

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	25/09/2019
Planning Development Manager authorisation:	TF	03/10/2019
Admin checks / despatch completed	RL	03/10/19.
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	3/10/19

Application: 19/01212/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Jonathan Bowler - Kendall Facility Management

Address: The Surgery Vicarage Lane Walton On The Naze

Development: Proposed installation of one automated sliding door set including entrance screen.

1. Town / Parish Council

Frinton and Walton Town Council Recommend approval

2. Consultation Responses

ECC Highways Dept The Highway Authority raises an objection to the above application for the following reasons:

1 As far as can be determined from the submitted plans there is insufficient space in front of the existing surgery building for an ambulance vehicle to stand entirely clear of the footway and provide adequate circulatory space which will constitute a danger to pedestrians contrary to highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

2 As far as can be determined from the submitted plans the right hand proposed vehicular access would be excessively wide and would likely to lead to obliquely angled access manoeuvres into and out of the highway contrary to highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

Informative: The Highway Authority observes that the proposed layout is unscaled and is not in accord with the existing features within the site, i.e. the widths or the existing accesses appear to be incorrect, the small triangle of land outside of the development site and adjacent to the vehicular access and the left hand flowerbed is also dimensionally incorrect.

3. Planning History

95/00333/FUL	(The Surgery, Vicarage Road, Walton on the Naze) Extension and alterations to existing doctors surgery	Approved	21.04.1995
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19/01212/FUL	Proposed installation of one	Current	
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automated sliding door set
including entrance screen.

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

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

Proposal

This application seeks permission for the installation of one automated sliding door set including entrance screen at the existing entrance of The Surgery in Vicarage Lane which is located within the Town Centre Boundary of Walton on the Naze but within the development boundary of Frinton on Sea.

Background

The originally submitted application included a proposal for ambulance parking a new path and ramp, however Essex County Council Highways confirmed that there was insufficient space in front of the surgery for the new parking space and would therefore constitute a danger to pedestrians. In addition the position of the proposed parking space in close proximity to the existing vehicular access would pose a risk to highway safety. The applicant has removed these proposals from the planning application.

Appraisal

The doctor's surgery is located in the town centre, opposite residential properties. The proposed automated sliding door set and entrance screen will replace the existing single wooden door and two windows which are at the end of their usable life. The new entrance doors will help to improve security and revise and update the appearance and design of the doctor's surgery. The aluminium framed doors will be powder coated and finished in a colour that matches the existing fenestration of the doctor's surgery ensuring that there will be no significant impact to the street scene. As the site falls outside of the Walton Conservation Area it requires no special protection. The design and scale of the proposal would not result in any significant harmful visual impact to the existing surgery building or the immediate area.

There will be no effect on the pedestrian usage of the footway in front of the surgery as the replacement of the doors and the space they use for opening are like for like.

Other Considerations

Frinton and Walton Town Council recommend approval for the application.

No other letters of representation have been received.

Conclusion

In the absence of any harm resulting from the proposed development the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed West Elevation and Door Set Specification Drawing of 'Jack Aluminium JD47 Single Glazed Standard (JD121).

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
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**Are there any third parties to be informed of the decision?
If so, please specify:**

YES

NO