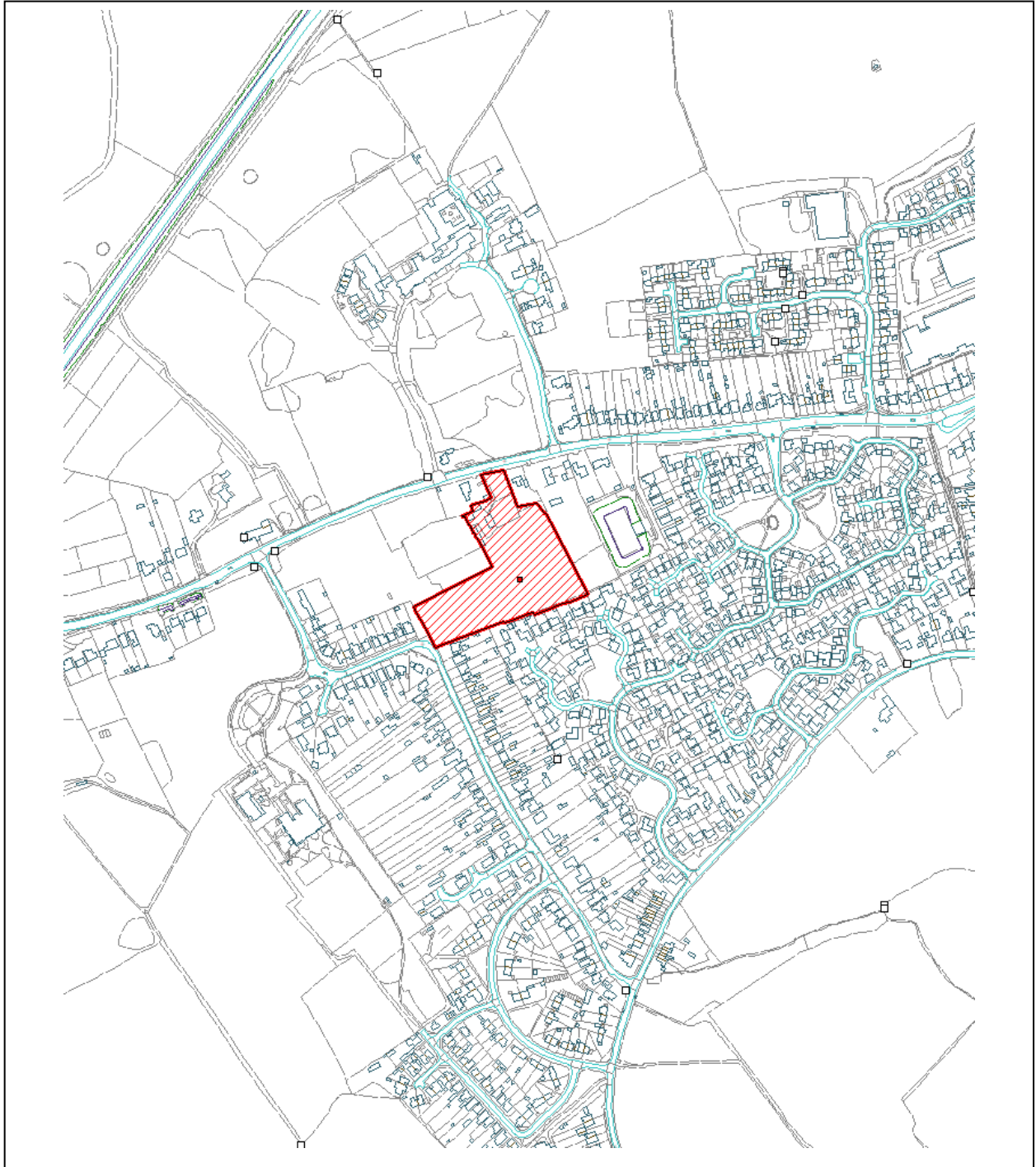


PLANNING COMMITTEE

26th October 2021

REPORT OF THE ASSISTANT DIRECTOR FOR PLANNING

A.5 PLANNING APPLICATION – 21/00376/DETAIL – LAND TO THE SOUTH OF RAMSEY ROAD AND EAST OF MAYES LANE RAMSEY CO12 5EW



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Application: 21/00376/DETAIL

Town / Parish: Ramsey & Parkeston Parish Council

Applicant: Olushanu - Mayes Lane SPV Ltd

Address: Land to The South of Ramsey Road and East of Mayes Lane Ramsey CO12 5EW

Development: Application for reserved matters following approval of outline consent 19/00917/OUT for the development of 31 dwellings and 10 almshouse type bungalows for older persons and associated open space, incorporating details to discharge of conditions 8 (vehicular access - Ramsey Road), 9 (vehicular access - Mayes Lane), 11 (surface water discharge), 12 (estate roads and footways), 13 (construction method statement), 16 (landscape management plan), 17 (tree protection) 22 (surface water drainage), 24 (archaeology) and 26 (construction phasing) of outline consent 19/00917/OUT.

1. Executive Summary

- 1.1 This application seeks approved of the Reserved Matters associated with the granting of planning permission 19/00917/OUT for the construction of 31 dwellings and 10 almshouse type bungalows for older persons and associated open space.
- 1.2 Members of the Planning Committee resolved to approve the outline planning permission at the Planning Committee meeting held on 19 May 2020 and requested that the 'Reserved Matters' application is referred back to the Committee.
- 1.3 As established through the granting of outline 19/00917/OUT application the principle of residential development for up to 41 dwellings (including 10 almshouses) on this site is acceptable.
- 1.4 The detailed design, layout and landscaping are considered acceptable. The proposal would result in no material harm to residential amenity or highway safety and is considered acceptable in urban design terms.
- 1.5 The various details and technical reports submitted to meet the requirements of certain conditions placed on the outline permission (as outlined within the application description) have been reviewed by consultees and are acceptable.
- 1.6 The application is therefore recommended for approval subject the conditions outlined at 8.2 below.

