

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	02/08/2022
Planning Development Manager authorisation:	JJ	02/08/2022
Admin checks / despatch completed	MR	02.08.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	02.08.2022

Application: 22/00665/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr Neil Williams - St Osyth Parish Council

Address: Cowley Park Recreation Ground Mill Street St Osyth

Development: Retrospective permission for the erection of a new beacon.

1. Town / Parish Council

St Osyth Parish Council Have not commented on this application

2. Consultation Responses

Essex County Council
Heritage
24.06.2022

The application is for retrospective permission for the erection of a new beacon within the St Osyth Conservation Area. This follows submission of revised plans showing updated position for the proposed beacon.

There is no objection to this application.

3. Planning History

95/01198/FUL	(Recreation Ground, Mill Street, St Osyth) Rebuilding storage building	Approved	12.11.1995
03/01506/FUL	Extension of groundsmans shed	Approved	18.09.2003
09/01134/FUL	Construction of 2 bay cricket net practice facility with artificial turf and security fence surround.	Approved	15.12.2009
20/01189/TCA	1 Oak - Reduce by 50%.	Approved	28.09.2020
22/00665/FUL	Retrospective permission for the erection of a new beacon.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development

SP7 Place Shaping Principles

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

PP8 Tourism

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

PPL8 Conservation Areas

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.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site refers to Cowley Park Recreation Ground, Mill Street, St Osyth. The application site is located within the St Osyth Conservation Area and Coastal Protection Belt.

Proposal

This application seeks retrospective planning permission for the erection of a new beacon.

Principle of Development

Policy PP8 of the Tendring District Local Plan 2013 - 2033 states that to attract visitors to the Tendring District and support economic growth in tourism, the Council will generally support proposals that would help to improve the tourism appeal of the District to visitors, subject to other relevant policies in the Local Plan. It is therefore considered that the principle of the beacon is acceptable in this location subject to the detailed considerations below.

Design and Appearance

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. Policies SP1 and SPL 3 of the Adopted Local Plan 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.

The proposed beacon will be visible to the street scene of West Road and Parade West. The total height of the post is approximately 6.2 metres with the basket measuring approximately 1.2 metres. The beacon will total approximately 7.4 metres in height. The beacon will be constructed from a steel pole and steel basket which is considered acceptable to ensure the longevity and maintenance of the proposal.

The beacon will be located to the south west of the War Memorial which is visible to Mill Street. However due to the set back from the highway as well as the beacon being located in front of existing buildings such as the Pavillion, Sports Facility, Skate Park and Park Area, the beacon is not considered to cause any visual harm to the character of the area.

Impact upon Neighbouring amenities

Policy SP7 of the Tendring District Local Plan 2013-2033 requires that all new development protects the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

Due to the location of the beacon on the recreation ground as well as the sufficient distance to neighbouring properties, it is considered that the proposal will not cause any harm to neighbouring amenities.

Heritage Impact

Paragraph 202 of the National Planning Policy Framework (NPPF) states 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. Paragraph 206 of the National Planning Policy Framework confirms that local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets, to enhance or better reveal their significance.

Policy PPL8 of the Tendring District Local Plan 2013-2033 states that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area.

The application site is located within St Osyth Conservation Area. Place Services Historic Environment Team have been consulted on this application and have stated that there are no objections to the beacon.

Coastal Protection Belt

Policy PPL2 of the Tendring District Local Plan 2013-2033 seeks to protect the unique and irreplaceable character of the Essex coastline from inappropriate forms of development as well as seeking to improve public access to and enjoyment of the coast in accordance with the National Planning Policy Framework.

Due to the minor nature of the beacon, it is considered that it will not cause any significant harm to the Coastal Protection Belt.

Other Considerations

St Osyth Parish Council have not commented on this application

No letters of representation have been received.

6. Recommendation

Approval – Full

7. Conditions / Reasons for Refusal

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Beacon Details - Scanned 03 May 2022
- Amended Block Plan - Scanned 21 June 2022
- Amended Site Plan - Scanned 21 June 2022

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.

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