

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.

3. Planning History

01/00154/FUL	New private drive and entrance wall/piers to Alresford Hall and the estate	Approved	25.04.2001
91/00962/FUL	Change of use of private residence to residential home for the elderly plus new sewage treatment plant.	Approved	15.10.1991
96/00927/LBC	Repairs and renovations as per schedule of works	Approved	03.03.1997
04/00910/FUL	Erection of lean-to extension, chimney and enclosure of existing covered way	Approved	25.06.2004
04/00911/LBC	Erection of lean-to extension, chimney and enclosure of existing covered way	Approved	25.06.2004
04/01125/FUL	Erection of brick wall in kitchen garden	Approved	10.12.2004
04/01204/LBC	Erection of brick wall in kitchen garden		29.11.2004
05/00444/FUL	Renovation, conversion and change of use of barn to form two dwellings and all ancillary works.	Approved	01.06.2006
05/00472/LBC	Renovation, conversion and change of use to form two dwellings.	Approved	01.06.2006
83/00006/FUL	Dwelling house	Approved	12.04.1983
83/00219/FUL	Continued use and extn of part as wholesale nursery garden, retention of two multispan polythene tunnels	Approved	12.04.1983
88/01172/FUL	Retention of polythene tunnels and potting shed related to horticultural nursery (part of renewal of 83/00219/FUL)	Approved	09.08.1988
93/00001/AGRIC	Agricultural Glasshouses	Determination	18.02.1993
10/01245/FUL	Alterations to the north east wing of house including replacement of	Approved	24.01.2011

	roof coverings, internal alterations to the kitchen, alterations to the main bathroom, reinstatement of chimney to courtyard and other ancillary works.		
10/01246/LBC	Alterations to the north east wing of house including replacement of roof coverings, internal alterations to the kitchen, alterations to the main bathroom, reinstatement of chimney to courtyard and other ancillary works.	Approved	24.01.2011
11/00403/FUL	Alterations to the north east wing of house including replacement of roof coverings, internal alterations to the kitchen, alterations to the main bathroom, reinstatement of chimney to courtyard and other ancillary works.	Approved	13.06.2011
11/00406/LBC	Alterations to the north east wing of house including replacement of roof coverings, internal alterations to the kitchen, alterations to the main bathroom, reinstatement of chimney to courtyard and other ancillary works.	Approved	31.05.2011
11/01305/FUL	Installation of 10kw ground mounted solar pv system.	Approved	04.01.2012
12/01328/FUL	Installation of community biomass system, to include a new plant room/fuel store building.	Approved	17.01.2013
12/01329/LBC	Installation of community biomass system, to include a new plant room/fuel store building.	Approved	
19/30144/PREAPP	Proposed farm diversification to create a childrens adventure playland within Alresford Hall Estate.		09.10.2019
19/01856/FUL	Proposed farm diversification to create a childrens adventure playland within Alresford Hall Farm	Approved	17.08.2020
20/01151/DISCON	Discharge of condition 7 (reptile mitigation) of approved application 19/01856/FUL.	Approved	08.09.2020
20/01404/DISCON	Discharge of conditions 2 (gates) and 3 (walls and piers) of approved application 01/00154/FUL.	Approved	08.12.2020
20/01523/FUL	Proposed swimming pool in the south side of the walled gardens. Proposed repair of walls, the	Approved	19.03.2021

