

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	11th Aug 2020
Planning Development Manager authorisation:	AN	13/08/2020
Admin checks / despatch completed	CC	13/08/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	13/08/2020

**Application:** 19/01523/FUL **Town / Parish:** St Osyth Parish Council

**Applicant:** Mr R.A, T.R, D.R, A.I Sargeant

**Address:** St Osyth Priory The Bury St Osyth

**Development:** Proposed conversion of the drying shed to a one-bed holiday let.

### **1. Town / Parish Council**

Parish Clerk  
St Osyth Parish Council  
28.11.2019

Following a discussion as to the merits of the application, for which the consensus was that proposal would bring an otherwise unused building back into use, Councillors voted on the application.

The Council voted in favour of the application, by a margin of 7 in favour and 4 abstaining.

### **2. Consultation Responses**

Essex County Council  
Heritage

The application is for proposed conversion of the drying shed to a one-bed holiday let.

This historic drying shed is curtilage listed.

I have no objection to this proposal.

Should this application be approved, I recommend conditions are attached.

Essex County Council  
Archaeology  
05.11.2019

The above planning application has been identified as having the potential to harm to a designated heritage asset.

The building proposed for conversion is the Drying shed which lies within a range of historic farm buildings within the nationally significant site of St Osyths Priory. The surviving buildings within the historic complex range in date from the 12th to the 19th century. The Heritage Statement submitted states that the Drying Shed is an 18th century building incorporating an earlier, possibly 16th century, wall on its west side, it has a pyramidal roof and is a single storey brick building. A historic building record should be completed prior to the conversion of the building to preserve by record a rare and historic building which related to the activities of the substantial estate of St Osyths.

### **3. Planning History**

07/00858/FUL Use as a venue for marriage in Approved 14.12.2007

	accordance with Marriage Act, 1949 and/or Civil Partnership Act 2004.		
11/00334/FUL	Construction of a visitor centre/function room suite; part change of use and alteration to Darcy House for use as a function room; internal and external alterations and all ancillary works.		13.06.2014
11/00335/LBC	Alterations to Darcy House to extend window opening to ground level, insert quoins in stone and retain upper section of window as a fanlight, adapting transom to receive door and install oak frame and door to match west wing north door (but with a straight rather than arched head).	Approved	18.09.2014
14/01008/FUL	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference / functions / wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
14/01009/LBC	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference / functions / wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
19/00208/ADV	5 No. signs to advertise development and business activities.	Approved	07.06.2019
19/01523/FUL	Proposed conversion of the drying shed to a one-bed holiday let.	Current	19.05.2020
19/01524/LBC	Proposed conversion of the drying shed to a one-bed holiday let.	Current	19.05.2020
20/00719/FUL	Conversion of and external alterations to existing C20 barn and repositioning of 4no existing shipping containers to form mixed use visitor destination and community hub (comprising microbrewery, café, farm shop, interpretation & visitor reception and soft play) and construction of temporary 20 space car park	Current	
20/00755/COUNOT	Change of use of existing Atcost barn for a microbrewery (B1c), cafe (A3) and play space (D2).	Prior App not Req.	28.07.2020

#### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL7 Rural Regeneration

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN1 Landscape Character

EN17 Conservation Areas

EN22 Extensions or Alterations to a Listed Building

EN27 Enabling Development

EN27A St Osyth Priory

EN29 Archaeology

ER11 Conversion and Reuse of Rural Buildings

ER16 Tourism and Leisure Uses

ER20 Occupancy Timescales

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

PP8 Tourism

PP13 The Rural Economy

PPL3 The Rural Landscape

PPL7 Archaeology

PPL8 Conservation Areas

PPL9 Listed Buildings

### **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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities 'Garden Communities' proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector's advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not.

At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF (which applies until such time that the figures in the new Local Plan are adopted).

In addition, the actual need for housing (as set out in the emerging Local Plan) was found to be much less than the figure produced by the standard method when tested at the recent Examination in Public of the Local Plan, as recently endorsed by the Local Plan Inspector. Therefore, in weighing the benefits of residential development against the harm, the Inspector's endorsement of the lower housing requirement figure is a strong material consideration which tempers the amount of weight that can reasonably be attributed to the benefit of additional new housing to address the perceived shortfall – given that, against the Local Plan housing requirement there is, in fact, a surplus of supply as opposed to a shortfall.

