

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	08/08/2019
Planning Development Manager authorisation:	TF	09/08/2019
Admin checks / despatch completed	WNE	09/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	09/08/19

**Application:** 19/00837/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

**Applicant:** Mr Brian Thomas

**Address:** Cherries The Street Ramsey

**Development:** Proposed rear and side extensions and alterations to the roof to create new first floor.

### 1. Town / Parish Council

Ramsey & Parkeston Parish Council

The view of the Ramsey & Parkeston Parish Council is No Objection to the application

### 2. Consultation Responses

Historic England

Thank you for your letter of 4 July 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Essex County Council Heritage

The application is for proposed rear and side extensions and alterations to the roof to create new first floor.

The site is located outside of the Conservation Area. Given the building is screened from The Street, I do not anticipate any adverse impact to the setting of the conservation area.

The only heritage asset relevant to this application is Grade II\* listed Ramsey Windmill and any impact on its setting. Specifically views from the north east and the topographical high point on Church Hill to the south east.

Having walked the site and its environs, as well as review the proposal drawings, I do not anticipate any adverse impact on the setting of the windmill. However, this cannot be absolutely confirmed without visualisations showing the height of the proposed building.

Should the application be approved, I recommend a condition is attached requiring samples of materials to ensure they are of quality in the setting of the windmill.

### 3. Planning History

19/00837/FUL	Proposed rear and side extensions and alterations to the roof to create new first floor.	Current
19/00924/LUPROP	Proposed siting of a caravan within the residential curtilage of the existing property known as Cherries for purposes incidental to the dwelling.	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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

HG14 Side Isolation

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

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

SPL3 Sustainable Design

PPL8 Conservation Areas

PPL9 Listed Buildings

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 general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.