

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

11TH JUNE 2019

AGENDA ITEM A.1

18/02118/FUL – Crown Business Centre, Old Ipswich Road, Ardleigh, CO7 7QR

The construction of 90 small B1 & B8 use commercial units with ancillary facilities, associated car parking and landscaping; and the construction of 5 commercial office blocks with B1 use with associated car parking and landscaping.

Representation

A further letter of objection has been received from Martin Robeson Planning Practice following their initial objection which is summarised in paragraph 4.1 of the Officer Report. The letter received on 7th June 2019 states the following:

- The excessive amount of on-street parking in the vicinity of the site has the real potential to cause highway safety issues, especially as much of the parking is for the duration of the whole of the working day and in winter months, vehicle movements take place in dark conditions in an environment where vehicles are moving at relatively high speeds.
- The applicant's Traffic Statement states 'Old Ipswich Road is not subject to a restricted speed limit and therefore the national speed limit of 60mph applies' and that 'there are currently no street lights along Old Ipswich Road or along the adjacent A12'.
- The proposal is throughout the supporting documentation described as being in two separate parts. Each will be managed and used separately and are self-contained from each other. The existence of a barrier to the two car parking areas confirms this.
- The parking provision for the 90 small units is wholly inadequate and will pose a significant risk to highway safety because of the under-provision against the Essex 1 space per 30 sqm standard for B1 Class development. Paragraph 6.36 of the report states that 100 normal spaces (plus six disabled) are to be provided but the Essex standard would require 132 or 149 (plus six disabled).
- It is calculated that if a restriction is put on stating that no more than 2,640 sqm of development within the 'Evolve' part of the scheme is used for B1 purposes and the remaining used for B8 purposes, then adequate parking would be provided. Such a restriction would properly regulate the extent of the higher, car generating, B1 Class uses to prevent a worsening of the highway safety issues along Old Ipswich Road.

Officers are of the view that the issues of highway safety and parking has been covered with the report (paragraphs 5.32 – 5.39). The proposal has been described as being in two separate parts, however, the plans do not show any barriers between the two parts. It is accepted that such a restriction as suggested could be imposed however, Officers consider that for reasons set out in the report that adequate parking is provided and such a condition is not necessary. It should be noted that no such restriction was imposed on the previous application (17/02204/FUL) which remain extant.

Amendments to Report

- The recommendation should read that the Head of Planning be authorised to grant planning permission or the development subject to the conditions stated in **section 7.2**.

- The previous application (17/02204/FUL) granted planning permission for 77 small B1 and B8 units and **not** 79 as stated in paragraphs 1.4, 5.7 and 5.14.

Amendments to Conditions

- Essex County Council Highways have confirmed that they no longer require the upgrade of the two bus stops as had previously been requested. Condition No. 8 is therefore amended to remove reference to bus stop improvements and read as follows:

No occupation of any phase of the development shall take place until the following have been provided or completed:

- a) A minimum 2m wide footway from the proposed site access along the eastern side of Old Ipswich Road to the pedestrian access to the Crown Inn Public House, then crossing to the existing footway on the western side of Old Ipswich Road utilising the central island;
 - b) A travel plan which once approved shall be complied with at all times.
- The applicants have raised concern that the requirements of Condition No. 10 cannot be complied with and have contacted Essex County Council SUD's Team with suggested alternatives. It is therefore suggested that Condition No. 10 is amended to remove the detailed requirements and read as follows:

No phase of the approved development shall take place until a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority in consultation with Essex County Council SUD's Team. The scheme shall subsequently be implemented prior to occupation.

AGENDA ITEM A.3

19/00144/DETAIL – Michaelstowe Farm, Dovercourt, CO12 4TF

Reserved Matters application following outline application 17/01811/OUT – Erection of 14 dwellings

Replacement of paragraph 1.3 with:

The application site is situated on the southern side of Ramsey Road within the parish of Ramsey & Parkeston but directly abutting the settlement development boundary of the Dovercourt Urban Area in both the Saved Tendring District Local Plan (2007) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Correction to Recommendation

Recommendation of approval subject to conditions within section 8, paragraph 1.37.

AGENDA ITEM A.4

19/00120/FUL – Tamarisk, 19 The Street, Kirby Le Soken, CO13 0EE

Construction of 4 Houses & 4 Bungalows including slight alterations to Number 19 The Street.

Correction to Recommendation

Recommendation of approval subject to conditions within section 8, paragraph 2.41.

AGENDA ITEM A.5

18/02072/FUL – 85 Salisbury Road, Holland On Sea, CO15 5LS

Proposed 3 bedroom bungalow to land to the side.

Correction to Recommendation

Recommendation of approval subject to conditions within section 8, paragraph 2.33.

AGENDA ITEM A.6

19/00179/FUL - Folkards Lane, Brightlingsea, CO7 0SJ

Proposed detached four bedroom house and associated cart lodge.

Addition to Representations

One further letter of objection has been received dated 5th June 2019 with four letters of objection enclosed from other residents.

The enclosures are copies of letters already received and already addressed within the officer's report.

It should be noted that the letter enclosed from LSR Solicitors dated the 5th March 2019 appears to be a draft version (some missing figures). The final version (same content) was submitted and added to the application on 12th March 2019.

The objections raised can be summarised as follows:

- Will result in noise complaints from new occupants being in close proximity to the existing kennel business.
- Highway safety.

These points are already covered in the officer's report.

- Set a precedent for further housing development on the remainder of the paddock land.

Every application is dealt with on its own merits at the time of the application against current national and local plan policies

Correction to Recommendation:

Recommendation of approval subject to conditions within section 8 paragraph 4.69.