## **5. Officer Appraisal (including Site Description and Proposal)**

### Site Description

St Oyth's Priory was founded around 1120 by Richard de Belmeis, Bishop of London, as a house for Augustinian canons from Holy Trinity, London. It became an abbey before 1161. Dissolved in 1539, it was bought by Thomas Darcy who demolished the church and built a large brick house on the site incorporating the abbey remains. Sacked in the Civil War, the site was restored in the 1720s with a new house to the NW, itself demolished in the 1860s when the site was again transformed. The house declined in the C20, accommodating a hospital use after WWII until the 1980s, the owner residing in the C15 gatehouse. The surviving buildings range in date from the C12 to the C19 and are complimented by archaeological remains which are scheduled along with the ruins of Darcy's C16 House.

The Drying Shed at St Osyth's Priory is the only building without an allocated use on site. It is a C18 red brick building incorporating an earlier wall on its west side. It has a pyramidal tiled roof over a single volume on an almost square plan. There is a centrally placed plank and batten door in the south elevation and louvred openings to both the west and east elevations, those to the east taller than those to the west. There is a blocked window to the north. The west elevation has a tall English bond plinth, probably of C16 date, with a straight joint to the south wall. The rest of the brickwork is Flemish bond, more or less. The interior is a single volume with various wooden structures of indefinite date for hanging dead animals.

### Proposal

The application seeks planning permission to convert the Drying Shed, which has a footprint in the region of 33sqm in to a one-bedroom C1 holiday-let. The use and conversion of this building will be to support the consented Wedding Venue at St Osyth Priory.

### Principle of Development

Whilst the site falls just outside of the settlement development boundary, and is not the open countryside as the site falls within the obvious confines of the Priory complex and is well related to the settlement.

### Layout, Scale and Appearance:

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The scheme responds both to the physical form of the building - the single volume and louvred openings and the louvres which are a redundant architectural/ functional element. Following the conversion of the Abbey into a house and farmstead, the Priory has had a history of polite 'front' - the house - and working 'back' - the tithe barn, west barn and dairy/stables. These proposals would maintain this tradition. The louvres are part of the architectural interest but the main interest resides in the pyramidal form which derives from function, the various stages of brickwork including the west ruinous wall which predates the C18 drying function, and to a limited extent the interiors which retain a timber framework and fireplace. The proposals do retain half of the louvres so this interest will not be lost but it will be reduced in a manner deemed historically appropriate for the entire range as the buildings adapt to new uses, from residential to farmstead and back again.

### Rural Regeneration

Nearly a quarter of Tendring District's total population live in rural areas (October 2001 estimate). Nationally over the last ten years rural communities have suffered from a loss of facilities and public services, shortage of low cost housing and changes in farming practices which have further reduced local job opportunities. These trends have also been experienced in Tendring's rural area. Policy QL7 provides the framework to provide local strategic policy for delivering rural regeneration and maintaining sustainable rural communities; Policy ER11 provides the framework specifically for the conversion or re-use of rural buildings.

In the interest of encouraging a lively and viable rural economy one initiative is the appropriate re-use or conversion of rural buildings for employment purposes. In addition to conversions for industrial uses, some rural buildings may be suitable for recreational/tourism purposes. The Council supports this approach to employment generation, providing proposals meet the requirements of the Plan's other policies.

It is also acknowledged that the District's rural areas and countryside are used for certain activities that need to take place in these areas, some of which can bring about positive outcomes for the rural economy and so the Council will support proposals for appropriate development in the countryside that would help strengthen the rural economy, subject to meeting other policies in this Local Plan and national planning policy.

In this regard St Osyth Priory will deliver a number of commercial uses including a wedding venue, café, farm shop, and public access. This will support rural tourism and leisure activities in the area. Currently the building is not in use. This proposal would bring the building back into use giving it a long term viable use that not only secures its own future but supports the other ventures at the Priory that will generate revenue towards the restoration and conversion of the group of heritage assets that make up St Osyth Priory. Consequently, the use and conversion of this building will support the consented Wedding Venue at St Osyth Priory, which will in turn support the long-term conservation of the Priory as a whole. It is therefore considered that this would be the optimum use for the building.

### Tourism and Leisure Uses

As well as traditional seaside holiday resorts, Tendring contains several other tourist attractions. These include high quality scenic rural areas and a rich historic cultural heritage. In recognition of tourism's importance locally the Council encourages development which will provide new attractions and facilities. Such development proposals will however, need to be judged against the impact they have on the local environment including their traffic implications.

Policy EN16 states that proposals for tourism and leisure uses will be permitted provided that the development is accessible to all potential visitors and users, there is suitable vehicular and public transport access to the site and parking provision (especially where the proposal is likely to generate large traffic volumes). Proposals should be located close to the main road network and link to other public rights of way wherever possible. The type of use proposed would not cause undue disturbance by reason of noise, there will not be an adverse effect on agricultural holdings and the proposal would not result in an irreversible loss of high quality agricultural land. Finally, where appropriate opportunities are taken to improve damaged and despoiled landscapes and enhance the landscape character of the area. These aims are reflected in emerging Policy PP8

which offers that, as the nature of tourism has changed so much over the years, Tendring District cannot rely purely on the provision of traditional holiday accommodation provided at seaside holiday parks, hotels, guesthouses and bed & breakfasts. Increasingly people will visit Tendring District for short weekend breaks, to visit friends and family, to attend weddings and other family functions or even for business purposes. The Council will specifically support appropriate proposals for conference facilities for business and educational purposes or to be used for functions such as weddings and other celebratory events.

