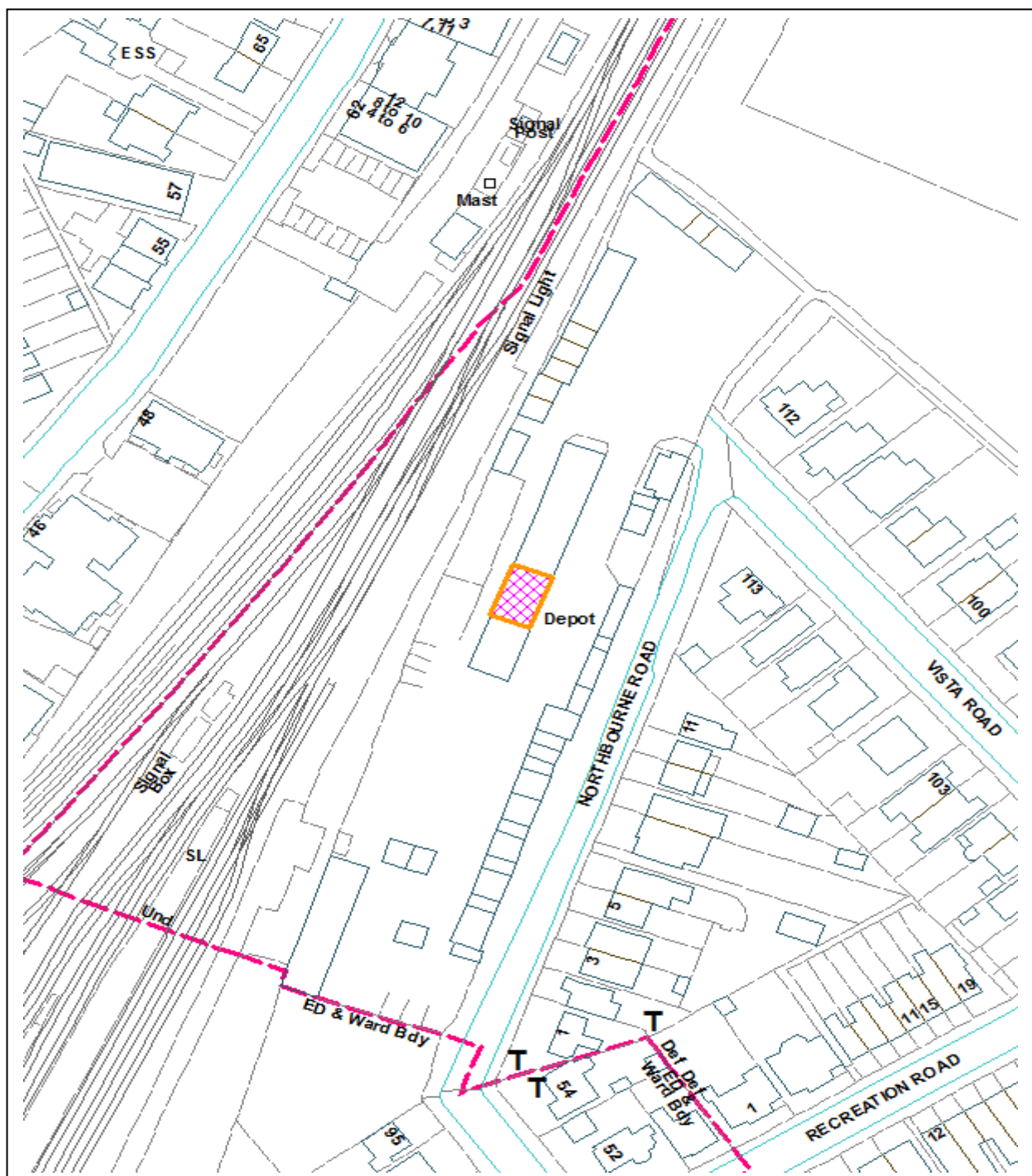


PLANNING COMMITTEE

27 FEBRUARY 2018

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 18/00111/FUL - TENDRING DISTRICT COUNCIL, NORTHBOURNE COUNCIL DEPOT, VISTA ROAD, CLACTON-ON-SEA, CO15 6AY



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Application:	18/00111/FUL	Town / Parish: Clacton Non Parished
Applicant:	Emma Picking & Daniel Mills	
Address:	Tendring District Council Northbourne Council Depot Vista Road Clacton CO15 6AY	
Development:	Proposed change of use from storage facilities, B8 to new office accommodation, B1(a).	

