

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	15/07/2019
Planning Development Manager authorisation:	TF	30/07/2019
Admin checks / despatch completed	ER AN	30/07/19. 30/7/19

**Application:** 19/00849/FUL **Town / Parish:** Little Clacton Parish Council

**Applicant:** Mr John Russel - Little Clacton Tennis Club

**Address:** Whitegates L T C 52 Holland Road Little Clacton

**Development:** Variation of condition 7 of approved application 17/00736/FUL to amend drawing LCTC-01C to include ASHP unit.

### 1. Town / Parish Council

Little Clacton Parish Council      No comments received

### 2. Consultation Responses

ECC Highways Dept      It is noted that this application only concerns condition 7, the Highway Authority does not object to the proposals as submitted and in accordance with amended drawing LCTC-01C.

### 3. Planning History

14/01281/FUL	Formation of four hard surfaced tennis courts with related fencing and floodlighting.	Approved	18.11.2014
15/00946/DISCON	Discharge of condition 3 (Details of lighting) of approved planning application 14/01281/FUL.	Approved	22.07.2015
17/00736/FUL	Proposed replacement clubhouse and associated parking.	Approved	26.06.2017
19/00849/FUL	Variation of condition 7 of approved application 17/00736/FUL to amend drawing LCTC-01C to include ASHP unit.	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
- COM4 New Community Facilities (Including Built Sports and Recreation Facilities)
- COM7 Protection of Existing Recreational Open Space Including Children's Play Areas and Pitch and Non-Pitch Sports Facilities
- COM8 Provision and Improvement of Outdoor Recreational Facilities
- EN1 Landscape Character
- EN13A Renewable Energy
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SPL3 Sustainable Design
- HP1 Improving Health and Wellbeing
- HP2 Community Facilities
- HP5 Open Space, Sports & Recreation Facilities
- PPL3 The Rural Landscape
- PPL10 Renewable Energy Generation
- CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) 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.