The proposed use of the Drying Shed is in direct connection to the approved use of the site as a wedding venue.

### Conservation Area

Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The character of an area is made up not only by individual buildings but also their relationship to each other and the sense of place that they create. The setting of a building is therefore a material consideration when assessing the suitability of development proposals in Conservation Areas.

Paragraph 192 of the NPPF requires the Local Planning Authority, when determining applications for development, to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy EN17 of the Saved Plan (Development within a Conservation Area) requires that development must preserve or enhance the character or appearance of the Conservation Area. Development will be refused where it would harm the character or appearance of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features. Emerging Policy PPL8 reflects this consideration.

St. Osyth is a large and diverse Conservation Area which embraces the Priory and Park and the adjacent village focused on the church and former marketplace, but which extends to the west down to St. Osyth Creek and the surrounding marshland, where there was a port and where there is still a quay. The Priory, the Creek, and the former marketplace are the significant historic features of the settlement, little altered in their visual relationship since the 16th century. The Priory is central to the Conservation Area, especially prominent being the gatehouse, the Abbot's Tower, the boundary walls and the Park. Ribbon development from the Creek along Mill Street, and down the Colchester road which follows the Park boundary, leads to the more tightly built-up village centre which is busy with shops and food outlets, and where the narrow streets struggle to accommodate heavy traffic flows. Housing typically comprises 17th- to 19th-century cottages, interspersed with some late medieval and some larger 18th- or 19th-century houses, and 20th-century infill. The Conservation Area consists of three distinct components, which combine to give it a special character and a high level of historical interest. The Priory precinct is enclosed on three sides by massive walls, which are an arresting sight in the public areas of the village, and lend the Conservation Area a distinctive character. The Priory is contained within Character Zone 5; to a large extent, however, the Priory is screened from public view by the tall imposing perimeter wall.

Save for a number of small external materials the proposal amounts to a change of use and, for this reason the development would preserve the character and appearance of the conservation area.

## Listed Building

Development affecting the setting of a Listed Building can have as dramatic, and if not properly controlled, as severe an impact as unacceptable alterations to the building itself. The setting of a Listed Building is a material planning consideration when considering planning applications.

Paragraph 192 of the NPPF requires the Local Planning Authority, when determining applications for development, to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 196 of the NPPF requires that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

“Enabling Development” may be defined as development promoted primarily as a way of saving an important Listed Building, registered garden or scheduled monument that is neglected, dilapidated, or otherwise perceived to be “at risk”. Such development is regarded as an established and useful planning tool by which the community may be able to secure the future of a heritage asset, provided that, on balance, the benefit outweighs any harm caused by the new development. Many applications affect historic buildings and places and should, subject to conforming to other planning policies, either enhance or preserve their integrity. Occasionally, however, enabling development is proposed which, whilst it would achieve the preservation or secure the future of an historic structure or landscape, would normally be rejected because it is contrary to other national or local planning policies. In order to justify allowing development, which would otherwise be regarded as inappropriate, very special circumstances must exist. The objective of such applications is to provide funds for repairs that cannot be generated from any other source. So unlike most planning decisions, the financial consequences of the granting of planning permission are not only relevant but fundamental to the decision-making process.

St. Osyth Priory is of national heritage importance and the most notable heritage site within the district. It contains an exceptional Grade 1, Grade 2\* and Grade 2 group of listed buildings, a schedule ancient monument and registered garden and park. The Council is committed to the conservation, preservation and restoration of St. Osyth Priory and, to that end will work in conjunction with the landowner and English Heritage. An assessment of works required to preserve and restore the listed buildings and the scheduled ancient monument to standards agreed by the Council and Historic England and to establish the scale of funding consequently needed will be made. A separate evaluation will be required of the scope of works for the restoration of the registered park and garden. Any conservation deficit (as defined in the English Heritage publication ‘Enabling Development and the Conservation of Heritage Assets’) must be clearly established and identified. Thereafter, any application for enabling development will be judged against the criteria set out in Policy EN27.

Section 16 of the NPPF, which deals with conserving and enhancing the historic environment, is particularly relevant to this proposal, as it proposes to make a financial contribution towards restoration works at St Osyth Priory. The heritage significance of St Osyth Priory has been considered in detail as part of the enabling development proposals already consented on the estate and is detailed in the 2011 and 2016 Heritage Assessments, with the need for further funding acknowledged by all parties.

