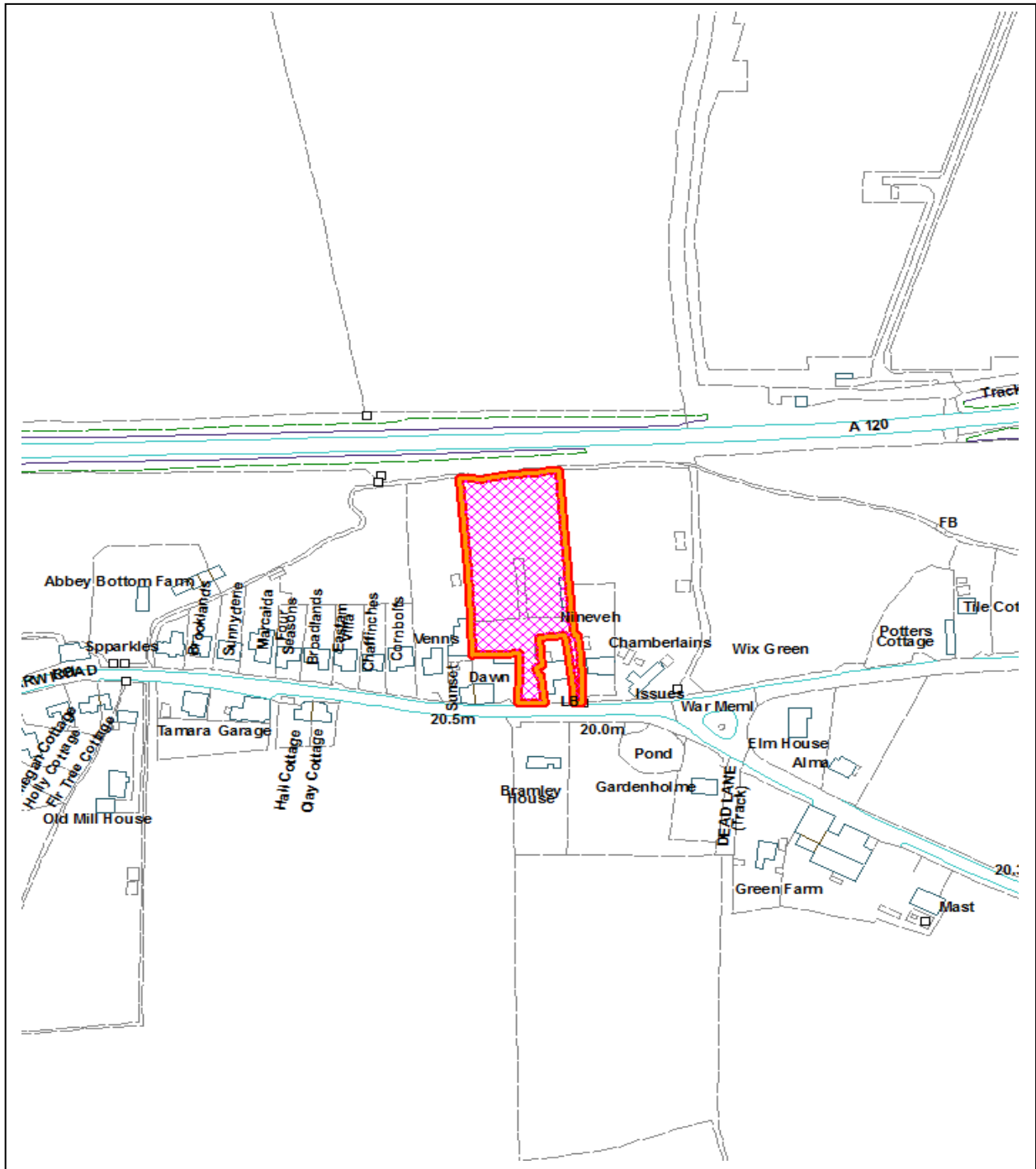


PLANNING COMMITTEE

1 NOVEMBER 2016

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION – 16/00871/DETAIL – LAND TO REAR OF WHITE HART INN, HARWICH ROAD, WIX, CO11 2SA



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Application:	16/00871/DETAIL	Town / Parish: Wix Parish Council
Applicant:	Mr Glenn Smith	
Address:	Land Rear of White Hart Inn, Harwich Road, Wix, CO11 2SA	
Development:	Reserved Matters application for approval of landscaping and appearance, for construction of 10 no. houses with associated access and parking, including discharge of condition 7 (site levels), 15 (Bicycle storage), 16 (on site parking/loading) and 17 (wheel and underbody cleaning facilities) of Planning Permission 12/01135/OUT.	

