

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	31.07.19
Planning Development Manager authorisation:	AN	5/8/19
Admin checks / despatch completed	SB	05/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	5/8/19

Application: 19/00860/DETAIL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Eddie Blake

Address: Crackstakes Farm Tan Lane Little Clacton

Development: Details of access, appearance, landscaping, layout and scale for approval 15/01150/OUT allowed at appeal (APP/P1560/W/15/3138).

1. Town / Parish Council

Mrs Ginette Loach (Clerk) Little Clacton Parish Council recommend approval of this planning application.

2. Consultation Responses

None received

3. Planning History

15/00497/OUT	Outline planning application with all matters reserved for the erection of one detached dwelling.	Refused	29.05.2015
15/01150/OUT	Outline planning application with all matters reserved for demolition of existing buildings and erection of one detached dwelling.	Refused	23.09.2015
17/00307/FUL	Vehicular Access.	Withdrawn	13.09.2017
19/00860/DETAIL	Details of access, appearance, landscaping, layout and scale for approval 15/01150/OUT allowed at appeal (APP/P1560/W/15/3138).	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development
QL10 Designing New Development to Meet Functional Needs
QL11 Environmental Impacts and Compatibility of Uses
HG1 Housing Provision
HG9 Private Amenity Space
EN1 Landscape Character
EN6 Biodiversity
EN6A Protected Species
EN11A Protection of International Sites European Sites and RAMSAR Sites
TR7 Vehicle Parking at New Development
Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SP1 Presumption in Favour of Sustainable Development
SPL1 Managing Growth
SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
Local Planning Guidance
Essex Design Guide
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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.

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