1. **Executive Summary**

- 1.1 This application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2 The application involves the change of use of existing storage facilities to new office accommodation including external changes.
- 1.3 The site is not allocated as Employment Land nor safeguarded for employment use in the Employment Land Review. Policy ER3 of the Tendring District Local Plan (2007) seeks to ensure that land in or allocated for employment use will normally be retained for that purpose. The use of the site will be retained for employment purpose and the change of use from storage to office accommodation as proposed will intensify the use of the site. The principle of development is acceptable subject to the detailed consideration below.
- 1.4 The proposal will not result in any material harm to residential amenity or highway safety and will result in a slight visual improvement.

Recommendation: Approve

Conditions:

1. 3 year time limit
2. Approved plans condition

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

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR7 Vehicle Parking at New Development

PP6 Employment Sites

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

SP3 Providing for Employment

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 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. 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

96/00223/FUL	(Northbourne Depot, Northbourne Road, Clacton on Sea) Proposed single storey flat roof structure for office use	Approved	29.03.1996
13/60186/HOUEN Q	Site 5000 litre red diesel tank.		07.02.2013
18/00111/FUL	Proposed change of use from storage facilities, B8 to new office accommodation, B1(a).	Current	

4. Consultations

ECC Highways Dept	The Highways Authority has assessed the details of this proposal and having regard to the fact that 5 additional parking spaces are being provided, does not wish to raise any objections.
Environmental Protection	EP have no adverse comments to make on this application

5. Representations

5.1 No letters of representation have been received.

6. Assessment

- 6.1 The main planning considerations are: Principle of development, Visual Amenity, Impact on neighbouring amenities, Parking and Highways.

Site Context

- 6.1 The application site is located to the west of Northbourne Road, Clacton. Having regard to both the Saved Tendring District Local Plan (2007) and Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017), the site lies within the defined Settlement Development Boundary of Clacton on Sea.
- 6.2 The site comprises of a number of office, storage buildings aswell as parking facilities with access to the north eastern end of the site used by Tendring District Council. To the east of the site are residential properties in Northbourne Road and Vista Road and to the west of the site is the railway line. To the north lies Clacton Leisure centre.

Proposal

- 6.3 The application seeks planning permission for the change of use from storage facilities (use class B8) to new office accommodation (use class B1A).
- 6.4 As part of the application, the following external changes are proposed, including replacing the garage door to bi-fold doors on the south east elevation; the insertion of two windows to the south east elevation; the insertion of two windows to the North West elevation and replacement of roof finish of part of the building. All materials will match the existing building.

Principle of development

- 6.5 The site is not allocated as Employment Land nor safeguarded for employment use in the Employment Land Review. Policy ER3 of the Tendring District Local Plan (2007) seeks to ensure that land in or allocated for employment use will normally be retained for that purpose. The use of the site will be retained for employment purpose and the change of use from storage to office accommodation as proposed will intensify the use of the site.

The principle of development is acceptable subject to the detailed consideration below.

Visual Impact

- 6.6 The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of suitable scale, mass and form.
- 6.7 The proposal will not be visually prominent from Northbourne Road or Vista Road due to the building being situated behind existing office and storage units and therefore will not adversely impact upon the street scene. The proposed changes will be in keeping with the existing building and will result in a small visual improvement to the existing building.

Impact to Neighbouring Amenities

- 6.8 The NPPF, at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Saved Plan 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'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

- 6.9 The application site is adjacent to Northbourne Road and due to there being sufficient separation distance to neighbouring amenities along Northbourne Road, there will not be any impact upon residential amenities.

Parking and Highways

- 6.10 Essex County Council Highways have been consulted on this application and raise no objection.
- 6.11 The application proposes five additional parking spaces for Tendring District Council employees. Based on the floor area of the proposed office space 4 spaces would be required. Given the existing use this equates to an additional 2 spaces. The proposal complies with Essex Parking Standards.
- 6.12 The application site is in a sustainable location with good transport links. Although there will be some increase in traffic, given the existing use, it is not considered significant.

Conclusion

- 6.13 The proposal for a change of use of the existing storage facilities from B8 to offices use class B1A) and external changes are considered to be acceptable in principle. The proposal and does not result in any material harm to visual amenity, impact upon neighbouring amenities or any adverse impact on highway safety.

Background Papers

None