

DELEGATED DECISION OFFICER REPORT

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

Application: 19/00883/FUL **Town / Parish:** Clacton Non Parished

Applicant: Travis Perkins (Properties) Limited

Address: 101 Oxford Road Clacton On Sea Essex

Development: Variation of conditions 2 and 3 of planning application 11/01352/FUL for regularisation of permitted external storage heights, installation of storage containers and fencing; and associated works.

1. Town / Parish Council

Clacton – Non Parished.

2. Consultation Responses

ECC Highways Dept The Highway Authority does not object to the proposals as submitted.

Informative1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

3. Planning History

02/00718/FUL	Demolition of existing dry store building and erection of new dry store for bag and board materials.	Approved	19.09.2002
11/01352/FUL	External alterations to buildings and site layout including demolition of timber outbuilding.	Approved	12.01.2012
12/01180/ADV	Retrospective application for erection of 4 no. fascia signs and 2 no. post signs.	Approved	11.02.2013
19/00238/ADV	Provision of 2no (non illuminated) fascia signs.	Approved	25.03.2019

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

ER7 Business, Industrial and Warehouse Proposals

- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- TR1A Development Affecting Highways
- TR4 Safeguarding and Improving Public Rights of Way
- TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

- CP1 Sustainable Transport and Accessibility
- SP4 Providing for Employment & Retail
- SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal

Site Description

The application site is 101 Oxford Road, which consists of a large single storey building and a large storage area, all in relation to the operations associated with Travis Perkins who occupy the site. The boundaries of the site are secured with green painted metal fencing. There is a public footpath adjacent to the south-west of the site. Beyond that is significant numbers of residential properties. To the north and east are a number of commercial units.