

PLANNING COMMITTEE

Tuesday 12th May 2020 at 7:15pm

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, this meeting will be held via MS Teams and by the Council's YouTube channel – Braintree District Council Committees.

Members of the public will be able to view and listen to this meeting via YouTube.

To access the meeting please use the link below:

<http://www.braintree.gov.uk/youtube>

Members of the Planning Committee are requested to attend this meeting to transact the business set out in the Agenda.

Membership:-

Councillor J Abbott
Councillor K Bowers
Councillor T Cunningham
Councillor P Horner
Councillor H Johnson
Councillor D Mann
Councillor A Munday

Councillor Mrs I Parker (Vice Chairman)
Councillor F Ricci
Councillor Mrs W Scattergood (Chairman)
Councillor Mrs G Spray
Councillor N Unsworth
Councillor J Wrench

Members unable to attend the meeting are requested to forward their apologies to the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by 3pm on the day of the meeting.

A WRIGHT
Chief Executive

INFORMATION FOR MEMBERS - DECLARATIONS OF INTERESTS

Declarations of Disclosable Pecuniary Interest (DPI), Other Pecuniary Interest (OPI) or Non- Pecuniary Interest (NPI)

Any member with a DPI, OPI or NPI must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a DPI or OPI or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the Chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

Public Question Time Registration

In response to Coronavirus the Council has implemented new procedures for public question time.

Members of the public wishing to participate are requested to register by contacting the Governance and Members Team on 01376 552525 or email governance@braintree.gov.uk by midday on the working day before the day of the Committee meeting. For example, if the Committee Meeting is due to be held on a Tuesday, the registration deadline is midday on Monday, (where there is a bank holiday Monday you will need to register by midday on the previous Friday).

The Council reserves the right to decline any requests to register if they are received after this time.

Registered participants must submit their written questions/statements no later than 9am on the day of the meeting by emailing them to governance@braintree.gov.uk

Participation will be via the submission of a written question or statement which will be read out by the Chairman or an Officer during the meeting. All written questions or statements should be concise and should be able to be read within the 3 minutes allotted for each question/statement. The question/statement will be published on the Council's website. The Council reserves the right to remove any defamatory comment in the submitted question/statement.

The order in which questions and statements will be read is members of the public, Parish Councils/County Councillors/District Councillors, Applicant/Agent.

The Chairman of the Planning Committee has discretion to extend the time allocated for public question time and to amend the order in which questions/statements are presented to the Committee.

Members of the public can view the meeting via the Council's YouTube Channel - Braintree District Council Committees.

Documents: All documents for this meeting are available on the Council's website. Agendas, Reports and Minutes can be accessed via www.braintree.gov.uk or www.braintree.gov.uk/info/200141/committee_timetable_committees_and_meetings

YouTube Broadcast: Please note that this meeting will be recorded and available on the Council's YouTube Channel - Braintree District Council Committees and will be available via: <http://braintree.public-i.tv/core/portal/home>

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For further information on how the Council processes data, please see the Council's Privacy Policy.

https://www.braintree.gov.uk/info/200136/access_to_information/376/privacy_policy

We welcome comments to make our services as efficient and effective as possible. If you have any suggestions regarding the meeting you have attended, you can send these to governance@braintree.gov.uk

PUBLIC SESSION		Page
1	Apologies for Absence	
2	Declarations of Interest To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.	
3	Minutes of the Previous Meeting To approve as a correct record the Minutes of the meeting of the Planning Committee held on 3rd March 2020.	
4	Public Question Time (See paragraph above)	
5	Planning Applications To consider the following planning applications and to agree whether the more minor applications listed under Part B should be determined “en bloc” without debate. Where it has been agreed that the applications listed under Part B will be taken “en bloc” without debate, these applications may be dealt with before those applications listed under Part A.	Page
PART A		
Planning Applications		
a	Application No. 18 02023 VAR – White Court, Braintree Road, SHALFORD	7-15
b	Application No. 19 01048 FUL – Buck Farm, Buck Hill, BLACK NOTLEY	16-31
c	Application No. 19 01049 LBC – Buck Farm, Buck Hill, BLACK NOTLE	32-39
d	Application No. 20 00155 VAR – Land North of Slamseys Farm, Blackley Lane, GREAT NOTLEY	40-63
PART B		
Minor Planning Applications		
e	Application No. 19 01533 FUL – 95 Newland Street, WITHAM	64-74
f	Application No. 19 01574 HH – 116 Cressing Road, BRAINTREE	75-81
g	Application No. 19 01961 FUL – The Vine Public House, Vine Street, GREAT BARDFIELD	82-90

h	Application No. 19 02276 HH – Ethels Cottage, Gestingthorpe Road, LITTLE MAPLESTEAD	91-100
PART B		
Minor Planning Applications (Braintree District Council Advertisement Applications)		
1	Application No. 19 02169 ADV – Roundabout at Freeport, Millennium Way, BRAINTREE	101-107
2	Application No. 19 02170 ADV – Galleys Corner Roundabout, Braintree Road, CRESSING	108-114
3	Application No. 19 02171 ADV – Roundabout at London Road South/A120, BRAINTREE	115-121
4	Application No. 19 02172 ADV – Panners Roundabout, Bridge End Lane, GREAT NOTLEY	122-130
5	Application No. 19 02173 ADV – Roundabout at A120 Slip Road, London Road, BRAINTREE	131-137
6	Application No. 19 02174 ADV – Tesco Roundabout and A131 Notley Bypass, London Road, GREAT NOTLEY	138-144
7	Application No. 19 02175 ADV – Roundabout Between Avenue West and Queenborough Lane, GREAT NOTLEY	145-152
8	Application No. 19 02177 ADV – Roundabout at Tesco, The Grove, WITHAM	153-159
9	Application No. 19 02178 ADV – Great Notley Bypass A120/A131, Garden Village Way, GREAT NOTLEY	160-166
10	Application No. 19 02179 ADV – Roundabout at London Road, Garden Village Way, GREAT NOTLEY	167-173
11	Application No. 19 02180 ADV – Roundabout at Pods Brook Road, Braintree Bypass, BRAINTREE	174-180
12	Application No. 19 02181 ADV – Roundabout at London Road BRAINTREE	181-186
13	Application No. 19 02182 ADV – Roundabout at Gershwin Boulevard, Maltings Lane, WITHAM	187-193
14	Application No. 19 02183 ADV – Morrisons Roundabout, Braintree Road, WITHAM	194-200
15	Application No. 19 02184 ADV – Roundabout at Hawkes Road, Hatfield Road, WITHAM	201-207

16	Application No. 19 02211 ADV – Roundabout at Rayne Road, BRAINTREE	208-214
17	Application No. 19 02212 ADV – Roundabout at Bridport Way, Coggeshall Rod, BRAINTREE	215-221
18	Application No. 19 02214 ADV – Roundabout North of Mayland House, The Grove, WITHAM	222-228
19	Application No. 19 02215 ADV – Roundabout at Mill Hill, Chapel Hill, BRAINTREE	229-235

PRIVATE SESSION

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6 Urgent Business - Private Session

To consider any matter which, in the opinion of the Chairman,
should be considered in private by reason of special
circumstances (to be specified) as a matter of urgency.

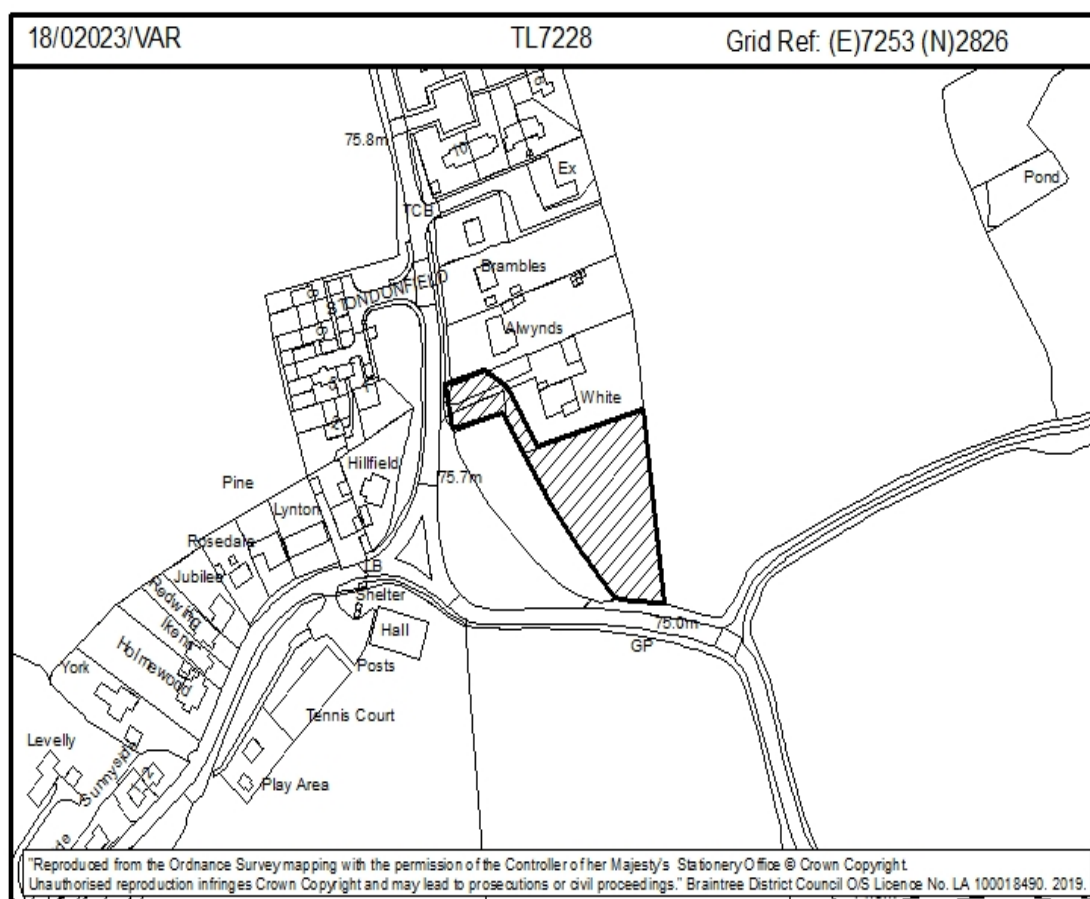
There are no items for Private Session for this meeting

