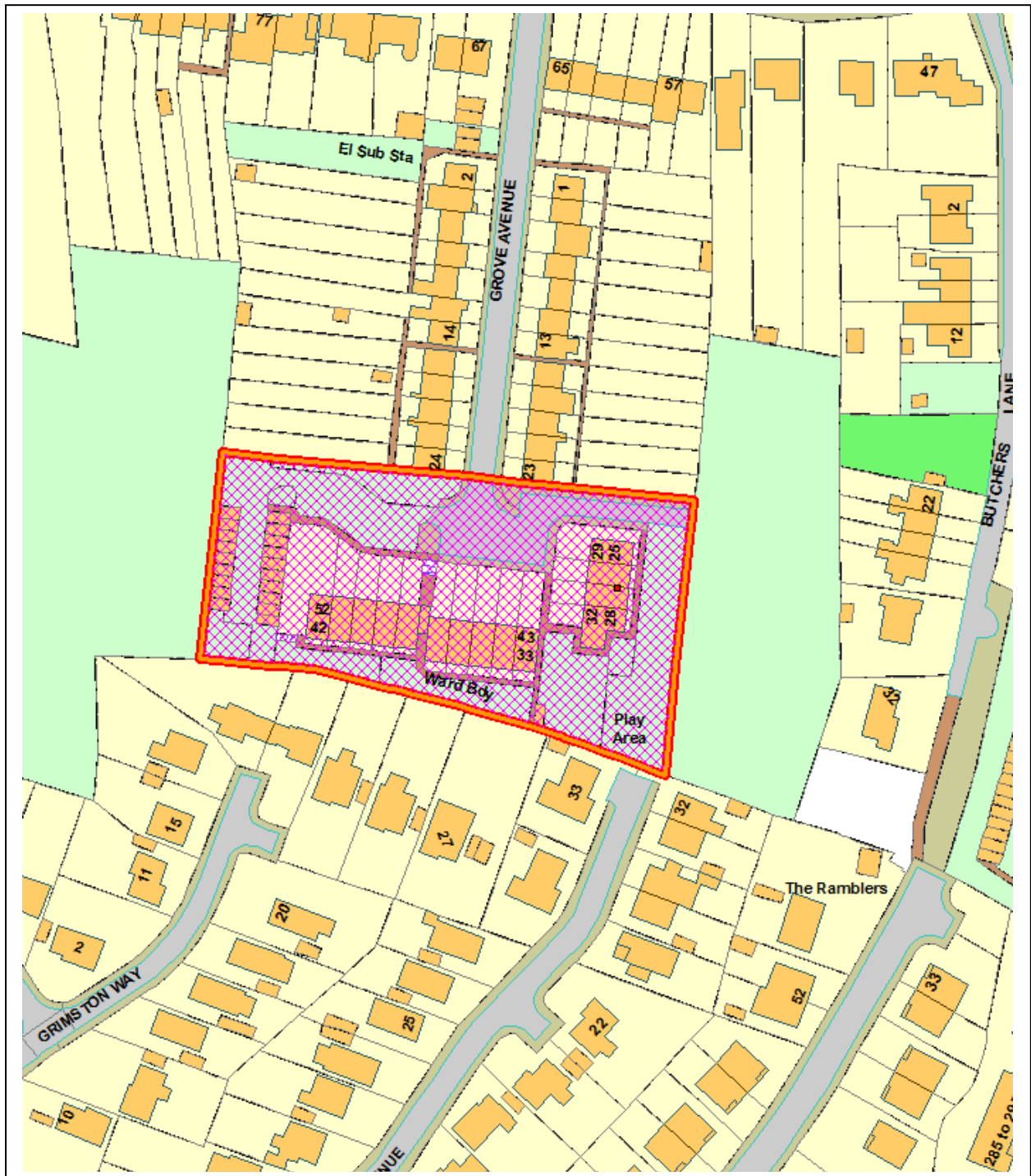


PLANNING COMMITTEE

19 APRIL 2017

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 17/00294/FUL - THE GROVE FLATS, GROVE AVENUE, WALTON-ON-THE-NAZE, CO14 8QY



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Application:	17/00294/FUL	Town / Parish: Frinton and Walton Town Council
Applicant:	Mr Barry Eldridge - Tendring District Council	
Address:	The Grove Flats, Grove Avenue, Walton-on-the-Naze, CO14 8QY	
Development:	Replace failing existing external balustrades for stainless steel balustrades with glazing panels and replace existing communal entrance with new aluminium doors and windows.	

1. Executive Summary

- 1.1 This application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2 The application is to replace the existing external balustrades for stainless steel balustrades with glazing panels, and to replace the existing communal entrance with new aluminium doors and windows.
- 1.3 The proposal will not result in any material harm to visual or residential amenity.

Recommendation: Approve

Conditions:

1. Time Limit
2. Approved plans

2. Planning Policy

National Policy:

National Planning Policy Framework

National Planning Practice Guidance

Local Plan Policy:

Tendring Local Plan 2007

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)

SPL3 Sustainable Design

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 216 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 14th July 2016, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document. As this plan is currently at an early stage of preparation, some of its policies can only be given limited weight in the determination of planning applications, but the weight to be given to emerging policies will increase as the plan progresses through the later stages of the process. 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 216 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.

3. Relevant Planning History

00/02110/FUL	Proposed improvements to the existing environment by the introduction of new tenant stores, refuse collection points, new designated car parking areas, children's play area etc.	Approved	15.02.2001
99/00014/FUL	Erection of 3.0m high security fence adjacent garages	Approved	09.02.1999
99/01747/FUL	Refurbishment of elevations to building by the application of epsicon system of externally applied thermal insulation with rendered and textured finish	Approved	27.01.2000

4. Consultations

Not applicable.

5. Representations

- 5.1 Frinton and Walton Town Council support the application.
- 5.2 There has been no other letters of representation received.

6. Assessment

6.1 The main planning considerations are:

- Visual impact
- Residential amenities

Visual Impact

6.2 The proposed works are situated to the front of the building and as such will be publically visible, thus having the potential to impact upon the existing street scene. However, in light

of the fact the works are relatively minor and will be a visual enhancement to the existing building, there are not considered to be any detrimental visual impacts as a result.

Impact to Neighbouring Amenities

- 6.3 To the north of the proposal are various residential dwellings, namely Numbers 23 and 24 Grove Avenue, who have the potential to be impacted upon as a result of development to this building. However, the proposal is minor with no additional overlooking, with works being predominantly replacement only, and therefore there will be no additional impact to neighbouring amenities that would warrant a reason for refusal, whilst the impact to the amenities of the residents of Grove Flats will be neutral.

Background Papers

None.