Recommendation:

That the Head of Planning be authorised to grant planning permission for the development subject to:-

- a) Subject to the conditions stated in section 8.2

2. Planning Policy

The following Local and National Planning Policies are relevant to this planning application.

*NPPF National Planning Policy Framework February 2021
National Planning Practice Guidance*

Tendring District Local Plan 2007 (part superseded)

QL2	Promoting Transport Choice
QL3	Minimising and Managing Flood Risk
QL11	Environmental Impacts and Compatibility of Uses (part superseded)
HG3	Residential Development within Defined Settlements
HG3A	Mixed Communities
HG4	Affordable Housing in New Developments
HG6	Dwelling Size and Type
HG7	Residential Densities
HG9	Private Amenity Space
HG14	Side Isolation
COM6	Provision of Recreational Open Space for New Residential Development
COM19	Contaminated Land
COM26	Contributions to Education Provision
EN1	Landscape Character
EN2	Local Green Gaps
EN6	Biodiversity
EN11	A Protection of International Sites European Sites and RAMSAR Sites
EN13	Sustainable Drainage Systems
EN29	Archaeology
TR1A	Development Affecting Highways
TR2	Travel Plans
TR3A	Provision for Walking
TR4	Safeguarding and Improving Public Rights of Way
TR5	Provision for Cycling
TR6	Provision for Public Transport Use
TR7	Vehicle Parking at New Development

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

Section 1: Adopted

SP1	Presumption in Favour of Sustainable Development
SP2	RAMS
SP3	Spatial Strategy for North Essex
SP4	Meeting Housing Needs
SP6	Infrastructure & Connectivity
SP7	Place Shaping Principles

Section 2: Emerging

SPL1	Managing Growth
SPL2	Settlement Development Boundaries
SPL3	Sustainable Design
HP3	Green Infrastructure
HP5	Open Space, Sports & Recreation Facilities
LP1	Housing Supply
LP2	Housing Choice
LP3	Housing Density and Standards

LP4	Housing Layout
LP5	Affordable and Council Housing
PPL1	Development and Flood Risk
PPL3	The Rural Landscape
PPL4	Biodiversity and Geodiversity
PPL5	Water Conservation, Drainage and Sewerage
PPL6	Strategic Green Gaps
PPL7	Archaeology
CP1	Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice
Essex Design Guide

Status of the Local Plan

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26th January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework 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 the policies of the Framework. In this regard 'Proposed Modifications' to the emerging Section 2 of the 2013-33 Local Plan, which contains more specific policies and proposals for Tendring, has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local Plan Committee on 29th June 2021. The Council held a six-week public consultation on the Main Modifications and associated documents which began on 16th July 2021. The consultation closed at 5pm on 31st August 2021 and adoption is expected later this year. Section 2 will then join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

In relation to housing supply:

The Framework requires Councils 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, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, the 'tilted balance' at paragraph 11 d) ii) of the Framework is engaged. This requires applications for housing development be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Following the adoption of Section 1 of the 2013-33 Local Plan and the Council's 'Objectively Assessed housing Need' of 550 dwellings per annum there is no housing shortfall. The Council is able to report a comfortable surplus of housing land supply over the 5 year requirement. The 'titled balance' at paragraph 11 d) ii) of the Framework does not therefore apply to applications for housing.

3. Relevant Planning History

19/00917/OUT	Outline application for development of 31 dwellings and 10 almshouse type bungalows for older persons and associated open space.	Approved	27.08.2020
21/00376/DETAIL	Application for reserved matters following approval of outline consent 19/00917/OUT for the development of 31 dwellings and 10 almshouse type bungalows for older persons and associated open space, incorporating details to discharge of conditions 8 (vehicular access - Ramsey Road), 9 (vehicular access - Mayes Lane), 11 (surface water discharge), 12 (estate roads and footways), 13 (construction method statement), 16 (landscape management plan), 17 (tree protection), 22 (surface water drainage), 24 (archaeology) and 26 (construction phasing) of outline consent 19/00917/OUT.	Current	

4. Consultations

ECC Highways Dept
17.09.2021

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. Prior to the occupation of any of the proposed development the internal road site access and footway layout shall be provided in principle and accord with Drawing Numbers:

- IA20/168/1100 Rev. P3 Externals Layout.
- IA20/168/1120 Rev. P3 Adoptable Highway setting out
- IA20/168/1130 Rev. P3 Ramsey Road - section 278 works
- IA20/168/1140 Rev. P4 Mayes Lane - section 278 works
- And construction method statement.

Reason - To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety and in accordance with Policy DM1.

2. Prior to occupation of the development a 1.5

metre x 1.5 metre clear visibility above a height of 600mm, as measured from and along the boundary, shall be provided on both sides of the vehicular accesses. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety in accordance with policy DM1.

3. Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing, traffic calming and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety and in accordance with Policy DM 1 & 6.

4. Any proposed boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM1.

5. The development shall not be occupied until such time as a car parking and turning areas has been provided in accord with current Parking Standards. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy DM 1 & 8.

7. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres and each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

8. All single garages should have a minimum internal measurement of 7m x 3m.

Reason: To encourage the use of garages for their

intended purpose and to discourage on-street parking, in the interests of highway safety and in accordance with Policy DM8.

9. The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

10. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator).

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

TDC Tree & Landscape Officer
23.04.2021

The information contained on the drawing entitled Basic Landscaping Proposals provides a good indication of the location and species of trees to be planted, however, it does not provide a specification for the trees or any information relating to shrub and hedgerow planting on the site.

Therefore, the application should provide a detailed soft landscaping scheme showing the species and planting location of trees, shrubs and hedges along with a specification for all plants included in the scheme.

In terms of the existing trees on the land and taking into account their relatively poor condition it is considered that no additional information is required relating to tree retention and protection.

TDC Tree & Landscape Officer
25.08.2021

The information provided in relation to tree planting and other planting shown on the Amended Basic Landscape Proposals plan and the 2.No Detailed Landscape Proposals Plans is sufficient to secure a satisfactory level of new planting. The soft landscaping will adequately soften, screen and enhance the appearance of the proposed development.

TDC Environmental Protection

Construction Method Statement

21.04.2021

EP have reviewed the submitted construction method statement and have no adverse comments to make.

Contaminated Land

The Environmental Protection team have recently been contacted by Groundsure in relation to potential historic land contaminated on the proposed site. Therefore, Environmental Protection are requesting that prior to any ground works, a Phase One Contaminated Land Risk Assessment in the form of a desktop study/site walkover report is submitted to the local authority for approval.

TDC Waste Management
16.04.2021

No comments

Essex County Council Archaeology
04.05.2021

A Written Scheme of Investigation (WSI) has been received and approved, the condition can be part discharged only to allow the archaeological evaluation to proceed.

Essex County Council Archaeology
12.07.2021

A programme of archaeological evaluation has been completed in accordance with the WSI submitted and approved. A mitigation strategy has been proposed which identifies areas within the site which require further archaeological investigation. The pre-commencement condition has been satisfied by the approval of the mitigation strategy and development can commence in areas that do not require mitigation. Condition 24 is part discharged to allow development to commence.

ECC SuDS Consultee
21.05.2021

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, ECC SuDS do not object to the granting of planning permission based on the following:

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application are implemented as agreed.

TDC Building Control and Access
Officer
25.06.2021

No adverse comments at this time.

TDC Waste Management
28.06.2021

Access roads to be constructed to suitable width to allow full access for 26 tonne, 2.5 metre wide waste collection vehicles.

ECC Urban Design
17.09.2021

Following on from initial comments and suggested changes to the layout, ECC Urban Design have received a series of amendments to the application submitted. A

review of the suggested changes are listed below and are split into five core areas:

Public Open Space (POS)

Urban Design have raised concerns over the design of the POS and the arrangement of parking, which was seen to dominate the spaces around, limiting access and overlooking onto the space.

The revised plan shows a new arrangement, opening views and access to the POS while reorganising parking as a formal parking square which combines with the spine road as a raised table. These changes work well. Urban Design would like to see a formal hedgerow and low fence around the parking square that backs onto the POS and the addition of tree planting in between some of the parking spaces to help break up the line of cars.

Connectivity

Urban Design feel that concerns regarding the pathway and the extruded garden for plot AO7 have been met, and are happy with the creation of the small public square adding a nodal point to the widened pathway connection each side of the housing development. Furthermore, Urban Design are pleased with the redesign of the pathway, enabling a larger distance between the pathway and plot 21, ensuring that their front garden remains a viable size.

Garden shapes and sizes

Throughout the masterplanning Urban Design highlighted issues with the unusual garden shapes for plot 1, plot 3, plot 4, plot 5, plot 6 and plot 25 due to their unusable nature in accordance with the Essex Design Guide standards. Urban Design are satisfied that these required changes have been met through the redesign of plot 25 and the rearrangement of housing related to plots 1-6 as shown in the updated site drawings.

Plot 25

Initial suggestions were for a change in orientation to plot 25 to respond to the streetscape as a traditional corner plot. Satisfied with the changes made to plot 25; this orientation change also further benefits our suggestions in the previous section regarding garden spaces.

House Type 6

Amendments of the lower ground window were requested as part of our previous comments. However, whilst amendments have been made to reduce the glass panel size by half, the changes have been detrimental to the overall architectural design of the front of the house type. The addition of an opening solid panel covering half

of the area of the bay window is reminiscent of a standard house front door and is not in keeping with the residential character of the site as we had requested.

Furthermore, realignments of the upper floor windows have been implemented but without any consideration to size and the other housing types. Would suggest upper floor windows to match the alignment of the lower floor bay window and door, similar to house type 8. With reference to the upper floor plan, both B3 and Es would perhaps benefit from the larger window types.

In summary, pleased to see how previous comments have been integrated into the revised layout. Still have concerns regarding the redesign of the front elevation of the bay window of house type 6. Previously liked the contemporary design approach to this house type and commented on the practicality of such a large window design. The latest changes start to depart from the original vision of this contemporary approach which is a shame.

Moving forward, the photo below suggests a potential solution/precedent (Ninewells, Cambridge); large bay window with glazed opening (1/3/2/3 split) to ground level with small plinth detail.

ECC Urban Design
17.09.2021 (Latest comments – following revisions to design of HT6)

With a last minor change to HT6, from a design perspective now happy with the application.

5. Representations

- 5.1 Ramsey & Parkeston Parish Council has not provided comment upon the application.
- 5.2 5 letters of objection have been received outlining the following concerns, an officer response is provided in bold type where required;

- Roof pitches to new properties are too steep and out of character.
- Houses are too close to boundary backing onto existing properties Burr Close to the south. This would result in an adverse impact upon existing levels of privacy.