PART A

AGENDA ITEM NUMBER 5a

APPLICATION NO: 18/02023/VAR DATE: 13.11.18
VALID:
APPLICANT: Mr Steve Wheelhouse
Jenny Moody Properties Ltd, Hoe Mill Barns, Manor Road,
Woodham Walter, Maldon, CM9 6GH
AGENT: Mr Mark Morgan
Petro Designs Ltd, Unit 20, West Station Yard, Spital Road,
Maldon, CM9 6TS
DESCRIPTION: Application for variation of condition 2 following grant of
planning permission 18/00278/REM - to reduce the Visibility
Splays from 120m to 73m as per the recent approval
(18/01124/FUL) and as agreed with Highways.
LOCATION: White Court, Braintree Road, Shalford, Essex, CM7 5HF

For more information about this Application please contact:
Mrs H Reeve on:- 01376 551414 Ext. 2503
or by e-mail to: helen.reeve@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PI4UWGBFL8000>

SITE HISTORY

17/00047/REF	Proposed demolition of existing dwelling, garaging and outbuildings and erection of 3 no. 5 bedroom detached dwellings and 3 no. 4 bedroom detached dwellings	Appeal Dismissed	27.11.17
78/01512/P	Erection of a 6 foot high fence along the southern boundary	Granted	
05/01587/FUL	Erection of single storey extension, alterations to existing kitchen and re-positioning of existing conservatory	Granted	23.09.05
09/00654/FUL	Erection of detached cartlodge/store	Granted	30.06.09
09/00738/FUL	Erection of extension and alteration works to create annexe accommodation	Granted	15.07.09
15/01117/OUT	Erection of 4 no. detached dwellings and associated garages, car parking, landscaping and external works.	Granted with S106 Agreement	20.11.15
16/02023/FUL	Proposed demolition of existing dwelling, garaging and outbuildings and erection of 3 no. 5 bedroom detached dwellings and 3 no. 4 bedroom detached dwellings	Refused then dismissed on appeal	05.04.17
18/00278/REM	Reserved Matters application following Outline Planning Permission 15/01117/OUT. Erection of 4 no. detached dwellings and associated garages, car parking, landscaping and external works.	Granted	26.04.18
18/01124/FUL	Demolition of dwelling and erection of 2no. detached	Granted	08.11.18

18/01574/DAC	<p>dwelling with detached double garages with drive onto existing access.</p> <p>Application for approval of details reserved by conditions 3, 4, 7, 15, 16 and 18 of planning approval 15/01117/OUT.</p>	Granted	07.12.18
18/01848/DAC	<p>Approval of details reserved by condition 14 of planning permission 15/01117/OUT.</p>	Granted	10.12.18
19/00276/DAC	<p>Application for approval of details reserved by conditions 3 and 5 of approval 18/01124/FUL - Demolition of dwelling and erection of 2no detached dwellings with detached double garages with drive onto existing access.</p>	Granted	25.03.19

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.

- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing need, which for Braintree is 716 dwellings per annum.

The examination into the Section 1 Local Plan continued in January 2020. Hearing sessions have now been completed, and the North Essex Authorities are awaiting the Inspector's initial findings in the next few weeks.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled

forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP10	Residential Density
RLP56	Vehicle Parking
RLP80	Landscape Features and Habitats
RLP81	Trees, Woodland Grasslands and Hedgerows
RLP90	Layout and Design of Development

Braintree District Local Development Framework Core Strategy 2011

CS5	The Countryside
CS9	Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
LPP1	Development Boundaries
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP69	Tree Protection

INTRODUCTION/REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Shalford Parish Council has objected to the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The site lies centrally within Church End, Shalford on the western corner of Braintree Road. The site originally contained White Court, a detached residential property which itself was located within the village envelope, with the larger part of the site directly to south of the dwelling, within the countryside.

The site is currently under construction, following the granting of planning permission references 18/00278/REM and 18/01224/FUL.

To the north of the site is residential development which is a mix of single storey and two storey dwellings and on the opposite side of the road is Shalford village hall and the village shop.

PROPOSAL

Application reference 18/00278/REM approved reserved matters for the erection of 4no. detached dwellings and associated garages, car parking, landscaping and associated works, on the lower and larger part of the site, to the south of the original dwelling.

A further planning permission was granted under application reference 18/01124/FUL for the demolition of the dwelling (White Court) and erection of 2no. detached dwellings with detached double garages, on the northern section of the site. The two sites share the same access.

This application seeks a variation to Condition No. 2 of planning permission 18/00278/REM. Condition 2 states:

“Prior to occupation of the development, the access shall be constructed in accordance with submitted drawing 0975 05J and be provided with a visibility splay with dimensions of 2.4 metres by 120 metres to the north and 2.4 metres by 120 metres to the south, as measured from and along the nearest edge of the carriageway. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.”

The application seeks to vary this condition by way of reducing the required visibility splays from 120 metres to 73 metres, being the same visibility splay as approved under planning permission 18/01124/FUL.

For the avoidance of doubt, it is noted that prior to a very recent Appeal decision, it has been understood by officers that a S.73 application cannot be made to a ‘Reserved Matters’ application. However, officers have sought further legal advice in this respect of this matter and conclude that it is now possible to vary a Reserved Matters approval by way of a S.73 application.

CONSULTATIONS

Highway Authority

“Having considered the information submitted with the planning application the Highway Authority has no objection to variation of Condition 2 of planning permission 18/00278/REM, given permission granted under planning permission no. 18/01124/FUL”.

PARISH / TOWN COUNCIL

Shalford Parish Council

"The Parish Council support the comments made by Alwynds. This has already been rejected on a previous application (18/01124/FUL). The developers have tried to change this twice. The Parish Council stands by its original comments that "In the original application the perimeter fencing and line of conifers was removed thereby enhancing the "Visually Important Open Space". We would like this retain and if necessary, the perimeter of the site marked with estate fencing to match that on the opposite side of the road around the Village Hall and recreation ground".

REPRESENTATIONS

Letters were sent to Alwynds, 7 Barryfields, 1 Stondonfield, Hillfield and Shalford Village Hall.

Objection received from Alwynds, summarised as follows:-

- Original application showed a visibility splay of 73 metres, which was revised to 120 metres following correspondence concerning the row of conifer trees and fencing. Revised plan shows the removal of boundary trees and fencing to achieve visibility splay and new paddock fence
- Questions why the variation is applied for – is it to leave the conifers and fence in situ?
- The longer visibility splay is better, given the sharp bend in road
- An open aspect to the frontage would enhance the character and appearance of the street scene

REPORT

Principle of Development

The principle of development has been previously accepted through approved applications 15/01117/OUT, 18/00278/REM and 18/01124/FUL.

Consideration under this application is only given to whether the proposed variation of the condition is acceptable.

Visibility Splays

Reserved Matters approval 18/00278/REM currently requires under condition No. 2 that a visibility splay measuring 120 metres is implemented, prior to occupation of the development.

However, as part of the more recent planning permission reference 18/01124/FUL the Highways Authority recommended a condition be imposed requiring a visibility splay of 2.4 metres x 73 metres to the north and to the south on the same access. Revised drawings were subsequently submitted showing said splay. Planning permission was approved and condition No. 6 has been imposed requiring the visibility splay of 73 metres. As such planning permission 18/01124/FUL allows lesser visibility splays to the same access.

Essex County Council as Highway Authority have been consulted on the proposal and raise no objections.

Retention of Conifer Hedge and Fencing

The existing conifer hedge and fence were proposed to be removed under outline planning permission 15/01117/OUT and reserved matters approval 18/00278/REM in order to achieve visibility splays of 120 metres, which was deemed to be necessary at that stage, by the Essex County Highways Authority.

