

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	26/02/2021
Planning Development Manager authorisation:	TC	26/02/2021
Admin checks / despatch completed	DB	26/02/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	26/02/2021

Application: 20/01766/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mrs J Tinneveld

Address: 45 Station Road Alresford Colchester

Development: Proposed new shopfront.

1. Town / Parish Council

Alresford Parish Council Alresford Parish Council have no objection to this application.
03.02.2021

2. Consultation Responses

None required.

3. Planning History

00/00024/FUL	Change of use from retail to office use (Class A2)	Approved	07.03.2000
01/01351/FUL	Change of use from ground floor office to single flat	Refused	19.10.2001
01/02192/FUL	Proposed change of use to retail repair shop and ceramic studio	Approved	21.02.2002
94/01185/FUL	Change of use from shop to flat including external alterations	Refused	22.11.1994
20/01140/FUL	Removal of Condition 2 of 01/02192/FUL to allow use of the unit as a hair salon (Use Class E).	Approved	03.11.2020

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

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to the commercial premises at 45 Station Road, Alresford. Sage Hair Studio has recently taken up occupation of the unit following the approval of application 20/01140/FUL.

The site is located within the Station Road Alresford Local Centre as defined within the adopted Tendring District Local Plan (2007) Policy ER31 Town Centre Hierarchy.

The unit is the central unit of a group of 3 commercial premises located on the eastern side of Station Road. There are further commercial units to the south both fronting Station Road and the adjoining Cox Road. Alresford Train station and cross roads lies further to the south.

Description of Proposal

The application seeks planning permission for the installation of a new shop front.

Assessment

The main consideration in this instance is the design and visual impact of the proposal.

Paragraph 127 of the NPPF states that planning decisions should ensure that developments add to the overall quality of the area including the surrounding built environment. Policy QL9 and QL11 of the Tendring District Local Plan (2007) seek to ensure that all new development makes a positive contribution to the quality of the local environment and is of a suitable nature appropriate to the locality. These sentiments are carried forward within Policy SPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The proposal will remove existing, dated looking vents above the entrance door and provide a new modern appearance to the frontage replacing the timber-framed shopfront with a uPVC one. The new shopfront provides a disabled entrance and egress at 930mm, in excess of the regulation's minimum standards of 775mm. The shop front, as existing and as proposed, has a level threshold in order to allow for step-free entry and exit for wheelchair and buggy users as well as for those less able.

The upgrading of the shop front will enhance the appearance of the individual unit and street scene overall.

Representations

Alresford Parish Council raise no objection to the proposal

No individual letters of representation or objection have been received.

Conclusion

In the absence of any material harm resulting from the proposal, 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 Front Elevation

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.