	raising of the east wall, a flight of brick steps, and the reinstatement of the original and new gates to the existing openings of the garden. (Part retrospective.)		
20/01524/LBC	Proposed swimming pool in the south side of the walled gardens. Proposed repair of walls, the raising of the east wall, a flight of brick steps, and the reinstatement of the original and new gates to the existing openings of the garden. (Part retrospective.)	Approved	19.03.2021
20/01603/DISCON	Discharge of conditions 3 (Materials), 5 (Play Equipment), 8 (Biodiversity Enhancement Layout), 9 (Lighting), 11 (Construction Traffic Management Plan), 20 (Mitigation Strategy), 21 (Contamination), 22, 25 and 26 (Foul and Surface Water) of approved planning application 19/01856/FUL.	Approved	14.09.2021
21/00060/AGRIC	Proposed development for the creation of a concrete pad for agricultural use.	Determination	08.02.2021
21/00653/DISCON	Discharge of condition 3 (Brick Material, Mortar Mix, Profile and Finish) of approved planning application 20/01523/FUL	Approved	21.06.2021
21/00825/FUL	Proposed siting of ground mounted solar array	Approved	01.07.2021
21/01103/DISCON	Discharge of condition 4 (Archaeological Investigation Report) of approved application 20/01523/FUL.	Approved	12.08.2021
21/01136/FUL	Variation of condition 2 (Approved Plans) of application 19/01856/FUL to substitute a revised site layout plan, and elevations, for a redesign of the main building to remove the galleon ship feature and install as a standalone play feature alongside, along with other minor updates to the siting of play areas.	Approved	15.09.2021
21/01970/FUL	Proposed installation of timber sculpture.	Approved	12.01.2022
21/02066/FUL	Proposed erection of signage, gates and stock proof fence.	Current	
21/02067/ADV	Erection of two non-illuminated	Current	

signs.

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021
National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond Section 1 (adopted January 2021)
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)
SPL3 Sustainable Design

Status of the Local Plan

Planning law requires that decisions on 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 (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

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 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, Paragraph 11 d) of the Framework requires granting 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 (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

5. Officer Appraisal

Proposal

The application seeks planning permission for the erection of signage, gates and stock proof fence as part of the new previously approved access from the B1027 to the children's adventure play theme park at Alresford Hall approved under application reference 19/01856/FUL. The proposed signage has been considered under application reference 21/02067/ADV.

Assessment

The proposed gates are a simple agricultural style, made of galvanised metal and a low level which would enable the site to be secured when the business is closed to the public and will also serve as a security barrier to prevent access to the wider agricultural estate of Alresford Hall when the adventure play is closed to the public. The gates are set back from the edge of the highway by 29.9 metres and are inward opening to allow multiple large vehicles (HGV/Coaches) to pull into the

new driveway off the B1027 should they arrive when the gates are closed to prevent congestion on the main road.

Two lengths of agricultural timber post and wire stock proof fencing will be erected on either side of the driveway mouth to create a secure boundary connection between the existing hedge line highway/estate boundary and the new gates. The fencing will be 2 metres in height.

The gates and new fencing will not look out of place in the rural setting along the B1027 where existing wire fencing runs along the field boundary and a double metal five bar gate can be seen further to the north securing a field access.

A heritage impact assessment was submitted with the previously approved application 19/01856/FUL which identified Brook Farmhouse, a Grade II listed building located on the opposite side of the B1027. The assessment concluded that the visual changes as a result of the new entrance were considered to be slight and not result in any harm to the heritage significance of Brook Farmhouse.

The heritage impact assessment also concluded that there was a slight chance that underground heritage assets (archaeology) could be present in the location of the proposal, however, the minor scale of the proposal subject of this application and limited ground disturbance would ensure that the proposals would not be predicted to harm any archaeological remains of significance. Where excavations are required, for post holes, for example, the agreed working scheme of investigation will be followed to ensure heritage assets are protected, preserved in-situ or archived accordingly.

The proposed development is considered minor in nature and remains in line with the overall principles of the approved scheme.

Other Considerations

Alresford Parish Council has no objection to the application. The Parish Council expressed concern about the site lines in either direction caused by the position of the signage, however a condition to ensure the visibility splays remain free of obstruction by the signs will be imposed on the consent of advertisement under application reference 21/02067/ADV. They also note that the application lacks submission of a realistic visualisation of the street scene, however this is not a statutory requirement.

Essex Highways have been consulted and they raise no objection to the submitted proposals.

No letters of representation have been received.

Conclusion

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

6. Recommendation

Approval - Full

7. Conditions

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number GA_02_221121 and information sheet titled 'Wyvernwood Signage' dated November 2021 showing details of signage, fencing and galvanised metal entrance gates.

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.

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

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.

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