The later recommendation by the Highways Authority of a lesser requirement in visibility splays to 73 metres, under planning permission 18/01124/FUL means that there is no longer a *requirement* for the conifer hedge and fence to be removed.

The Parish Council and neighbour's concerns over the retention of the fence and hedge are noted and it is clear that the conifer hedge and fence have been in situ for some time. Although officers consider that in terms of character and appearance within the locality, the area would benefit from the removal of the fence, without the requirement to remove them for highway safety purposes, there is no longer a reasonable requirement by the local planning authority to have them removed as part of the planning permission for the site.

CONCLUSION

It is concluded that, with the recommendation and acceptance by the Essex County Council Highways Authority that visibility splays for the site can be reduced from 120 metres to 73 metres, Condition No. 2 is acceptable to be varied in wording to reflect this.

The resultant requirement to remove conifer hedging and fencing identified above is no longer valid and their retention is considered to be acceptable.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Site Plan

Plan Ref: 05M

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 2 Prior to occupation of the development, the access shall be constructed in accordance with submitted drawing no. 05M and be provided with a visibility splay with dimensions of 2.4 metres by 73 metres to the north and 2.4 metres by 73 metres to the south, as measured from and along the nearside edge of the carriageway. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.

Reason

To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety to ensure accordance with policy DM 1 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

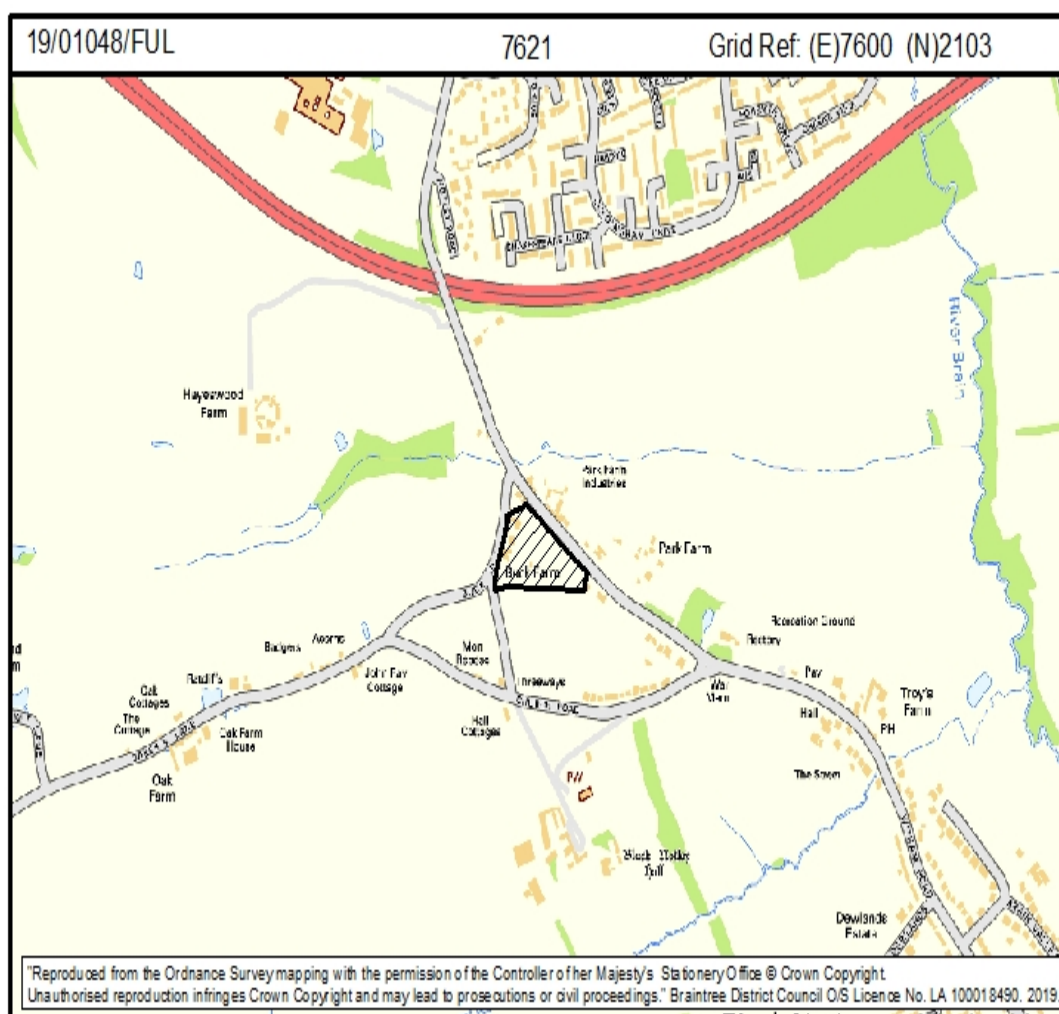
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART A

AGENDA ITEM NUMBER 5b

APPLICATION NO: 19/01048/FUL
 DATE: 19.06.19
 VALID:
 APPLICANT: Mr Iain Hutchinson
 C/O Agent
 AGENT: Mr Lindsay Trevillian
 270 Avenue West, Great Notley, CM77 7AA
 DESCRIPTION: Proposed conversion of existing barn to a single dwelling house and the construction of a detached open bay garage alongside new vehicle access, parking, landscaping and other associated works.
 LOCATION: Buck Farm, Buck Hill, Black Notley, Essex, CM77 8LA

For more information about this Application please contact:
 Ellen Cooney on:- 01376 551414 Ext. 2501
 or by e-mail to: Ellen.cooney@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PSXWJRBF GY600>

SITE HISTORY

92/01205/COU	Change of use of existing farm building into office	Granted	15.12.92
96/00739/COU	Proposed change of use of listed barn to warehouse	Granted	22.08.96
96/00740/LBC	Proposed renovation of listed barn and additional concrete floor	Granted	22.08.96
80/00458/P	Change of use from vacant buildings and storage to photographic studio.	Granted	
07/01063/LBC	Re-paint exterior, re-lay paved area to front of house, remove dog kennel and run and demolish existing shed and replace with new	Granted	12.07.07
07/01304/FUL	Erection of shed/livestock shelter	Granted	07.08.07
14/00370/FUL	Conversion of barn into live/work unit alongside existing commercially active office	Granted with S106 Agreement	15.10.14
14/00371/LBC	Conversion of barn into live/work unit alongside existing commercially active office	Granted	15.10.14
18/01001/FUL	Proposed conversion of existing barn to one residential unit	Refused	05.03.19
18/01999/LBC	Application for Listed Building Consent for proposed conversion of existing barn to one residential unit.	Refused	05.03.19
19/01049/LBC	Proposed conversion of existing barn to a single dwelling house and the construction of a detached open bay garage alongside new vehicle access, parking, landscaping and other associated works.	Pending Decision	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP3	Development within Town Development Boundaries and Village Envelopes
RLP38	Conversion of Rural Buildings
RLP56	Vehicle Parking
RLP90	Layout and Design of Development
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

RLP101 Listed Agricultural Buildings

Braintree District Local Development Framework Core Strategy 2011

CS5 The Countryside
CS8 Natural Environment and Biodiversity
CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP1 Presumption in Favour of Sustainable Development
SP6 Place Shaping Principles
LPP1 Development Boundaries
LPP42 Residential Conversion of Buildings in the Countryside
LPP45 Parking Provision
LPP55 Layout and Design of Development
LPP60 Heritage Assets and their Settings

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Black Notley Parish Council has objected to the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The application site is located outside the Black Notley development boundary. The application site comprises a Grade II listed barn which is separate to the associated Grade II listed Buck Farm. The barn is considered to be vernacular in form, and significant in age, the barn is cited by the listing description as 'good of its type'.

PROPOSAL

The proposal is for the residential conversion of the Grade II listed barn into one two-bedroom dwelling as well as a covered parking area which would provide space for two vehicles.

CONSULTATIONS

BDC Environmental Health

No objection subject to conditions.

ECC Archaeology

No objection subject to conditions.

ECC Highways

No objection subject to conditions.

Historic Buildings Consultant

No objection following the revisions to the glazing and single storey extension.

PARISH / TOWN COUNCIL

Black Notley Parish Council object on the grounds of the barn being outside the village envelope and the appearance of the listed barn being substantially altered.

REPRESENTATIONS

No neighbour objections have been received.

REPORT

National Planning Policy Framework (NPPF)

As set out in Paragraph 7 of the NPPF, the purpose of the planning system is to contribute to sustainable development. Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental; which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Paragraph 9 of the NPPF outlines that planning should be proactive in guiding development towards sustainable solutions, taking local circumstances into account, to reflect the character, needs and opportunities of each area. Paragraph 38 of the NPPF prescribes that local planning authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to improve applications for sustainable development where possible.

Paragraph 12 of the NPPF sets out the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point of decision making. In addition, paragraph 47 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The NPPF underlines the Government's objective boosting the supply of homes. In this regard, paragraph 59 of the NPPF highlights the importance of ensuring that there is a sufficient amount and variety of land that can come forward where it is needed, that specific housing requirements are met, and

that land with permission is developed without unnecessary delay. Paragraph 73 of the NPPF outlines that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against (in the case of Braintree District Council) our 'local housing need' plus the relevant buffer.

