

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	28/06/19
Planning Development Manager authorisation:	GRG	28/6/19
Admin checks / despatch completed	WAE SB	28/06/19 28/06/19.

Application: 19/00580/FUL **Town / Parish:** Lawford Parish Council

Applicant: Manningtree High School

Address: Manningtree High School Colchester Road Lawford

Development: Variation to condition 2 on approval 17/01717/FUL - Alter approved drawings to amend dining extension elevation to suit ventilation strategy and levels, amendment to materials to include cladding and store extension to be standalone.

1. Town / Parish Council

Lawford Parish Council Council has no objection to this application

2. Consultation Responses

Not Applicable

3. Planning History

00/01684/FUL	Extension to staffroom within quadrangle	Approved	17.11.2000
01/02053/FUL	Provision of additional parking spaces to front of school building	Approved	18.01.2002
03/00745/FUL	Extension to existing sports hall to form new hall, changing facilities and ancillary accommodation	Approved	09.06.2003
09/01291/FUL	New food technology extension and installation of new link canopy walkway.	Approved	22.03.2010
12/00518/FUL	Proposed extension to create store room.	Approved	29.06.2012
14/00100/FUL	Proposed pool plant/storage building.	Approved	24.03.2014
14/00248/FUL	Installation of one modular (temporary) classroom.	Approved	07.04.2014
14/01563/FUL	Demolition of existing dilapidated	Approved	04.12.2014

	block and erection of new two storey stand-alone building.		
15/00438/FUL	Construction of a floodlit multi use games area and extension of school playing field.	Approved	04.08.2015
16/00224/DISCON	Discharge of condition 05 of planning permission 15/00438/FUL - Construction Method Statement.	Approved	02.06.2016
16/00855/FUL	Variation of condition 2 of planning application 14/01563/FUL to vary approved drawings to change approved two storey building to single storey.	Approved	08.09.2016
17/01717/FUL	Demolition of existing 'horsa' block, replacement with new extension to expand dining facilities, and provide a drama block and activity studio. Surrounding area to be hard landscaped. Proposed extension to existing tech block.	Approved	11.12.2017
18/00826/FUL	Installation of structure to cover existing swimming pool.	Approved	19.07.2018
18/01647/CMTR	Preapplication advice is sought for the 1FE expansion to the school, and associated development including a two storey infill extension to accommodate additional teaching facilities, and an extension to the car park.	Determination	16.10.2018
18/02019/CMTR	Proposed 2 storey infill extension to accommodate additional teaching facilities together with an extension to the existing car park to allow a 1FE expansion of the school.	Determination	20.12.2018
19/00580/FUL	Variation to condition 2 on approval 17/01717/FUL - Alter approved drawings to amend dining extension elevation to suit ventilation strategy and levels, amendment to materials to include cladding and store extension to be standalone.	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

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 site is situated to the north of Colchester Road, Lawford and serves Manningtree High School. Within the site, to the east is Manningtree Sports Centre, to the north east is Highfields County Primary School and Busy Bees Kindergarten.

The site has residential properties adjoining the northern, southern and eastern boundaries. To the west of the site new residential dwellings are under construction.

History of the Site

Planning application - 17/01717/FUL was approved by Officers under delegated powers for the demolition of existing 'horse' block, replacement with new extension to expand dining facilities, and provide a drama block and activity studio. Surrounding area to be hard landscaped. Proposed extension to existing tech block.

Proposal

This application is to vary condition 2 of planning application 17-01717-FUL to alter the approved drawings to amend dining extension elevation to suit ventilation strategy and levels, amendment to materials to include cladding and store extension to be standalone. The application also comprises to two ramps which will serve the dining extension and activity studio.

Assessment

The main considerations for this application are the design and appearance and the impact upon residential amenities.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed fenestration changes to the 'horsa' block, will be situated to the rear of the main school building and therefore will not be visible from the street scene of Colchester Road. The proposal is considered to be of a size and scale that will enhance the existing character of the area. The proposal will be single storey with a pitched roof. The materials proposed; velux modular skylight, Redland DuoPlain concrete rooftiles, Marley Eternit Cedral fibre cement vertical cladding colour C50 black, aluminium powder coated double glazed doors and windows (colour to match cladding) and brick plinth and Everlite insulated vertical glazing will match the art block which was previously approved under planning application 17/01717/FUL. It is therefore considered that the proposal is in keeping with the surrounding buildings.

The proposed ramps to the rear and side of the building will not be visible to the street scene of Colchester Road. It is considered that the site can satisfactorily accommodate ramps of this size and scale without having an adverse impact on the surrounding area.

The standalone store will be located to the side of the existing technology block and therefore it will be visible from the street scene of Colchester Road. However due to the proposal being located approximately 20 metres away from the highway as well as the single storey nature of the proposal with a flat roof, it is not considered to have a significant impact upon the street scene.

It is considered that the changes are of a design and scale that will meet the functional requirements of the school and would not result in any material harm to the character and appearance to the surrounding area.

Impact upon neighbouring amenities

The proposed amendments do not materially alter the relationship with the neighbouring amenities and the impact as assessed under 17/01717/FUL remains unchanged.

Other Considerations

Manningtree Town Council have no objection to the 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.

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 plan: Drawing No. MAHS-IW-XX-XX-DR-A-1200 Rev P2, Drawing No. MANNHS-IWD-02-XX_DR-A-2500 Rev P2 and Drawing No. MANNHS-IWD-02-XX-DR-A-2501 Rev C2

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.

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? If so, please specify:	YES	NO