1. Executive Summary

- 1.1 In 2011 full planning permission was granted for a 36 bedroom motel on this site following previous planning permissions for an 18 bedroom motel and a 36 bedroom motel on the site. The 2011 planning permission has been implemented thereby securing that planning permission in perpetuity. In April 2013 Planning Permission was subsequently granted (under planning reference 12/01135/OUT) following Committee approval for the site to be re-developed for 10 dwellings.
- 1.2 The Outline application required matters of landscaping and appearance to be determined by Reserved Matters which are the subject of this application. The application also includes details relating to the discharge of conditions relating to site levels, bicycle storage, on site parking/loading and wheel and underbody cleaning facilities (during site development).
- 1.3 In accordance with Members' request the current application is before members seeking consent with regard to the reserved matters of landscaping and appearance.
- 1.4 This report concludes that there are no material conflicts with planning policy and since no material objections have been raised that outweigh the benefits of the proposed development the application is recommended for approval.

Recommendation: Approve Reserved Matters and Condition details.

Conditions:

1. Approved Plans

Informative:

The applicant is reminded that those conditions attached to outline planning permission 12/01135/OUT remain extant and of effect.

2. Planning Policy

National Policy:

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

Local Plan Policy:

Tendring District Local Plan 2007

- QL1 Spatial Strategy
- QL2 Promoting Transport Choice
- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- QL12 Planning Obligations
- HG1 Housing Provision
- HG3 Residential Development Within Defined Settlements
- HG3A Mixed Communities
- HG6 Dwelling Size and Type
- HG7 Residential Densities
- HG9 Private Amenity Space
- HG14 Side Isolation
- COM1 Access for All
- TR1A Development Affecting Highways
- TR3A Provision for Walking
- TR5 Provision for Cycling
- TR7 Vehicle Parking at New Development

Tendring District Local Plan: 2013-2033 and Beyond Preferred Options Consultation Document (July 2016).

- SP1 Presumption in Favour of Sustainable Development
- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries
- SPL3 Sustainable Design
- LP1 Housing Supply
- LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

PPL3 The Rural Landscape

CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards – Design and Good Practice

Essex Design Guide for Residential and Mixed-Use Areas.

3. Relevant Planning History

96/01599/FUL	Erection of 18 bed Motel	Approved 07/05/1997
01/01581/FUL	Renewal of full planning permission for erection of 18 bed Motel	Approved 30/06/2003
03/02003/FUL and 03/02002/LBC	Change of use from Public House to dwelling and associated works	Refused 07/01/2004
03/02158/OUT	Erection of 8 dwellings	Refused 24/12/2003
07/00616/FUL	Erection of 36 bed Motel	Approved 30/10/2008
11/00042/FUL and 11/00043/LBC	Change of use of public house to single dwelling and associated works	Approved 25/10/2011
11/00777/FUL	Renewal of full planning permission for erection of 36 bed Motel	Approved 06/10/2011
12/01135/OUT	Construction of 10 no houses with associated access road and car parking in lieu of the erection of 36 bed motel.	Approved 22/07/2013

4. Consultations

TDC
Principal Tree &
Landscape
Officer

Requested details of soft landscaping (subsequently submitted by the applicant).

ECC Highways

The Highway Authority confirms that the submitted details are sufficient to enable discharge of Condition 16 (on site parking/loading) and 17 (wheel and underbody cleaning facilities) only.

Historic England Do not consider that it is necessary for this application to be notified to Historic England.

5. Representations

5.1 Two letters of objection have been received highlighting the following points:

- Potential impact on new dwellings due to existing trees.
- Query regarding boundary treatment
- Concern regarding sewage and surface water.
- Concerns relating to traffic generation
- Impact on visual amenity
- Impact on neighbours due to noise, disturbance, loss of privacy and overshadowing.

6. Assessment

6.1 The main planning considerations are:

- **Appearance:** Aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping:** The improvement or protection of the amenities of the site and the surrounding area, this could include the planting of trees or hedges as a screen.
- **Discharge of Conditions 7 (Site Levels), 15 (Bicycle Storage), 16 (On site Parking/Loading) and 17 (Wheel and Underbody Cleaning Facilities):** Consideration of details and whether they are satisfactory to discharge these conditions.

Site description

6.2 The site is located to the rear of the White Hart Inn, a Grade II Listed Building (currently undergoing conversion to a single dwelling) on the northern side of Harwich Road, Wix. The site extends northwards to adjoin the A120 carriageway with vehicular access being achieved either side of the White Hart Inn. The north of the site lies within flood zones 2 and 3 but only contains part of the rear gardens serving plots 4, 5 and 6.

6.3 The site is well screened to the north by mature planting, with additional sporadic mature planting to both side boundaries. The most northern part of the site is grassed with the remainder being hard-surfaced for use as car parking. Residential properties are situated to the east and west of the site fronting onto Harwich Road. The site lies outside of the proposed settlement limits for the village of Wix as shown in the draft Local Plan. The boundary runs along the southern boundary for plots 1 and 10. As noted the principle of residential development has already been established on the site.