In this regard, and in considering the overall planning balance as to whether the proposed development subject to this application constitutes sustainable development, an important material consideration in this case is whether the Council can robustly demonstrate a 5 Year Housing Land Supply. This will affect the weight that can be attributed to the Development Plan.

The Development Plan

Currently the Council's statutory Development Plan consists of the Braintree District Local Plan Review (2005) and the Braintree District Core Strategy (2011).

The site is located outside of a development boundary and therefore countryside policies apply as set out in Policy RLP2 of the Adopted Local Plan. Policy CS5 of the Adopted Core Strategy states that development outside development boundaries will be strictly controlled to uses appropriate to the countryside, in order to protect and enhance the landscape character and biodiversity, geodiversity and amenity of the Countryside.

Paragraph 79 of the NPPF permits new dwellings outside of development boundaries and in isolated locations where the, *b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets c) development would reuse redundant or disused buildings and enhance its immediate setting.*

Policy RLP38 of the Adopted Local Plan permits the conversion of rural buildings to residential use providing that the applicant has made every reasonable effort to secure suitable employment or community re use and the application is supported by a statement of the efforts that have been made. The criterion states that, the buildings should be of a permanent and substantial construction and capable of conversion without major extension or complete reconstruction, their form, bulk and design are in keeping with surroundings, no unacceptable impact on landscape, protected species or historic environment, safe and satisfactory vehicle access and egress can be accommodates.

Policy RLP101 of the Adopted Local Plan advises that the conversion of a listed barn is acceptable provided that the scheme would secure the preservation of the building without harm to its historic fabric, character and appearance.

Policy LPP42 of the Draft Local Plan refers to the conversion of rural buildings that are of permanent and substantial construction and capable of conversion

without complete rebuilding to residential use where: the location of site is accessible and sustainable; there is no unacceptable impact on protected species or heritage assets and their settings; site is served by an existing access; no unacceptable impact on residential amenity; no unacceptable impact on the character of the site or surrounding countryside and its landscape value. Applications for such proposals must be supported by a frame survey, structural survey and where listed a heritage statement setting out the implications of the development. Where considered appropriate surveys will be required for protected species.

A Structural Report was prepared by T.R. Collier & Associates which details that no evidence of instability within the building or excessive deformation that would require any part of the barn to be rebuilt. Therefore it is considered that the barn would be suitable for conversion from a structural perspective.

Marketing information has been submitted including an advert and a letter from estate agent Home Partnership confirming that commercial uses for the barn have been sought but have failed to materialise in any commercial interest. The barn was advertised from January-October 2018 and was circulated by post and e-mail to registered and retained clients of Home Partnership.

The principle for residential use of this barn is therefore considered acceptable in accordance with Policies RLP38 and RLP101 of the Adopted Local Plan and LPP42 of the Draft Local Plan. It would also accord with Paragraph 79 of the NPPF by securing the optimal viable use of the heritage asset and reusing a redundant existing building.

5 Year Housing Land Supply

A material consideration in this case, is the Council's current housing land supply position. In July 2018 the Government published the new National Planning Policy Framework 2018 (NPPF2) which was subsequently revised in February 2019 (NPPF3). These revisions to national policy changed the basis of how the 5 year housing land supply is calculated. The Council is bound to take into account this revised version of national policy by s.70(2)(C) Town and Country Planning Act 1990.

For decision making purposes, as Braintree District Council does not have an up to date Local Plan, the Council is currently required to calculate the housing target using the Government's Standard Methodology, until such time as the new Local Plan is adopted.

Following the publication by Government of the 2019 Housing Delivery Test results on 13th February 2020, the Braintree District 5 year supply position for 2018-2033 has been recalculated to take into account the application of a 20% buffer to the target.

Taking into account the Council's identified supply, as detailed in the Addendum to the Monitoring Report published on 6th August 2019, it is

considered that the revised 5 year supply position for Braintree District for the period 2018-2023 is 4.51 years supply. Consequently, the Council acknowledges that it does not currently have a deliverable 5 year supply of land for housing.

The Council considers that the supply indicated above represents a robust assessment of the Council's Housing Land Supply position. The Council's supply position has had regard to the decisions received from the Secretary of State in relation to the Brook Green appeal and the 'Call In' applications in Hatfield Peverel (Land South of Stonepath Drive and Gleneagles Way) in which the Secretary of State found that the supply position was 4.15 years supply. Having considered the evidence, the Secretary of State excluded 10 sites from the deliverable 5 year supply believing there was not clear evidence of deliverability as required by PPG. No justification or reasoning was provided in the decisions, but in excluding just the 10 sites from the supply, the Secretary of State has by default accepted the Council's evidence in respect of all other sites.

The Council reviewed the position in respect of the 10 sites which the Secretary of State did not include. The Secretary of State has not explained why these sites were considered to not meet the clear evidence test; the Council has requested the principles of this explanation, which is needed for interpreting evidence for current and future supply assessments of sites; but has been advised by the Case Work Unit that the information will not be provided.

Having reviewed the evidence, the Council concluded that the 2018-2023 5 year supply position should be amended by the deletion of 3 sites on which there is not yet sufficient clear evidence of deliverability (Land rear of Halstead Road, Earls Colne; Land south of Maltings Lane, Witham; and Former Bowls Club site at Ivy Chimneys, Hatfield Road, Witham). The Council considers that the remaining 7 sites (Sudbury Road, Halstead; Inworth Road, Feering; Panfield Lane, Braintree; Monks Farm, Station Road, Kelvedon; Conrad Road, Witham; Ashen Road, Ridgewell; The Limes, Gosfield), meet the clear evidence requirement and as such should be included within the supply: all of these 7 sites are the subject of detailed planning applications from developers with confirmation from the developers that they will deliver completions before 2023; one of the sites is an adopted allocation with a hybrid application the subject of a Resolution to Grant and one of the sites is even actively under construction; confirming the reasonableness of the Council's assessment.

The Council is currently gathering evidence on the updated deliverable supply in the District, taking into account progress on identified sites, the addition of deliverable new sites, and updated information from developers. That will be published as soon as possible, to provide a rolled forward position statement.

However, the lack of a 5 year housing land supply is therefore a material consideration which weighs in favour of the proposed application.

SITE ASSESSMENT

Background

In 2014, planning permission and Listed Building Consent was granted for the conversion of the barn into a live/work unit. This planning permission has lapsed and hence the proposal for planning permission and Listed Building Consent currently submitted. As part of this 2014 proposal, the access to the barn would have been shared with Buck Farm. Also proposed was a single storey extension on the east elevation, and the insertion of new fenestration. The proposals at the time of the application were considered acceptable. The previous granting of planning permission and Listed Building Consent is therefore a material planning consideration in the determination of this application.

An application proposing the conversion of the barn to a dwelling was submitted in 2018 (Application References 18/01001/FUL & 18/01999/LBC). This was refused due to the detrimental impact the proposal would have had on the listed building as per Paragraph 196 of the NPPF and the lack of heritage statement supplied with the application. Environmental Health were also concerned regarding the lack of a contamination assessment. Under the current application, this has been submitted alongside a heritage statement and building record.

Location and Access to Services and Facilities

The NPPF makes it clear that housing applications should be considered in the context of the presumption in favour of sustainable development. It identifies three dimensions to sustainable development: environmental, social and economic. These roles should not be considered in isolation, because they are mutually dependent.

The strategy set out in the Publication Draft Local Plan is to concentrate growth in the most sustainable locations - that is, by adopting a spatial strategy that promotes development in the most sustainable locations, where there are opportunities for walking, cycling and public transport links to nearby shops, services and employment opportunities. This means for the new Local Plan: "That the broad spatial strategy for the District should concentrate development in Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead".

In this case, the application site is located outside the Black Notley village envelope. The site is accessed via Buck Hill which is a narrow lane with no pavement. Therefore, the location is not considered to be sustainable as occupiers would be reliant on the private car. The proposal is therefore not considered to be satisfactory in this regard and this weighs against the proposal in the overall planning balance.

Design and Appearance

Paragraph 124 of the NPPF states inter alia that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

In addition to this, Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan require designs to recognise and reflect local distinctiveness in terms of scale, density, height and massing of buildings, and be sensitive to the need to conserve local features of architectural and historic importance, and also to ensure development affecting the public realm shall be of a high standard of design and materials, and use appropriate landscaping. Policy CS9 of the Adopted Core Strategy similarly seeks a high standard of design and layout in all new developments.

The proposal is for the conversion of the barn to one residential unit. The barn itself is a traditional weather-boarded 'T' shape. Both side elevations would see floor-to ceiling glazing inserted, however the side elevation which is adjacent to the highway would have the bottom half of the glazed area obscured to protect the privacy of the occupier. This side elevation would have six vertical windows inserted at ground floor level and two at first floor level. The application was revised to remove two windows from the first floor elevation and move them to the ground floor to allow a better level of natural light and outlook from the main habitable rooms on the ground floor. Two roof lights would be inserted into the roof slope of bedroom one to provide natural light whilst trying to minimise the amount of glazing inserted into the barn. The small single storey extension constructed within the 'T' shape of the barn has been revised to be almost totally glazed with an aluminum roof so that it is distinguishable as an obvious addition to the barn to minimise the distortion of the form of the listed barn. The conversion would allow the barn to become a substantial two-bedroom dwelling.