The Drying House is listed at Grade II for the following principal reasons:-

- \* Architectural interest: it is of special interest for the way its form, including louvred windows and pyramidal roof, reflects its function;



- \* Historic interest: it forms part of the C18 development of the Priory and its buildings, but also retains fabric indicating earlier use;
- \* Group value: the building has group value with the other designated buildings and structures on the site, particularly the Brewhouse immediately to the west, as well as the Scheduled Monument and the registered Park and Garden.

The Listing is described as:

Drying House; possibly C18 with some earlier brickwork to the west wall. Red brick with a tiled roof.

EXTERIOR. The drying house is square and has a pyramidal roof with a chimney in the south slope. To the centre of the south elevation is a plank and batten door, and there are two louvred openings below the eaves to both the west and east elevations, those to the east taller than those to the west. The west elevation has a tall plinth and the brickwork below the louvres, including the plinth, is laid in English bond. The brickwork here appears earlier than that in the remainder of the building and is not keyed in fully to the south wall. The rest of the brickwork is laid mainly in Flemish bond.

The proposal does not result in any significant external change to the building, other than to existing openings and the character would therefore remain unchanged. The internal arrangement has been designed to have minimal impact on the internal fabric of the building, meaning that the heritage value of the building is retained. The setting of the surrounding buildings would be enhanced by the scheme through careful repair of the exterior and the interior changes would not cause harm to the building overall.

The Historic Environment Officer has no objection to the proposal, subject to a number of conditions to be attached to any forthcoming permission.

### Archaeology

Archaeological sites are a finite and non-renewable resource. In many cases they are highly fragile and vulnerable to damage or destruction. These sites contain information about our past, are part of our sense of place and are vulnerable for their own sake and for their role in education, leisure and tourism. As a result it is important that they are not needlessly or thoughtlessly destroyed. Within Tendring approximately 1880 sites of archaeological interest are recorded on the Essex Heritage Conservation Record (EHCR) of which 27 are Scheduled Ancient Monuments. These sites range from Palaeolithic deposits of international significance through those of the prehistoric Roman, Saxon and medieval periods and up to modern industrial and World War II/ Cold War monuments. However, the EHCR records only a proportion of the total with many more important sites remaining undiscovered and unrecorded. The nature of archaeological evidence means that all areas of high potential may not have yet been identified. Important archaeological evidence may exist on any site, and thus may be at risk from proposed developments. The District Council, in conjunction with the County Archaeologist and relevant bodies, is determined to identify and protect all-important remains through the use of appropriate policies and their implementation through the development control process. Where the Council believe important archaeological remains are likely to exist, it is reasonable to request a field evaluation funded by the developer, but carried out independently, is carried out prior to determining a planning application. Not all surviving archaeological remains are of equal importance and Policy EN29 reflects this hierarchy. Where permission is granted for development affecting archaeological remains, and preservation in situ is not possible or feasible, conditions will be imposed to ensure that the remains are properly recorded and evaluated and where practicable, preserved, prior to development. Saved Policy EN29 states that development will not be permitted where the Council considers that it will adversely affect nationally important archaeological sites and their setting and permission will be refused where development proposals do not satisfactorily protect archaeological remains of local importance.

None stated but the building is of interest as part of the C18 outbuildings of the main house. The Drying Shed was scheduled until 2014 but the ground under it still retains that status.

The Historic Environment Officer has no objection to the proposal, subject to a number of conditions to be attached to any forthcoming permission.

### Highway Issues

Paragraph 108 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy QL10 of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted, if amongst other things, access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate. These objectives are supported by emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

The individual use of the Drying Shed as part of a holistic approach to the overall site for conference/functions/wedding reception use has already been considered acceptable against the approval of application 14/01008/FUL.

## **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:- (02)303C Proposed Plans And Elevations, (02)304 Proposed Details and Flex-Fence-Building-A-Louvered-Screen-For-Indoors-And-Out, received 6th December 2019.

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

- 3 The building shall be used solely for the provision of holiday accommodation and shall not be occupied as the domicile of any person and in addition the duration of any person(s) stay in the building shall not exceed 28 consecutive days.

Reason - The site of the permission is outside any area where planning permission would normally be forthcoming for residential development and is permitted only as a dwelling for holiday purposes in the interest of contributing to tourism and the economy of the area.

## **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.

Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

Highways Informatives

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.

The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

SMO1 - Essex Highways  
Colchester Highways Depot,  
653 The Crescent,  
Colchester  
CO4 9YQ

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		NO
<b>Are there any third parties to be informed of the decision?</b>		NO