

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

8TH AUGUST 2017

AGENDA ITEM A.3

17/00507/FUL – LAND TO THE SOUTH OF GUTTERIDGE HALL LANE WEELEY

Change of use to one gypsy pitch comprising one mobile home, one touring caravan, one day room and associated works.

The agent has 11 forwarded letters of support from local businesses and individuals which state:-

- i have known kelsey buswell for over 2 years and she is responsible, respectful and quiet, with excellent morals and high standards in the care of her children. She puts her family and home before anything else. She is clean, and tidy and polite and I have no problem in recommending her to you as an outstanding character
- I have known Tom and Kelsey for over 8 years, both socially and through our respective businesses. They are a genuine and hard-working couple. They uphold high standards and work ethic.
- I have known Mr Buckley as a businessman and friend for the last 6 years. He has traded with our company, and he is of good character and his word is his bond
- Tom has hired tools from our company with no problems for the last 3 years, and he is always pleasant and polite
- Mr Tom Buckley has a sub-contractor for our business for several years, and has proven to be honest and reliable person in collecting selected vehicles on our behalf, and he will remain an asset member of our team
- I have done business with Tom and his partner Kelsey on several occasions. Tom is hard-working and honest and always pays his bills, and is a loyal customer and a pleasure to work with. All they want is a nice area to bring up their children
- As the adjacent land-owner, I have no objection to a small chalet being sited on land next to me. I agree that this should be a family home and not a business, and not to be used for the storage of vehicles. The keeping of a pony paddock is 'common practice' in Gutteridge Hall Lane
- We have known Tom and Kelsey for many years and they are a trustworthy and honest couple, and a pleasure to know. Tom does a lot of charity-work raising money for cancer
- I own the land behind Toms on Gutteridge Hall Lane and have known him for 18 months through keeping horses and he has helped me on several occasions. He maintains his land well, and has helped me tidy my land and fences
- The Buckley's have always been considerate and helpful to me and my neighbours and they are a pleasant and friendly couple
- I have known Tom and Kelsey for many years and Tom has worked for me. He is hard-working completing tasks to a high standard

AGENDA ITEM A.4

17/00306/FUL – 2 SPRING ROAD BRIGHTLINGSEA COLCHESTER ESSEX CO7 0PJ

Demolition of existing garage and the creation of 1 no. dwellinghouse accessed from existing driveway to Regent Road and associated landscape works. Creation of two new off-road vehicle parking spaces with a new dropped kerb to be associated with 2 Spring Road.

- Additional comments received from Essex County Council Highway Authority

The objections received from Brightlingsea Town Council requested that the Highway Authority 'come out and view the road scene'. As such, additional comments were requested and received from Adam Garland of the Highway Authority dated 25th July 2017 (copied to the Town Clerk) explaining and justifying the 'no objection' stance originally received on 21st March 2017.

These additional comments received are as follows (copy on file);

Further to our discussion regarding the above noted application, by way of confirming the Highway Authority position I would offer the following comments.

Please be advised, I have copied the town clerk into this email in order to give them the assurance that an experienced and qualified Highway Engineer has assessed the details of the application, and the recommendation is based on this assessment and not personal opinion.

The application proposes one new dwelling in an area of existing housing, utilising an existing access and providing a new access for the donor property.

The use of the existing access will therefore not be altered.

The assessment undertaken looked at the new access point with regard to the following items;

1) Visibility splays

The site is large enough to provide splays commensurate with the speed of traffic on Regent Road. The site is surrounded by properties which do not provide visibility splays in accordance with current policy standards.

2) Traffic speed and volume

Being an estate road it is not an intuitive 'through-route', and in proximity to the bend and junction i) Vehicles approaching the site from the north will be slowing to negotiate the junction, and ii) Vehicles approaching from the south will not have had time or distance to dramatically increase speed.

3) Level of intensification

Being only one unit the level of intensification is minimal.

4) Safety

Having regard to point 1 above, even though surrounding properties do not accord with policy, if this were inherently dangerous in this location it would be reflected in the accident figures. However, examination of the collision website shows that no accidents have been reported over the last three years.

Taking all of the above into account, the Highway Authority is content that the proposed new dwelling will not create a highway safety or efficiency issue.

- 1 further letter of objection received in response to the amended scheme

A further letter of objection has been received dated 31st July 2017 from LSR Solicitors and Planning Consultants on behalf of the occupiers of number 6 Spring Road. The objections can be summarised as follows;

- Too high and close to shared boundary.
- Overbearing.
- Loss of outlook.
- Harmful to amenities.

Officers consider that the impact on neighbouring amenities and the points raised above have been satisfactorily covered within the report.

The recommendation of approval remains unchanged.

AGENDA ITEM A.5

17/01009/FUL – CHURCHILL COURT PARKESTON ROAD DOVERCOURT ESSEX CO12 4NU

Removal of existing undercroft garages and conversion of these spaces into a two bedroom residential unit and a community liaison office.

Amended Plans Received

Amended plans were submitted by the Agent, received on 28th July 2017.