A covered parking area is also proposed to the north of the site. This would measure 6.1 metres in width and 5.7 metres in depth. It would be an open-fronted structure of simple design clad in traditional weatherboarding to remain in keeping with the listed barn and surrounding rural area.

As such, the proposal for the conversion of the barn to a dwelling is considered to be of satisfactory design and appearance and is therefore compliant with the abovementioned policies.

Impact on Neighbouring Residential Amenities

The NPPF seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. Similarly, Policy RLP90 of the Adopted Local Plan, Policy CS9 of the Adopted Core Strategy, and Policy LPP55 of the Draft Local Plan, emphasise the need to protect the amenity of nearby

properties, by preventing any loss of privacy, increase in overshadowing, loss of light, or overbearing impact.

A number of new windows are proposed on the barn. Only ground floor windows are proposed on the elevation closest to Buck Hill Cottages. Two small vertical first floor elevation windows are proposed on the elevation facing the Buck Farm, however the configuration of the properties means that they would not be overlooking the dwelling. As previously mentioned, the side elevation which is adjacent to the highway would have part of the floor-to-ceiling obscured to protect occupier amenity but also to prevent any intrusive overlooking towards the outbuildings which are utilised by the occupiers of Buck Farm. Therefore it is not considered that there would be any detrimental loss of privacy to neighbours. The proposal is also not considered to be overbearing or cause any overshadowing or loss of light.

Consideration must also be given to the relevant standards in terms of amenity space. The Council has adopted the Essex Design Guide (EDG) which recommends minimum garden sizes of 50sq.m for a two-bedroom dwelling. The proposed private amenity space would measure 105sq.m and would therefore meet this criteria.

In addition to the above, the nationally described space standards, which are incorporated into Policy LPP37 of the Draft Local Plan, provide a clear direction for the level of internal amenity that should be provided for new dwellings. For a two storey dwelling, with two bedrooms for four people, 79sq.m of gross internal floor space is recommended as a minimum. The gross internal floor space of the barn conversion would measure 185sq.m. Bedroom one measures 26sq.m and bedroom two measures 22sq.m. It is considered that both rooms have a good level of light and outlook.

It is therefore considered that the conversion would benefit from an acceptable provision of internal and external amenity.

Highway Considerations

Policy RLP56 of the Adopted Local Plan and Policy LPP45 of the Draft Local Plan require that all new development is provided with sufficient vehicle parking spaces in accordance with Essex County Council's Vehicle Parking Standards. For a new dwelling with two or more bedrooms the standards prescribe two spaces measuring 2.9 metres by 5.5 metres.

In terms of the new access, Highways have raised no objection to the plans subject to a series of conditions relating to visibility splays, minimum size of access and ensuring there is no unbound material within 6 metres of the Highway. The proposal would provide two covered parking spaces to the north of the site. The proposals are therefore acceptable from a Highway perspective.

Habitat Regulations Assessment (HRA / RAMS)

The Ecology Officer identifies that the site is situated within the Zone of Influence (ZOI) for the Blackwater Estuary SPA/Ramsar site.

In this regard, Natural England have published revised interim guidance on 16th August 2018 in connection with the emerging strategic approach relating to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) to ensure new residential development and any associated recreational disturbance impacts on European designated sites are compliant with the Habitats Regulations.

In accordance with the revised interim guidance an appropriate assessment has been completed for this application, as it falls within the threshold of a scheme of 99 residential units or less and is located within the updated Zones of Influence. Where an appropriate assessment concludes that a likely significant effect would occur, the Local Planning Authority is required to secure a financial contribution towards off site mitigation at the identified natura 2000 sites to mitigate the impact of the development upon these sites.

However, whilst the appropriate assessment of the Local Plan has identified a likely significant effect for all residential development in-combination with other plans and projects, the amount of minor and major development proposals for 1-99 houses that is likely to be granted planning permission prior to the adoption of the RAMS, which will require financial contributions for all residential proposals, is considered to be de minimis considering that the RAMS will be dealing with the in-combination effects of housing growth across Essex over a 15 year period. As such, it is concluded that this proposal would not have a likely significant effect and therefore no financial contribution is requested in this case. Notwithstanding the above, at the present time, there are no specific costed projects identified and no clear evidence base to give the Local Planning Authority any ability to impose such a requirement for a proportionate, evidence based contribution.

PLANNING BALANCE AND CONCLUSION

The presumption in favour of sustainable development sits at the heart of the NPPF. The Framework is clear in its instruction at Paragraph 11d, that for decision-taking this means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in Paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years), granting permission unless: (i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would

significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Such an assessment must take account of the economic, social and environmental impact of the proposed development and these matters must be considered in the overall planning balance.

As set out in Paragraph 8 of the NPPF, achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and needed to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): an economic objective (to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure); a social objective (to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being); and an environmental objective (to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

In terms of benefits, the proposed development would provide a viable use for an otherwise redundant building which would also preserve the life and condition of the listed building. The conversion is well designed with a good level of internal and external amenity for the occupiers. The creation of the dwelling would have a minor influence on the local community and economy as the occupiers would support the limited services within Black Notley.

With regards to the harm identified, the location is not considered to be sustainable and would encourage the reliance on the private car. However, when considering the environmental impact on balance, the building is existing. The NPPF and the Council's own planning policies supports new residential development in the countryside where development would re-use redundant or disused buildings and enhance its immediate setting. This is relevant and applicable to this planning application. The proposal for conversion of an existing building to residential use would make effective use of the land in this instance ensuring the long term viability of an existing structurally sound building in the countryside. Furthermore, the proposal would ensure the optimum viable use of a heritage asset according with paragraph 79 of the NPPF. The proposal would also accord with the Council's policies in relation to the conversion of rural buildings.

When considering the planning balance and having regard to the benefits and harms identified, and having regard to the requirements of the NPPF as a

whole, Officers have concluded that the benefits of the proposal would outweigh the harms, when assessed against the policies in the Framework taken as a whole. Consequently it is recommended that planning permission is granted for the proposed development.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location / Block Plan	Plan Ref: NB 1083 05	Version: K
Visibility Splays	Plan Ref: NB 1083 06	Version: C
Proposed Elevations and Floor Plans	Plan Ref: NB 1083 05	Version: K
Section	Plan Ref: NB 1083 07	

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials and finishes shall be as indicated on the approved plans and/or schedule.

Reason

To ensure the use of appropriate materials having regard to the listed building on/adjoining this site.

- 4 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions as shown on drawing No. NB. 1083.06.C, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason

To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the

highway and of the access.

- 5 Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing at the end of the highway verge.

Reason

To ensure that vehicles can enter and leave the highway in a safe and controlled manner.

- 6 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason

To avoid displacement of loose material onto the highway in the interests of highway safety.

- 7 No burning of refuse, waste materials or vegetation shall be undertaken in connection with the site clearance or construction of the development.

Reason

In order to minimise nuisance caused by pollution in the interests of residential amenity.

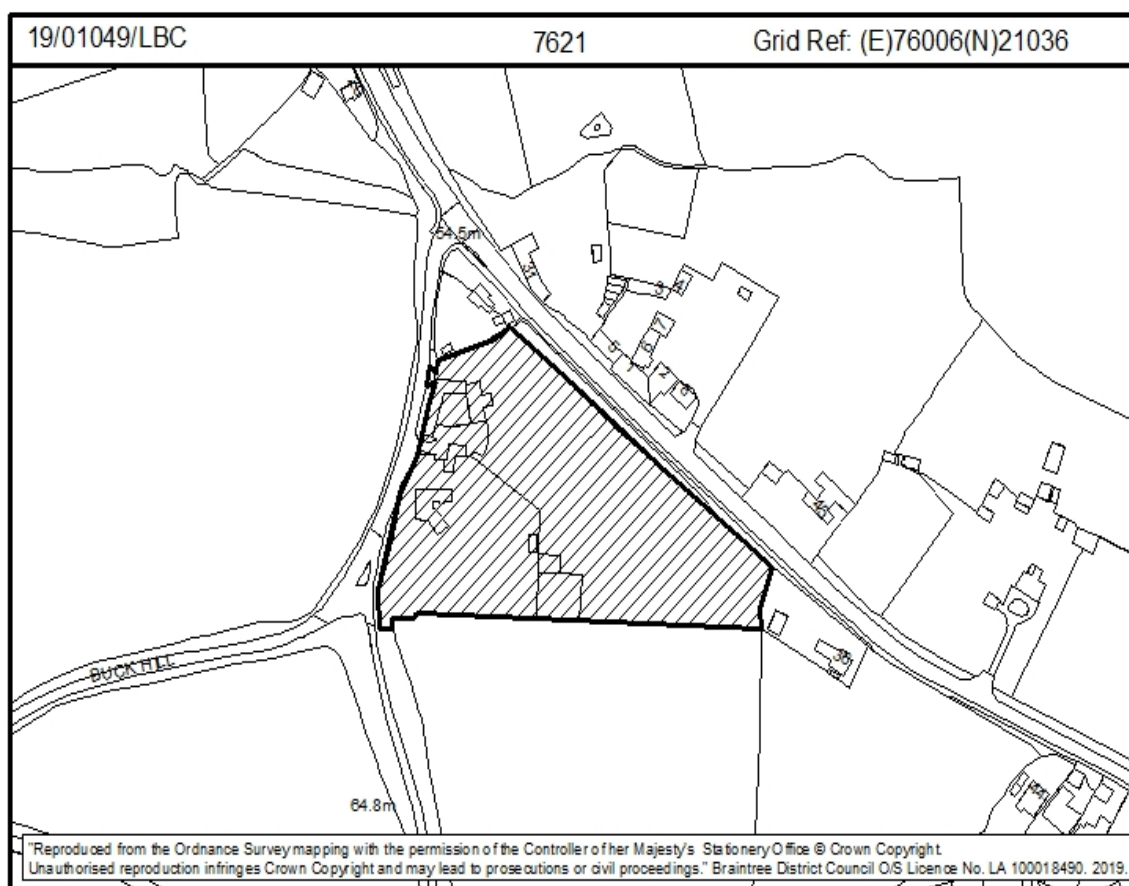
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART A