Proposal

6.4 This is a reserved matters application for the development of the site for 10 residential properties with associated garages, roads, car parking and landscaping.

6.5 All matters in relation to appearance, landscaping and the discharge of conditions 7, 15, 16 and 17 will be considered as part of this current application.

6.6 As was reported at outline stage the development would comprise a mixture of residential dwelling types with associated garages, consisting of four x 2 bedroom units, four x 3 bedroom units and two x 4 bedroom units.

Planning History

- 6.7 Outline planning application 12/01135/OUT was approved in July, 2013 with matters relating to appearance and landscaping reserved for later consideration and now considered under the current application. Layout, Scale and Access were considered and approved as part of the Outline application. Permission was granted subject to the completion of a S106 agreement to secure:
- Affordable housing delivered on site (3 units)
 - Provision of a financial contribution towards public open space.
- 6.8 The application before members deals with the matters that were reserved for future consideration. These were appearance and landscaping. The principle of residential development on this site is not an issue that is before members for consideration.

Appearance and Landscaping

Appearance

- 6.9 The NPPF in Chapter 6 sets out its commitment in terms of the provision of delivering a wide choice of high quality homes.
- 6.10 In support of the overarching aims and objectives of the NPPF the Tendring District Local Plan Proposed Submission Draft sets out the Councils commitment to sustainable development in Policies SD1, SD2 and SD5 while the requirements for good quality design are set out in Policy SD9.
- 6.11 Paragraph 61 of the NPPF states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations and therefore planning decisions should address the connections between people and the places and the integration of new development into the built environment.
- 6.12 Taking into account that the scheme adjoins a listed building it is expected that the design of the proposed dwellings is to a high standard and reflective of the existing vernacular within the locality. The proposed dwellings are therefore designed to be two storey in height and incorporate traditional materials including facing brick and white render to external walls and slates to the roofs. Details of these materials have been provided as part of the application. The designs also incorporate other detailing including brick soldier courses, introduction of dormer windows and roofs and porch details. The overall design and proposed pallet of materials is considered appropriate to this location.

Landscaping

- 6.13 As noted the site already benefits from mature planting particularly to the east and north site boundaries. The applicant has provided detail of the proposed hard and soft landscape finishes which include provision of hedging and new tree planting within the site. The main access drive in and out of the site will be laid to tarmac but the shared surface serving the dwellings will be provided as a light red block paving with buff block paving to parking areas. 1.8 metre high close boarded fencing will be provided between the development plots and to the site boundaries where no existing boundary fencing is provided.
- 6.14 Overall, officers consider the appearance and landscaping details appropriate for a site of this scale and location and that the submitted details are acceptable.

Residential Amenity

- 6.15 Policy QL9 and QL11 of the Tendring District Local Plan (2007) and Policy SD9 of the Tendring District Local Plan Proposed Submission Draft (November 2012) states that new development will only be permitted if, amongst other things, the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.
- 6.16 It is noted that bedrooms and living rooms are deemed to be habitable rooms by the Essex Design Guide, and therefore great care is required to ensure new developments do not impinge adversely on existing amenities by requiring the careful placement of such new windows.
- 6.17 In this instance, the layout submitted indicates the rear elevations of Units 1 and 10 which are the units sited closest to existing dwellings are set a minimum of 10 metres from the site boundary. Although each of the units has first floor bedroom windows facing towards neighbouring boundaries the distance between the new and existing dwellings will not result in any significant adverse impact upon existing residential amenity by way of overlooking nor to create loss of outlook or privacy to existing dwellings.

Conditions

- 6.18 As noted details relating to four conditions have been submitted as part of this application.
- **Condition 7 – Site Levels:** The applicant has submitted a survey drawing which demonstrates that the site gently slopes by approximately 0.5 metres from south to north. The ridge heights of plots 1 and 10 are identified as 8.25 metres which when taking into account the fact that the site is at a lower level to existing dwellings is considered an acceptable finished roof height. Other dwellings are set at lower ridge heights by comparison. It is considered that this condition can be discharged.
 - **Condition 15 – Bicycle Storage:** Details have been supplied which show provision of a garden shed for each dwelling containing a ground anchor point for bicycle storage and security. This detail satisfies condition 15.
 - **Condition 16 – Parking and Turning Area Details for Construction Workers and Vehicles:** Details provided show allocated compound next to site entrance for this purpose – ECC Highways have approved the detail. This Condition can therefore be discharged.
 - **Condition 17 – Wheel and Underbody Cleaning:** Submitted details have been approved by ECC Highways. This Condition can therefore be discharged.

Recommendation

- 6.19 Following careful consideration of the submitted details relating to Appearance, Landscaping and Conditions 7, 15, 16 and 17 it is recommended that the proposed details are acceptable and comply with adopted and emerging policy.

Background Papers

None