(Officer Response – a minimum of 15m is retained from the rear elevations of the new dwellings to the existing boundary. Moreover a minimum of 25m back to back distance is shown between the new properties and existing dwellings. This degree of separation meets the standards outlined in the Essex Design Guide).

- New bus shelter to Ramsey Road would impact upon visibility when exiting existing access.

(Officer Response – the position of the new bus shelter has been reviewed by ECC-Highways and agreed as it is set back behind the visibility splays serving both the new development and existing individual accesses on Ramsey Road).

- Garden sizes are very tight and close to existing boundaries.

(Officer Response – revised plans have been received re-positioning the properties on plots 3, 4, 5 and 6 to improve the spacing and usability of amenity spaces).

- Design of properties is basic and out of character.
- Footprint of properties is large meaning areas around properties and open space is reduced.
- Noise and disturbance to existing wildlife.
- Garden Villa is incorrectly shown on the plans.

(Officer Response – amended plans have been received correctly showing the footprint of Garden Villa and the perimeter of its boundary).

- Plot 2 is overlooked due to proximity and relationship with Garden Villas.

(Officer Response – to the orientation of plot 2 and the intervening fencing any impact upon privacy levels for future residents would not be adverse enough to warrant a refusal of planning permission).

- Open space is not 10% of the total site area.

(Officer Response – scaled and measured plans received from the architect shown the open space will equate to just over 10% the total site area. Therefore, the size of the open space accords with the requirements of the local plan policy).

- Cramped and over-development due to large footprints.
- Additional tree planting required to bolster field hedge to south of site

(Officer Response – revised plans have been received to secure additional mature tree planting along southern boundary of the site).

- Almshouses too tight to boundary and interrupt wildlife corridor.

(Officer Response - There is no requirement in Liz Lakes' report from the outline permission that suggests a wildlife corridor be placed to the south of the site. As raised in her point 5.41 she states that 'The site boundaries provide minimal foraging and commuting habitat'. There is of course no plan to remove hedgerows on adjoining owners land. Therefore, the issue with the pinch point is considered mute in relation to this. The developers are introducing a new wildlife corridor through the site supported by new planting to offer seasonal variation and a variety of habitat rich planting).

- No local context to house types, they are too deep (which results in poor living conditions) and top heavy with large roof spans.
- Large roof spans and bland flat gable faces.

(Officer Response – following objections from local residents relating to the detailed design of the new properties, ECC-Urban Design Team were consulted and, following discussions, revised plans were submitted to improve the detailed design of certain house types and fenestration styling. ECC-Urban Design Team have confirmed they have no objections to the design and layout of the development.

6. Assessment

Site Context

- 6.1 The application site is located on the southern side of Ramsey Road at the western end of the settlement of Dovercourt. The site is located outside of the defined settlement boundary in the saved local plan but following the granting of outline planning permission (Planning Reference – 19/00917/OUT) the site is now included within the defined settlement boundary on the

proposal maps forming part of the emerging local plan. The site falls within the parish of Ramsey & Parkeston.

- 6.2 The site previously consisted of rough grazing land measuring approximately 1.8 hectares in size and is located between Ramsey Road and Mayes Lane. Within the northwest corner of the site previously contained former pig farrowing units and a block of stables. The site has recently been cleared. A vehicular access exists onto Ramsey Road between Michaelstowe House and Garden Villa (two large detached dwellings) and a further gated access is present onto Mayes Lane.
- 6.3 To the east of the site is the former Michaelstowe Farm for which planning permission exists for 14 dwellings. To the south is an estate of 90's housing predominantly consisting of detached family homes. The southern boundary of the site is marked by close-boarded fencing and hedging. To the south-west is the access onto Mayes Lane, which consists mainly of bungalows.
- 6.4 To the north-west of the site opposite Mayes Lane's junction with Ramsey Road is St Michael's Church, which is a Grade 1 listed building. Views of the church are not seen in conjunction with the site due to the presence of extensive trees and hedgerows within the neighbouring land to the west.

Proposal

- 6.5 This application seeks approval of the Reserved Matters associated with the granting of planning permission 19/00917/OUT for the construction of 31 dwellings and 10 almshouse type bungalows for older persons and associated open space.
- 6.6 The Reserved Matters relate to the appearance, layout and landscaping elements of the development. Access and scale were approved at outline stage.
- 6.7 The application package also incorporates details to discharge conditions 8 (vehicular access - Ramsey Road), 9 (vehicular access - Mayes Lane), 11 (surface water discharge), 12 (estate roads and footways), 13 (construction method statement), 16 (landscape management plan), 17 (tree protection), 22 (surface water drainage), 24 (archaeology) and 26 (construction phasing) of planning permission 19/00917/OUT.
- 6.8 The proposed housing mix is as follows;
 - 6 x 1 bed almshouses
 - 5 x 2 bed units (4 no. almshouses and 1 no. bungalow)
 - 6 x 3 bed units
 - 17 x 4 bed units
 - 7 x 5 bed units
- 6.9 The majority of the proposed dwellings are two storey in height. However, 3 bungalows are proposed on plots 2, 5 and 6 to reduce the impact of the development upon the adjacent 'Garden Villa' and all the almshouses are single storey in scale.
- 6.10 Public Open Space is proposed to the eastern part of the site measuring 10% the total site area. This area will also accommodate the proposed SUDs basin feature.
- 6.11 Vehicular access to the 31 units on the eastern section of the site is via an enhanced vehicular access onto Ramsey Road. The 10 almshouses will be accessed via a new 6m wide access onto Mayes Lane. These points of access were agreed in principle at outline stage.

