

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NW	08/05/19
Planning Development Manager authorisation:	SCE	08.05.19
Admin checks / despatch completed	AP	8/5/19

File

Application: 19/00424/FUL

Town / Parish: Ramsey & Parkeston Parish Council

Applicant: Cardtronics UK Ltd

Address: Cloverwood General Stores Oakley Road Dovercourt

Development: The retention of an Automated Teller Machine and associated signage.

1. Town / Parish Council

Harwich Town Council
have not commented on
this application.

2. Consultation Responses

ECC Highways Dept

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

1. Should any additional works particularly to the external surface area directly abut the back of the Highway. This is public highway and the construction work must be carried out subject to arrangements made with the Service Management Office (SMO1) contact details in the informative at the foot of the page.
Reason: In the interests of highway safety in accordance with policy DM1.

The above condition is to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1: On the completion of the works, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

Informative 2:

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 or by post to:

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

3. Planning History

00/02176/FUL	Dropped kerb	Approved	10.09.2001
95/00881/FUL	(Cloverwood General Stores, Oakley Road, Ramsey) Retention of 1.2m satellite dish	Approved	11.09.1995
91/00410/FUL	Extension to shop.	Approved	27.08.1991
19/00424/FUL	The retention of an Automated Teller Machine and associated signage.	Current	
19/00425/ADV	The retention of an Automated Teller Machine and associated signage.	Current	

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

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

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 (including Site Description and Proposal)

Site Description

The application site is Cloverwood General Stores, Oakley Road, Dovercourt and is situated within the development boundary of Harwich.

Proposal

The application seeks permission for the retention of the ATM to the left hand side of the main entrance at Cloverwood Stores.

The application is also accompanied by an advert consent under reference 19/00425/ADV to assess the illuminated logo panel, illuminated top sign and the illuminated bottom sign.

Assessment

The main consideration in this instance is the design and appearance of the proposed works and Highway Safety.

Design and Appearance

The main consideration is the impact on visual amenity.

The proposal is a facility you would expect to see in a convenience shop such as this. The existing shop entrance appears cluttered with various window vinyls and internal adverts.

The installation of the ATM will not be visually prominent or harmful to the character of the area.

Highway Safety

Essex Highways Authority do not wish to object to the application and have suggested a condition to ensure that any of the works such as the external surface of the sign about the back of the highway; the applicant will need to make contact with Essex Highways in advance. This condition will not be imposed as the works are for the retention of an ATM and will not result in any additional works to the external surface area directly abutting the Highway.

Other Considerations

Harwich Town Council have not commented on this application.

No letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

As the application is retrospective, no conditions are required in this instance.

6. Recommendation

Approval - ~~Adverse Comment~~

7. Conditions / Reasons for Refusal

- 1 No conditions.

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.

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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?	YES	NO

If so, please specify:		
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