AGENDA ITEM NUMBER 5c

APPLICATION NO: 19/01049/LBC DATE: 19.06.19
VALID:
APPLICANT: Mr Iain Hutchinson
C/O Agent
AGENT: Mr Lindsay Trevillian
270 Avenue West, Great Notley, CM77 7AA
DESCRIPTION: Proposed conversion of existing barn to a single dwelling house and the construction of a detached open bay garage alongside new vehicle access, parking, landscaping and other associated works.
LOCATION: Buck Farm, Buck Hill, Black Notley, Essex, CM77 8LA

For more information about this Application please contact:
Ellen Cooney on:- 01376 551414 Ext. 2501
or by e-mail to: Ellen.cooney@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PSXWK9BF GY700>

SITE HISTORY

92/01205/COU	Change of use of existing farm building into office	Granted	15.12.92
96/00739/COU	Proposed change of use of listed barn to warehouse	Granted	22.08.96
96/00740/LBC	Proposed renovation of listed barn and additional concrete floor	Granted	22.08.96
80/00458/P	Change of use from vacant buildings and storage to photographic studio.	Granted	
07/01063/LBC	Re-paint exterior, re-lay paved area to front of house, remove dog kennel and run and demolish existing shed and replace with new	Granted	12.07.07
07/01304/FUL	Erection of shed/livestock shelter	Granted	07.08.07
14/00370/FUL	Conversion of barn into live/work unit alongside existing commercially active office	Granted with S106 Agreement	15.10.14
14/00371/LBC	Conversion of barn into live/work unit alongside existing commercially active office	Granted	15.10.14
18/01001/FUL	Proposed conversion of existing barn to one residential unit	Refused	05.03.19
18/01999/LBC	Application for Listed Building Consent for proposed conversion of existing barn to one residential unit.	Refused	05.03.19
19/01048/FUL	Proposed conversion of existing barn to a single dwelling house and the construction of a detached open bay garage alongside new vehicle access, parking, landscaping and other associated works.	Pending Decision	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP100 Alterations and Extensions and Changes of Use to Listed
Buildings and their settings

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP60 Heritage Assets and their Settings

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Black Notley Parish Council has objected to the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The application site is located outside the Black Notley development boundary. The application site comprises a Grade II listed barn which is separate to the associated Grade II listed Buck Farm. The barn is considered to be vernacular in form, and significant in age, the barn is cited by the listing description as 'good of its type'.

PROPOSAL

The proposal is for the residential conversion of the Grade II listed barn into one two-bedroom dwelling as well as a covered parking area which would provide space for two vehicles.

CONSULTATIONS

ECC Archaeology

No objection subject to conditions.

ECC Historic Buildings Consultant

No objection following the revisions to the glazing and single storey extension.

PARISH / TOWN COUNCIL

Black Notley Parish Council object to the application. The plans differ from what was originally approved in 2014 and would see a loss of historic fabric from the listed building. Therefore the proposal is not acceptable.

REPRESENTATIONS

No representations have been received.

REPORT

Impact on Heritage Asset

In terms of impact on the heritage asset, Paragraph 184 of The National Planning Policy Framework (NPPF) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 of the NPPF states that where the proposed development includes heritage assets, an appropriate desk-based assessment should be provided with the application. This should include a description of how the assets would be affected or any contribution to their setting.

Further to this, paragraph 196 of the NPPF states that where proposed development will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the scheme, including securing the assets' optimal viable use.

Policy RLP100 of the Adopted Local Plan and Policy LLP60 of the Draft Local Plan. These policies state that any works involving internal or external alterations to listed buildings will only be permitted if the proposed works or uses do not harm the setting, character, structural stability and fabric of the building and do not result in the loss of or significant damage to the building or structure's historic and architectural elements of special importance.

Policy CS9 of the Adopted Core Strategy states that the Council will promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment in order to respect and respond to the local context, where development affects the setting of historic or important buildings, Conservation Areas and areas of highest archaeological and landscape sensitivity.

The proposal is for the conversion of the barn to one residential unit. Given the Grade II Listing, it is important that any changes to the barn do not harm the building or its setting. The proposal would include the insertion of windows and roof lights as well as a first floor. The placement of the glazing has been designed to avoid cutting the historic frame of the barn. The first floor would be self-supporting to also avoid compromising the frame

It is considered that the proposal is acceptable from a heritage perspective. Pre-commencement conditions would be attached to the permission requiring the submission of further drawings of the windows and doors to ensure that they remain in keeping with the historic profile of the barn.

CONCLUSION

The proposed alterations to the building would not compromise the historic fabric and the design of the conversion is considered to be sympathetic to the listed barn. This change of use would secure the long term protection of a heritage asset. Therefore, the proposal is considered to be compliant with the abovementioned policies.

RECOMMENDATION

It is **RECOMMENDED** that the following decision be made:
Application **GRANTED** subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Visibility Splays	Plan Ref: NB 1083 06	Version: C
Proposed Elevations and Floor Plans	Plan Ref: NB 1083 05	Version: K
Location / Block Plan	Plan Ref: NB 1083 05	Version: K
Section	Plan Ref: NB 1083 07	

- 1 The works hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990.

- 2 The works hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

To ensure that the work does not affect the character or setting of the listed building on/adjoining the site.

- 3 The external materials and finishes shall be as indicated on the approved plans and/or schedule.

Reason

To ensure the use of appropriate materials having regard to the listed building on/adjoining this site.

- 4 Works shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and

shall be permanently retained as such.

Reason

To ensure the proposed works do not prejudice the architectural or historic merits of the listed building.

CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART A

AGENDA ITEM NUMBER 5d

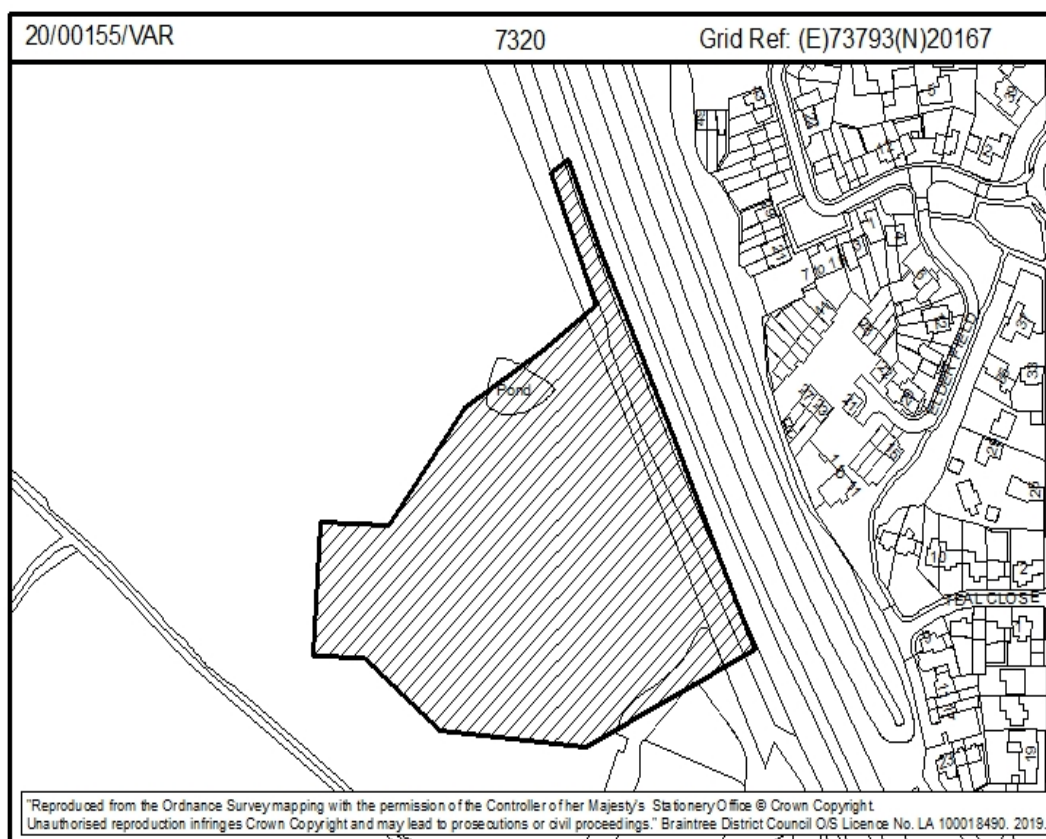
APPLICATION NO: 20/00155/VAR
DATE VALID: 24.01.20