Principle of Development

- 6.12 The principle of residential development on this site has been established by the granting of outline planning permission (planning reference – 19/00917/OUT).

Appearance

- 6.13 With a mixed character of property type and style in the vicinity, and with the design of the proposal taking some cues from the Essex Design Guide, it is considered that the scheme would respond positively to local character, provide buildings that exhibit individual architectural quality and house-types with well-defined public and private spaces. The public realm through additional landscaping would also assist in creating a sense of place, and provide streets and spaces that are overlooked and active, promoting natural surveillance and inclusive access, as well as including parking facilities that are well integrated as part of the overall design.
- 6.14 The contemporary design approach employed seeks to create high-quality homes which draw inspiration from strong precedents. The simple material palette and design interventions presents an opportunity to provide a strong architectural character to the site. The use of brick detail adds interest and character to the elevations and it is positive to see the use of canopy and protruding elements on the building frontages. A mix of red/orange facing brick work and grey concrete tiles to the roofs of properties is proposed and acceptable for this location. Precise details of exterior materials will be sought via condition.
- 6.15 ECC Urban Design have been consulted and following initial concerns in respect of the fenestration style/size on House Type 6, amended plans have been secured to provide a large bay window with glazed opening (1/3/2/3 split) to ground level with small plinth detail on these house types. Following the submission of these details ECC Urban Design have confirmed no objections to the appearance and detailed design of the properties.
- 6.16 Overall, it is considered that the proposed external design and form of dwellings is appropriate to its setting and provides a sufficient mix and variety of units to create a strong sense of place. Accordingly, the proposal is considered acceptable with respect to paragraph 126 of the National Planning Policy Framework (which sets out the Government's commitment in terms of delivering a wide choice of high quality homes that are beautiful and sustainable) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) which sets out the council's commitment to supporting the aims and objectives of the NPPF in terms of Section 1 adopted Policies SP1, SP3 and SP6 (sustainable development) and SP7 (good quality design).

Layout

- 6.17 Paragraph 130 of the National Planning Policy Framework 2021 states that planning should involve good architecture, layout and landscaping. Policy HG7 of the adopted Tendring District Local Plan (2007) states that development should be designed so as to incorporate suitable outdoor amenity space, so as to have no unduly adverse impact on the character of the area or neighbouring residential amenity. Emerging Policies SPL3 and LP3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) supports these objectives.
- 6.18 Each of the proposed dwellings have their own private amenity space. Policy HG9 of the Saved Local Plan requires 75sqm for 2 bedroom dwellings and 100sqm for dwellings with 3 or more bedrooms. All the dwellings are provided with garden areas which meet or exceed these standards.
- 6.19 The layout largely follows the form and highway framework submitted at outline stage. The layout makes use of the dual frontage afforded to the site by splitting the built form into family houses/bungalows accessed via Ramsey Road and the older person's almshouses accessed via Mayes Lane in the south-western corner of the site.

- 6.20 The layout and scale of the proposed almshouses, along with the spacing to adjacent properties, is considered to represent an appropriate response to the character of Mayes Lane which predominantly consists of bungalows in this location.
- 6.21 The land to the east of the almshouses would accommodate 31 units at a relatively low density of 19 units per hectare, which is comparable to the recent approved scheme directly to the east of this site and consistent with the density of the 1990's estate directly to the south of the site.
- 6.22 ECC Urban Design have been involved in revisions to the layout to secure changes to enhance the overall legibility and layout of the development;
- Revisions to the entrance space to the POS along the road frontage and the provision of a shared surface/raised table parking type square that would act as a gateway space to the POS whilst addressing the traffic calming measures required by highways. Relocation of two car parking spaces to the western end of the private drive and additional landscaping to ensure legible and easy access to the POS
 - Replacing the timber fencing with a brick wall and adding curved elements to guide views and reduce the obtrusive effect within the linked footpath between the dwellings and almshouses. The width of the footpath has also been increased at this location with a bench/landscaped area added to create a 'nodal point' that highlights the connection between the two parts of the site.
 - Amendments to the layout to improve the proportions of the gardens serving plots 3, 4, 5 and 6. The locations of buildings 5 and 6 and the garage have been shifted south to improve the usability of these garden spaces.
 - Amendments to Plot 25 to show a new L-shape house type to provide frontage and define the corner in conjunction with re-orientating the main elevation to overlook the POS and regularise the garden shape.
- 6.23 The requirements of the Essex Design Guide are met in respect of back-to-back distances to existing properties to the south as well as internally within the development. In particular, a minimum of 15m is retained to the existing rear boundaries of those properties in Burr Close and back-to-back distances between the rear elevations comfortably meets the required 25m. As such, existing resident's privacy levels are maintained.
- 6.24 In terms of car parking, the majority will be provided 'on-plot' with only a small pocket of plots provided with 'off-plot' communal parking. Secure and covered cycle storage will be provided within garages, which have also been designed to accommodate further storage. The proposed car and cycle parking accords with the Essex County Council Parking Standards SPD.
- 6.25 Moreover, the site layout has been designed to allow sufficient room for refuse and recycling vehicles to safely and adequately collect waste. ECC Highways has confirmed that the scheme is acceptable from a highways layout perspective.

