

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	07/05/19
Planning Development Manager authorisation:	AN	7/5/19
Admin checks / despatch completed	W	7/5/19

ER

Application: 19/00343/FUL **Town / Parish:** Wrabness Parish Council

Applicant: D Rickwood/M Terrick

Address: 30 East Foreshore Stone Lane Wrabness

Development: Install a new row of posts at front edge of dwelling and raise the whole platform by 30cm. Move steps to the east side & extend hut.

1. Town / Parish Council

Wrabness Parish Council No objection to the application..

2. Consultation Responses

N/A

3. Planning History

N/A

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN3 Coastal Protection Belt

EN5A Area Proposed as an Extension to the Suffolk Coasts and Heaths AONB

EN6 Biodiversity

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN11B Protection of National Sites SSSI's, National Nature Reserves, Nature Conservation Review Sites, Geological Conservation Review Sites

HG20 Plotland Development - Replacement Dwellings and Extensions to Existing Dwellings

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

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 relates to hut number 30 East Foreshore. The Wrabness Foreshore and application site is located outside the defined settlement limits of Wrabness and within the Coastal Protection Belt. The site is in close proximity to a Ramsar, SSSI and SPA designation.

Beach hut style cabins have been a feature of the foreshore since the 1930s many of which have been rebuilt following the 1953 floods or from fire damage. The area is therefore characterised by the open landscape and beach with huts of different designs and colours positioned in a linear arrangement.

Description of Proposal

This application seeks planning permission for numerous minor alterations to the property, as detailed below:

- o Installation of six square oak posts to the front of the property, each measuring 3m in height;
- o Raise the property by 300mm;
- o Relocate existing stairway from the west of the property to the east of the property;
- o Extend the decking to the eastern side to create a more secure boat store; and
- o Erect a small side extension, measuring 1.9m height, 1.8m width and 8.2m depth.