APPLICANT: Mr Raoul Tufnell
Thorney Weir House, Thorney Mill Road, Iver, SL0 9AQ

DESCRIPTION: Variation of condition numbers 2 (Approved Plans), 3 (Materials), 6 (Detailed Landscaping), 7 (External Lighting) and 19 (GCN License) of approved application 19/01092/FUL granted 30/09/2019 for: Proposed development of an Electric Forecourt, comprising of 24 core electric vehicle charging points, energy storage, a mix of ancillary dwell facilities, car parking, hard and soft landscaping and access arrangements off the A131, Great Notley. Variation would allow: - Updated design drawings and materials to main building, - Updated landscaping scheme and lighting, - Updated ecological statement

LOCATION: Land North Of Slamseys Farm, Blackley Lane, Great Notley, Essex

For more information about this Application please contact:
Mr Timothy Havers on:- 01376 551414 Ext. 2526
or by e-mail to: timha@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4LQAPBFKIT00>

SITE HISTORY

17/01235/FUL	Proposed development of an energy storage scheme of up to 10MW capacity, for a temporary period of 30 years from the date of first import/export of electricity from the Grid. Comprising the installation of energy storage containers, inverter stands, DNO substation, customer substation, auxiliary transformer, communication box, general storage container, perimeter fencing, CCTV security monitoring system, lightning protection rods, underground cabling, operation and maintenance access track, landscaping, temporary construction access and associated works and infrastructure.	Granted	26.10.17
19/01092/FUL	Proposed development of an Electric Forecourt, comprising of 24 core electric vehicle charging points, energy storage, a mix of ancillary dwell facilities, car parking, hard and soft landscaping and access arrangements off the A131, Great Notley.		30.09.19
20/00132/ADV	9 x internally illuminated fascia signs to exterior of main building, 6 x internally illuminated hanging signs to interior of main building, 2 x internally illuminated totem signs and 14 x non illuminated wayfinder signs.	Pending Consideration	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing need, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP27	Location of Employment Land
RLP31	Design and Layout of Business Parks
RLP36	Industrial and Environmental Standards
RLP49	Pedestrian Networks
RLP50	Cycleways
RLP51	Cycle Parking
RLP53	Generators of Travel Demand
RLP54	Transport Assessments

RLP55	Travel Plans
RLP56	Vehicle Parking
RLP62	Development Likely to Give Rise to Pollution or the Risk of Pollution
RLP63	Air Quality
RLP64	Contaminated Land
RLP65	External Lighting
RLP67	Flood Risk in Undeveloped Areas
RLP69	Sustainable Urban Drainage
RLP76	Renewable Energy
RLP77	Energy Efficiency
RLP80	Landscape Features and Habitats
RLP81	Trees, Woodland Grasslands and Hedgerows
RLP84	Protected Species
RLP90	Layout and Design of Development
RLP91	Site Appraisal
RLP92	Accessibility
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings
RLP105	Archaeological Evaluation
RLP106	Archaeological Excavation and Monitoring
RLP112	Town Centre Uses
RLP113	Shopping Areas

Braintree District Local Development Framework Core Strategy 2011

CS4	Provision of Employment
CS5	The Countryside
CS7	Promoting Accessibility for All
CS8	Natural Environment and Biodiversity
CS9	Built and Historic Environment
CS11	Infrastructure Services and Facilities

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP2	Spatial Strategy for North Essex
SP4	Providing for Employment and Retail
SP5	Infrastructure & Connectivity
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP2	Location of Employment Land
LPP3	Employment Policy Areas
LPP7	Design and Layout of Employment Policy Areas and Business Uses
LPP44	Sustainable Transport
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP51	An Inclusive Environment
LPP55	Layout and Design of Development

LPP60	Heritage Assets and their Settings
LPP63	Archaeological Evaluation, Excavation and Recording
LPP67	Natural Environment and Green Infrastructure
LPP68	Protected Species, Priority Spaces and Priority Habitat
LPP69	Tree Protection
LPP70	Protection, Enhancement, Management and Monitoring of Biodiversity
LPP71	Landscape Character and Features
LPP73	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
LPP74	Climate Change
LPP75	Energy Efficiency
LPP77	Renewable Energy within New Developments
LPP78	Flooding Risk and Surface Water Drainage
LPP79	Surface Water Management Plan
LPP80	Sustainable Urban Drainage Systems
LPP81	External Lighting

Neighbourhood Plan

None.

Supplementary Planning Guidance

Essex Parking Standards Design and Good Practice 2009
External Lighting Supplementary Planning Document

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as the application site is located upon land owned by Braintree District Council.

NOTATION

The application site is located outside the Great Notley Village Envelope as designated in the Braintree District Local Plan Review 2005. It sits partly within an area allocated for strategic employment land provision.

The application site also sits partly within an area proposed for allocation for employment use as part of a much larger employment site allocation in the Publication Draft Local Plan which would be located within the revised Village Envelope.

The application has been advertised as a departure from the Council's adopted Development Plan.

SITE DESCRIPTION

The application site lies in the countryside and measures approximately 2.3ha. It consists of a portion of agricultural land with limited associated trees and boundary hedge and fronts onto the A131 although there is currently no access to this road.

To the north and west the site is bounded by further agricultural land. To the south lies Slamsey's Farm which contains two Grade 2 listed buildings.

In terms of the wider context there is existing residential development to the east beyond the A131 and sporadic residential development in the countryside to the south. Great Notley Country Park lies to the north and expansive agricultural land to the west.

PROPOSAL

The applicant seeks to make a Minor Material Amendment to previously approved planning permission 19/01092/FUL. This planning permission was a full planning permission for an electric vehicle charging forecourt comprising 24 charging points, energy storage facilities, ancillary 'dwell' facilities for drivers/passengers, car parking, hard and soft landscaping and access arrangements from the A131 and was granted on 30th September 2019.

Development has commenced on site with groundworks underway.

The proposed Minor Material Amendment consists of the following:

- Minor re-alignment of A131 road access to comply with permitted adjacent Horizon 120 scheme as the access is shared between the two sites
- Redistribution of car parking spaces within the Forecourt
- Minor extension to the size of the proposed stairwell on the Gridserve building

The applicant has also submitted additional information to enable some of the previous conditions attached to the original planning permission to either be amended to compliance conditions or not to be re-imposed as they are no longer required and have already been discharged. These are as follows:

- Archaeology Conditions - reduced requirement as Archaeological investigations now completed
- Materials Samples - to be amended to compliance with submitted samples
- Lighting scheme - to be amended to compliance with submitted details
- Detailed Landscaping Scheme - to be amended to compliance with submitted details
- Construction Method Statement - to be amended to compliance with submitted details
- Great Crested Newt License - to be amended to compliance with submitted details and with Method Statement

- SUDs scheme details - to be amended to compliance with submitted details

CONSULTATIONS

BDC Environmental Health

Require further details of how the lighting has been designed to prevent undue disturbance to nearby receptors. Details of screening/shielding/design and height of lighting is required and confirmation that the required lighting guidance standards are to be adhered to.

ECC SUDs

No objection.

Highways England

No objection.

ECC Archaeology

No objection. The required programme of archaeological work has been completed and the associated archaeological monitoring is ongoing. A condition requiring the submission of a final archaeology report will be required and also a condition to ensure that the ongoing monitoring is completed.

BDC Landscape

No objection.

BDC Ecology

No objection with the exception of lighting. The proposed landscaping scheme is acceptable. Details of bat and bird boxes to be installed are again required by way of condition.

The proposed lighting levels are excessive and consideration needs to be given to lowering lighting levels, using warm white lights and the use of shielding. (It is proposed that the original lighting condition will be re-imposed to allow further work to be undertaken on the lighting scheme with the involvement of the BDC Ecology and BDC Environmental Health).

It is noted that an EPS License (Great Crested Newts) has been granted for this development by Natural England. This does not cover the removal of the dried pond therefore this must be covered under the non-license method statement for the adjacent site with the new pond to be provided by the end of June 2020 at the latest.

Great Notley Parish Council

No comments received at the time of writing.

REPRESENTATIONS

No representations received.