Scale

- 6.26 The scale was agreed at outline stage and this submission is consistent with that approved approach. For example, the almshouses and those properties situated on plots to the side and rear of the existing property known as Garden Villa are to be single storey in nature. The remainder of the proposed properties are to be two-storey in scale.
- 6.27 This arrangement represents an appropriate response to the character and scale of properties in the vicinity and will safeguard existing resident's amenity.

Highway Safety/Parking

- 6.28 Paragraph 110 of the NPPF (2021) requires Councils to, when making decisions, take account of whether:
- a) appropriate opportunities to promote sustainable transport modes can be, or have been, taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 6.29 Saved policy TR1a in the adopted Local Plan requires that development affecting highways be considered in relation to reducing and preventing hazards and inconvenience to traffic including the capacity of the road network. Policy CP1 in the emerging Local Plan states that developments will only be acceptable if the additional vehicular movements likely to result from the development can be accommodated within the capacity of the existing or improved highway network or would not lead to an unacceptable increase in congestion.
- 6.30 As stated above the access details were approved at outline stage. The outline permission confirms that the site is to be served by a new bellmouth access from Ramsey Road and an access via Mayes Lane to serve the 10 almshouses. The Highway Authority did not raise any objections to this arrangement.
- 6.31 As part of this submission, precise details of the access specifications and internal highway layout have been submitted for assessment. ECC-Highways have reviewed this information and have no objections subject to securing the submitted details and the provision of a linking footway on Mayes Lane to improve connectivity between the site access onto Mayes Lane and nearby facilities including the local school to the west. Precise details of the estate roads, footways and bus stop relocation has also been agreed with ECC-Highways.
- 6.32 The layout plan shows that each property on the eastern section of the development would be served by a minimum of 2 no. parking spaces either through open bays or garaging. Large driveways are shown serving several of the larger properties which would absorb visitors' parking. A further 8 designated visitor bays are indicated within this element of the scheme. 14 bays are proposed for the almshouses including 2 visitors' spaces. Overall, this provision accords with the requirements of the current parking standards.

Landscaping

- 6.33 A comprehensive soft landscaping scheme has been provided which shows the retention of the existing hedgerow at the south of the site along with an acceptable range of landscaped features with street trees, shrubbery and front gardens contributing to the character of the site.
- 6.34 The scheme provided will assist in enhancing the appearance of the development from key public views within the site and from Mayes Lane to the south-west and Ramsey Road to the north.
- 6.35 An area of public open space (POS) is proposed within the eastern section of the site. The Urban Design Team at ECC-Place Services reviewed the layout of this element of the scheme and requested revisions. The revised plans show a new arrangement, opening views and access to the POS while reorganising parking as a formal parking square which combines with the spine road as a raised table. Further planting around the rear of the parking square and additional tree planting to help break up this area has also been secured within the revised plans.

- 6.36 Tree/hedgerow protection measures have been provided and the Council's Tree Officer has confirmed that the submitted plans show that the most valuable trees and hedgerows will be retained with sufficient room around them to avoid harm being caused during the construction phase of the development.

Impact on Residential Amenity

- 6.37 The NPPF at paragraph 130 states that planning should secure developments with a high standard of amenity for existing and future users. Saved Policy QL11 of the Tendring District Local Plan (2007) states that amongst other criteria development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.
- 6.38 The proposed layout has been carefully considered and although Officers note the representations raised by residents living in close proximity to the site, the proposed layout plan demonstrates that sufficient spacing to existing properties to the south can be achieved thereby not causing any adverse impacts in respect of loss of light, outlook or privacy. This arrangement is considered to be in accordance with the Essex Design Guide which states that;
- Where new development backs on to the rear of existing housing, existing residents are entitled to a greater degree of privacy to their rear garden boundary. Where the rear faces of the new houses are approximately parallel to those of the existing homes, the rear of the new houses may not encroach any closer than 15m to an existing rear boundary – even though with a closer encroachment, 25m between the rears of the houses could still be achieved.*
- 6.39 The plans demonstrate that a minimum of 15m from the rear elevation of the proposed properties to the southern boundary of the site can be achieved in conjunction with the required 25m back-to-back distances. The distance between plot 18 and the southern boundary of the site falls slightly below the 15m noted above. However, the property proposed on this plot does not sit directly parallel with the rear elevation of any existing dwellings to the south. For this reason, the layout is considered to comply with the requirements of the Essex Design Guide. The presence of a mature hedgerow on the shared boundary also assists in ensuring that resident's privacy is maintained.
- 6.40 The proposed units (2, 5 and 6) to the rear and side of the property known as Garden Villa are to be single story (as secured at outline stage) to safeguard the existing resident's amenity.
- 6.41 The distance shown between the side elevation of the property on plot 31 and the rear elevation of Michaelstowe House, in conjunction with the mature vegetation present on the shared boundary, is sufficient to avoid any outlook/loss of privacy impacts upon the residents.
- 6.42 In terms of the almshouses, these would be situated side on to existing properties in Mayes Lane but due to the spacing shown and the fact these are modest single storey properties any impact on existing resident's amenity would be minimal.
- 6.43 Plot 9 in the south-eastern corner of the site would retain approximately 6m to the side elevation of a new dwelling on the adjacent development under construction to the east. The proposed property on adjacent development contains a large landing window within its facing flank, whereas plot 9 proposes a small bedroom window. Given the intervening distance and due to these windows not serving main habitable rooms, any loss of privacy would be mutual and not significantly harmful to future resident's amenity.

Drainage

- 6.44 The scheme has been designed alongside a specialist drainage design consultant to ensure that the scheme is compliant to the regulations set out by the LLFA. This involvement has determined the requirement for a surface water basin at the east of the site which relies on the beneficial percolation rates of the existing soil to allow flood water to dissipate. ECC-SUDs

Team (LLFA) have reviewed the information provided and confirm that they have no objections to the development and the discharge of the associated condition on the outline permission.