The amendments comprise enclosing the storage areas and adding windows on the south-west elevation fronting Parkeston Road (as previously approved under reference 16/01946/FUL by the Committee on 31st January 2017).

Due to the change in site levels with an apparent slope down from the roadside edge towards the building, the alterations to this elevation will only be partially publically visible and not prominent or harmful within the street scene. The proposed alterations are considered to represent a positive alteration to the overall appearance of the building and improve the access and security of the storage areas for residents.

The amendments do not raise any new issues than those already set out within the report.

The amendments will not result in any adverse impact to visual or neighbouring amenities.

The recommendation of approval remains unchanged.

AGENDA ITEM A.6

17/00587/FUL - Great Oakley Lodge, Harwich Road, Great Oakley, CO12 5AE.

Temporary helipad facility including a new temporary porta-cabin, a new fuel storage tank and refuelling facility, lighting and additional car parking.

Additional Great Oakey Parish Council comments

Two additional letters of objection have been received which raise the following concerns:

- Proposal is inappropriate for the rural area.
- Effect on livestock and privately owned horses will be detrimental to the health of all the animals in the area.
- There are a considerable number of residents in and around the area who would suffer from the noise of possibly 20 flights a day.

- Temporary could well mean several years.
- The proposal should be sited in a totally different area away from public and wildlife, and farm animals, not in a designated rural community.
- Increase in noise and potential danger to residents in Dovercourt.

AGENDA ITEM A.8

16/02107/FUL – Bramcote, Thorpe Road, Clacton On Sea, CO16 9SA.

Demolition of existing dwelling and erection of 47 no. bungalows and 2 no. houses with garages, access and public open space.

Amended plans were received after the committee report had been completed. These provide 1.3 metre wide, 20mm high raised block paved strip along one side of two sections of the proposed shared surface. This area is over runnable by vehicles should larger vehicles need to pass in the 4.7 metre wide macadam road. They have also added a 3 metre wide pedestrian link through onto Thorpe Road. The County Highway Authority have confirmed that their comments still apply to either the original shared surface proposal or the amended proposal.

Letter from applicant's agent (sent directly to Members) is summarised below:

- Original proposal was designed by consultants to comply with County Highway Authority (CHA) requirements and Supplementary Planning Guidance adopted by the Council. Failure to do so would lead to a planning or highway related refusal.
- The use of shared surfaces is common in Essex as they accord with the CHA's standards.
- There is no objection from the CHA to the original proposal.
- There does not appear to be a robust highway safety reason behind the Committee's dislike of this form of road design.
- Have prepared a compromise to retain the shared surface but with a small edging strip and different colour surfacing to define it from the roadway.
- This compromise is not favoured by CHA so would not be adopted but the applicant would manage it as a private street.
- Applicants preference is the original proposal unless Members would prefer the compromise.

Email from Adam Garland CHA summarised below:

- Confirm the compromise solution doesn't work in practice as residents view them as a parking area so CHA don't adopt this type of surface.
- Shared surfaces are shown to reduce speeds and risk to pedestrians.
- CHA are happy to accept 6 metre wide shared use surfaces for up to 50 units in a cul de sac or 100 units on a loop with a target maximum speed of 10mph.
- Over the last 10 years or so these routes have become more popular across the country and research highlights the benefits for all users; increased permeability, increased pedestrian and cycling use, reduction in vehicle speeds and risk for users.

As the parish council's comments have not been incorporated in the amended details, Great Oakley Parish Council object to this application.

Letter from applicant's Chartered Civil Engineer

- I am a Director of Intermodal Transportation and have been advising the Applicants on all highway and transportation matters
- We are alive to the concerns some Members have expressed regarding shared space designs and offer an alternative solution.
- This alternative is not preferred by the Applicants or CHA and the road would have to become private with the added maintenance liabilities that would bring on residents.

- In the UK traditional traffic and pedestrian segregation was beginning to be challenged in the 1990's based on the success of shared surfaces in the Netherlands.
- Local Transport Note 1/11 Shared Space states a level surface is often intended to remove a physical and psychological barrier to pedestrian movement. It can also indicate to drivers that pedestrians are not confined to the footway and that they can expect to encounter them in the whole of the street. Shared space challenges the assumption that segregating pedestrians and vehicles by high levels of demarcation improves safety.
- The Manual for Streets guidance concludes, from research, that above 100 vehicle movements per hour, pedestrians treat the general path taken by motor vehicles in a shared space as a road to be crossed rather than a space to occupy. This development would not generate, on any shared surface, more than 15 vehicle movements per hour during the busiest peak hours.
- Concerns about parking on shared surfaces blocking views from adjacent property windows are not planning matters and would occur to a lesser degree with a conventional carriageway footway design.
- The development has ample off street and visitor parking which meets standards and so frequent parking on the highway would not be expected.

AGENDA ITEM A.10

17/01081/OUT – 96 JAYWICK LANE CLACTON ON SEA

Proposed erection of 5 no. bungalows following demolition of existing bungalow.

Highway Authority Comments Received

No Objections – Advises 7 conditions/3 Informatives.