metres from the nearest property and over 150 metres from the proposed extension. The development will not result in harm to residential amenities.

### Representations

No comments have been received from Great Bromley Parish Council.

No individual letters of representation have been received.

No objections have been received from consultees.

### Conclusion

In the absence of any material harm, 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: 18/305/CJ/103 REV02, Drawing No: 18/305/CJ/102 REV02, Drawing No: 18/305/CJ/101 REV02, Drawing No: 18/305/CJ/ISO REV02 and Block Plan CC/002.

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.