- 6.45 A foul sewer connection is available in Mayes Lane and the scheme will incorporate a comprehensive gravity fed drainage scheme.

Access/Adaptability

- 6.46 Modified Policy LP3 of the Emerging Plan states that 'on housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M4(2) 'adaptable and accessible' standard. For affordable homes, 10% should be to Building Regulations Part M4(2) and 5% should be to Part M4(3) 'wheelchair-user' standards'.
- 6.47 The developer's agent has confirmed that the development has been designed to align with the emerging policy for compliance with M4(2) and M4(3) of The Building Regulations.

Conditions Approval

- 6.48 The application incorporates details to meet the requirements of several of the conditions included on the outline permission. These include details of; the vehicular access to Ramsey Road and vehicular access to Mayes Lane, highway drainage system, estate roads and footways details, the construction method statement, landscape management plan, the proposed tree/hedge protection measures, the surface water drainage scheme, archaeology investigation details and construction phasing plans.
- 6.49 The information provided has been assessed as part of the Reserved Matters submission and various consultee comments from ECC-Highways, Environmental Protection, the Council's Trees and Landscaping Officer and ECC-Archaeology Team have confirmed that the details contained within the various reports and plans are acceptable.
- 6.50 ECC-Archaeology have confirmed that the pre-commencement element of the archaeology condition (Condition 24) is satisfied. The post-evaluation report/assessment still needs to be provided to satisfy the condition. This will be communicated to the applicant via an informative on the planning permission.

Legal Obligations

- 6.51 The obligations secured at outline stage comprise the following;
- Health (NHS) - payment of the contribution is required prior to commencement of the development.
 - Affordable Housing – 10 almshouses and 2 no. 3 bed units as affordable housing. Not to occupy anymore than 16 units until the affordable housing units have been constructed and made available for occupation.
 - RAMS Contribution (£125.58p x 41 units).
- 6.52 The unilateral undertaking securing these legal obligations remains in force as part of the outline approval. Consequently no legal agreement is required as part of this Reserved Matters submission.

7. Conclusion

- 7.1 As established through the granting of outline 19/00917/OUT application the principle of residential development for up to 41 dwellings (including 10 almshouses) on this site is acceptable.

- 7.2 The detailed design, layout and landscaping are considered acceptable. The proposal would result in no material harm to residential amenity or highway safety and is considered acceptable in urban design terms.
- 7.3 The various details and technical reports submitted to meet the requirements of certain conditions placed on the outline permission (as outlined within the application description) have been reviewed by consultees and are acceptable.
- 7.4 The application is therefore recommended for approval subject the conditions outlined at 8.2 below.

8. Recommendation

- 8.1 The Planning Committee is recommended to grant planning permission subject to the following conditions and informatives:

8.2 Conditions and Reasons

- 1). The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos:

IA20/168/1110-P1 – Drainage Details
IA20/168/1010-P1 – Drainage Details 1
IA20/168/1000-P1 – Drainage Layout
IA20/168/1011-P2 – Drainage Details 2
0825_A_SC_01A – Construction/Phasing Plan
0825_A_SC_17B – Tenure Plan
0825_A_SC_14B – Phasing Plan
0825_A_SC_10C
0825_A_SC_9C
0825_A_SC_8C
0825_A_SC_7C
0825_A_SC_6C
0825_A_SC_5C
0825_A_SC_4C
0825_A_SC_3C
0825_A_SC_2C
0825_A_SC_21
0825_A_SC_19A
0825_A_SC_16C
0825_A_SC_15C
0825_A_SC_13C
0825_A_SC_07F
0825_A_SC_01E
0825 – Accommodation Schedule
IA20/168/1140/P4 - Amended Mayes Lane Section 278 Works
IA20/168/1130 P3 - Amended Ramsey Road Section 278 Works
IA20/168/1122 P2 - Amended Adoptable Highway Long Sections
IA20/168/1121 P3 - Amended Adoptable Highway Contours Plan
IA20/168/1120 P3 - Amended Adoptable Highway Setting Out
IA20/168/1100 P3 - Amended Externals Layout
254_404 P04 - Amended Planting Plan – West
254_402 P03 - Amended Planting Plan - South
254_400 P03 - Amended Structure Planting Plan
254_401 P03 - Amended Planting Plan - North
North Essex Homes – Construction Method Statement
Written Scheme of Investigation (June 2021 as prepared by L-P : Archaeology)
Aboriginal Report – (as prepared by greenlight environmental consultancy)

0825_A_SC_20 – Tree Protection Plan
254_D_001 Landscape Management Plan

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

- 2). All changes in ground levels, hard landscaping, planting, seeding or turfing shown the approved landscaping details drawing no's; 254_404 P04 - Amended Planting Plan – West, 254_402 P03 - Amended Planting Plan – South, 254_400 P03 - Amended Structure Planting Plan and 254_401 P03 - Amended Planting Plan – North shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure the implementation of the approved scheme and adequate maintenance of the landscaping for a period of five years in the interests of amenity.

- 3). Prior to the occupation of any of the proposed development the internal road site access and footway layout shall be provided in principle and accord with Drawing Numbers:

- IA20/168/1100 Rev. P3 Externals Layout.
- IA20/168/1120 Rev. P3 Adoptable Highway setting out
- IA20/168/1130 Rev. P3 Ramsey Road - section 278 works
- IA20/168/1140 Rev. P4 Mayes Lane - section 278 works
- Construction Method Statement.

Reason - To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.

- 4). Prior to occupation of the development a 1.5 metre x 1.5 metre clear visibility above a height of 600mm, as measured from and along the boundary, shall be provided on both sides of all vehicular accesses. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

- 5). Any proposed boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- 6). The development shall not be occupied until such time as the associated car parking and turning areas have been provided and made available for use in accord with the approved plans. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.

- 7). The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason - To ensure appropriate cycle parking is provided in the interest of highway safety.

- 8). No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used and insufficient information has been submitted in this regard.

- 9). The tree protection measures outlined on drawing no. 0825_A_SC_20 shall be adhered to throughout the construction phase.

Reason - To ensure the retention of the mature trees/hedges located within the application site in the interests of amenity.

- 10). Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2016 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling and no outbuildings shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interest of amenities of the occupants of the neighbouring and proposed properties.

- 11). No development hereby permitted shall commence until the specific requirements of paragraphs numbered 1 to 3 below have been satisfied. If unexpected contamination is found after development has commenced, no further development shall be carried out on that part of the site affected by the unexpected contamination until the requirements of paragraph 4 have been complied with in relation to such contamination.

1. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided within the planning application, shall be carried out in accordance with a scheme to assess the nature and extent of any contamination of the site. The investigation and risk assessment shall be undertaken by a competent person and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; and
- (iii) an appraisal of options for remediation and a proposal with preferred option(s). This appraisal shall be conducted in accordance with the Environment Agency Model Procedures for the Management of Land Contamination (CLR 11).

2. Submission of Remediation Scheme - A detailed Remediation Scheme to ensure that the site is suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted

to and approved in writing by the Local Planning Authority. The scheme shall include all works of remediation to be undertaken, remediation objectives and criteria, timetable of works and related site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the use of the land after remediation.

3. Implementation of Approved Remediation Scheme - The Remediation Scheme required under paragraph 2 above shall be carried out in accordance with its terms prior to the commencement of any works of construction on site unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing a minimum of two weeks prior to commencement of the remediation scheme works of the date that the remediation works will commence. Following completion of the measures identified in such approved Remediation Scheme, a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority.
4. Reporting of Unexpected Contamination - In the event that contamination is found which was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken in accordance with the requirements of paragraph 1 above and, where remediation is necessary, a new Remediation Scheme shall be prepared in accordance with the requirements of paragraph 2 above and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Scheme as may be approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph 3 above. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this paragraph have been satisfied.

Reason - To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8.3 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.

Highways Informative

Prior to occupation, the development each pedestrian crossing point shall be constructed with a drop kerb and tactile paving on both sides of the road in accordance with the Essex Design Guide.

General note: areas where there is no footway being provided adjacent to the carriageway and the intention is for these areas to be adopted a half a metre 'no build zone' will need to be provided and hard surfaced.

The areas directly adjacent to the carriageway(s) in which the trees are to be planted should not be less than 3 metres wide, exclusive of the footway and the trunks of the trees should be no nearer than 2 metres to the channel line of the road. The same dimensions should be used in situations where the footway is located adjacent to the carriageway.

In paved areas, whether or not the planted areas are to be adopted highway, trees should be sited no closer than 2 metres to the defined (or undefined) edge of the carriageway. Where the adopted highway is to be an independent path, trees should be planted no closer than 1 metre from the edge of the highway. In all cases, trees should be provided with root barriers to prevent damage to underground services.

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 or by post to:

SMO1 – Development Management Team
Ardleigh Depot,
Harwich Road,
Ardleigh,
Colchester,
CO7 7LT

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Section 106 Agreement Informative

The applicant is reminded that the associated outline permission is linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Anglian Water Informative

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement.

Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Archaeology

Please that Condition 24 (Archaeology) of the outline permission is part satisfied only. A post-evaluation report/assessment needs to be submitted to fully satisfy the requirements of the condition.

9. Additional Considerations

Public Sector Equality Duty (PSED)

- 9.1 In making your decision you must have regard to the PSED under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions to:

- 9.2 A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- 9.3 B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s); and
- 9.4 C. Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
- 9.5 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, being married or in a civil partnership, race including colour, nationality and ethnic or national origin, religion or belief, sex and sexual orientation.
- 9.6 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in section 149 and section 149 is only one factor that needs to be considered, and may be balanced against other relevant factors.
- 9.7 It is considered that the recommendation to grant permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 9.8 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998 (as amended). Under the Act, it is unlawful for a public authority such as the Tendring District Council to act in a manner that is incompatible with the European Convention on Human Rights.
- 9.9 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property) and Article 14 (right to freedom from discrimination).
- 9.10 It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence or freedom from discrimination except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Finance Implications

- 9.11 Local finance considerations are a matter to which local planning authorities are to have regard in determining planning applications, as far as they are material to the application.
- 9.12 The New Homes Bonus (NHB) is one local finance consideration capable of being a material consideration to which the weight given shall be determined by the decision maker. The NHB is a payment to local authorities to match the Council Tax of net new dwellings built, paid by Central Government over six consecutive years. In this instance, it is not considered to have any significant weight attached to it that would outweigh the other considerations.

10. Background Papers

- 10.1 In making this recommendation, officers have considered all plans, documents, reports and supporting information submitted with the application together with any amended documentation. Additional information considered relevant to the assessment of the application (as referenced within the report) also form background papers. All such information is available to view on the planning file using the application reference number via the

Council's Public Access system by following this link <https://idox.tendringdc.gov.uk/online-applications/>.