REPORT

The principle of development has been established under the existing full planning permission for the site (Application Reference 19/01092/FUL) which has been implemented. The current application seeks only to make a minor material amendment to vary this existing permission. However, for completeness and because the proposed variation would form a new planning permission, the consideration of the principle of the original development is set out below.

The application site is located within the countryside. It sits partly within a larger area which is allocated for strategic employment land provision in both the Adopted Local Plan and the Publication Draft Local Plan. The larger part of the site lies outside this allocated area and sits within the countryside.

In terms of the adopted Development Plan, Policy CS4 of the Adopted Core Strategy allocates a large area (18.5ha) of land for an innovation and enterprise business park as part of the District's identified Strategic Employment Site provision. The Policy states that a Masterplan will be required and that in order to ensure a mix of uses the overall quantum of B8 use in the business park should be restricted to no more than 40% of the total floor area. A structural landscaping/wildlife corridor of 7ha is also required and is positioned along the A131 boundary.

Although it precedes the above allocation, Policy RLP28 of the Adopted Local Plan sets out the types of uses which are acceptable on industrial estates and business parks which constitutes B1 (business); B2 (general industrial) and B8 (storage and distribution).

The proposal is for an electric vehicle charging station which is classed as a 'sui generis' use and is therefore a departure from both the Adopted Local Plan and the Draft Local Plan.

It is also noted that the larger part of the site would sit outside the strategic employment boundary allocation and would be located in unallocated countryside. This would also constitute a departure from the Development Plan and would be contrary to Policy CS5 of the Adopted Core Strategy which states that development outside settlement boundaries will be strictly controlled to uses appropriate to the countryside.

The proposal must therefore be assessed on its merits as the general principle of such development is contrary to adopted local planning policy.

Sustainability

Whilst the proposed use does not comply with B1, B2 and B8 employment uses, it is a proposal which would generate employment, needs to be located adjacent to a main vehicular route through the District; is well suited to being positioned adjacent to an innovation and enterprise business park has very significant public benefit in terms of sustainability.

The proposal would provide 24 electric vehicle charging points with 12 ultra-rapid (150kW with under 30 minute charge time) and 12 rapid (50kW with over 30 minute charge time) charging speeds available and would be able to cater for all vehicle types including HGV's. Currently there are only limited charging facilities within the entire District and only 8 or so 50Kw rapid charge points and no ultra-rapid charge points.

Clearly, the applicant's proposal would make a very substantial contribution towards electric vehicle charging within the District and the proposed location would ensure it was well positioned to serve a much wider catchment.

In terms of Planning Policy, the NPPF acknowledges the increasing importance of electric vehicles in achieving sustainable development and states at Paragraph 110 that developments should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. At the local level, the Draft Local Plan identifies at Paragraph 6.152 the need to encourage alternative approaches such as electric cars and to facilitate the infrastructure to support them to assist in reducing harmful emissions. Policy LPP44 of the Draft Local Plan builds on this stating that development proposals should provide appropriate facilities for a variety of (sustainable) transport modes including 'facilities for charging points in and other ultra-low emission vehicles'.

There is clearly therefore planning policy support for such proposals and with electric vehicle ownership steadily increasing the provision of a major charging facility within the District is of clear benefit in terms of achieving and stimulating sustainable development.

Heritage

There are two listed buildings and a dovecote located to the south of the application site at Slamseys Farm. The applicant submitted a Heritage Statement in support of their original application which assessed the potential impact of the proposed development upon these heritage assets. The Statement found no harm to be caused to any of these buildings and the currently proposed minor material amendments to the original scheme will not change this.

The Council's Historic Buildings Consultant was consulted on the original application and advised the following:

Due to the proximity of the proposed site to the heritage assets, there will be some harm to the setting of these assets. However, although contrary to Paragraph 196 of the NPPF, I would place this harm on the lower end of less than substantial harm to the listed buildings. The proposed use of the site is likely to have benefits which will positively enhance the use of sustainable vehicles within the district and therefore the harm to the setting of the heritage assets needs to be balanced against the benefits to the wider area by the local authority.

Where it is identified that a proposed development would cause less than significant harm to a designated heritage asset the NPPF requires a 'heritage balance' to be completed stating:

'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'.

The proposal is identified as causing less than substantial harm to the identified heritage assets and more specifically to be at the 'lower end' of the less than significant harm scale. In terms of public benefit, the development would make a very significant contribution to electric vehicle charging facilities within the District and, being situated on a major transport route, the wider hinterland.

Officers consider that the public benefit of the proposal in facilitating more sustainable modes of transport outweighs the limited heritage harm identified.

Design and Layout

Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan require a high standard of design and layout in all developments. Policy CS9 of the Adopted Core Strategy requires 'the highest possible standards of design and layout in all new development'. At the national level, the NPPF is also clear in its assertion (Paragraph 56) that 'good design is a key aspect of sustainable development' and that (Paragraph 58) developments should 'function well and add to the overall character of the area...establish a strong sense of place....are visually attractive as a result of good architecture and appropriate landscaping'.

The proposed layout is largely the same as that which was previously approved. It would consist of the main charging area which would contain 24 vehicle charging points and would be covered by a canopy roof with inverted pitch with solar panels mounted on top of it. The hub building with its associated facilities and services would be located immediately adjacent to this with dedicated parking areas running along the north-eastern and southern boundaries of the site. An internal loop road would provide access around the site and would lead back to a roundabout positioned on the outer side boundary. This in turn would link to a new access road taken from the A131.

The revised scheme widens this loop road slightly to allow for a dedicated queuing lane on the site's southern boundary for motorists waiting to charge their vehicles. To enable this, some subtle changes to the layout have been made, such as re-positioning some of the parking spaces and storage areas.

The main access road and the new roundabout located within the site boundary would serve the proposed development but have also been specifically designed to serve the wider innovation and enterprise business park.

Between the proposed main access and the hub building the applicant proposes to locate the required electrical infrastructure with an associated substation, all of which would be single storey structures.

The proposed layout is functional and is considered to be appropriate for the intended use of the site and the proposed amendments to the original scheme are minor in nature.

In terms of design, there are two key elements to the scheme. The hub building is the focal point and consists of a two storey building measuring approximately 8.5m in height with taller section measuring approximately 10.6m. It is of a contemporary design which uses expansive glazing and a modern architectural form to create a focal point for the development. The applicant proposed to slightly extend the proposed stair core in width although the difference would be negligible with an increase of approximately 1.5m. Some minor changes are also proposed to the buildings elevations including the repositioning of glazing.

The second component of the scheme is the charging area which is similar in appearance to a petrol filling station with a modern canopy roof and multiple rapid charging points for vehicles to park and connect to.

As a whole, the design of the proposal is clean, contemporary and appropriate for a cutting edge facility such as that proposed. The proposed amendments are minor and are considered to be acceptable.

Landscaping

The amended scheme does not proposed any significant changes to the landscaping for the site.

The strongest landscape planting is proposed to the site's southern boundary with a 2m high deer proof stock fencing (posts with mesh) being located along with native species planting including a hedgerow. The applicant's Landscape Appraisal submitted with the original application indicates that the hedge would reach its full proposed height of 2.5m within 5 years of being planted and would thereafter screen the southern site boundary efficiently.

Tree planting is also proposed and it is anticipated that within 10 years these would reach a mature height of around 9m, adding to the screening of the development from the wider area.

Other boundaries would be maintained at a lower height where the site would front into the wider employment site allocation. This is considered appropriate and would also allow the necessary visibility of the site from the A131 so that passing motorists are aware of the charging station's presence.

In terms of tree removal, the applicant proposes to remove 8 individual trees, 8 groups of trees and parts of 2 further tree groups which together forms a notable stretch of planting, but all of which are either Category C or Category U. The trees would be removed to facilitate the proposed access road and to provide the site with a degree of frontage to/visibility from the A131. Although a degree of harm would be caused by removing these trees, all are of a low category and it is accepted that their removal is necessary, both to facilitate the access to the site but also to ensure that the charging station is actually visible from the road.

The amended scheme also requires the removal of some additional Category C and Category U trees adjacent to the dried pond on the site and a small number of additional Category B trees where the re-aligned access would intercept the A131. All of these tree removals have already been approved under the planning permission for the adjacent site which shares the same access.

The Council's Landscape Team have reviewed the amended scheme and the detailed planting scheme for the site and have no objection to it.

When assessing the original planning application, Officers noted that the strategic allocation for the larger employment site included a landscaped buffer which runs parallel to the A131. This buffer stops adjacent to the north of the application site to acknowledge that a new access will be required here. The applicant's proposal (and the amended proposal) includes a second access point from the A131 and therefore requires the removal of an additional section of the proposed landscape buffer. In planning terms, it is accepted that having two access points to such a large strategic employment site is beneficial and that the charging station has a genuine need to be visible from the A131. The existing shelter belt trees to be removed are primarily identified as Category C and Category U with a small number of Category B trees and their removal is not considered to be objectionable in this context.

The strategic allocation pursuant to Policy CS4 of the Adopted Core Strategy also required a masterplan to be produced and a preferred masterplan for the site was completed. Again, this shows the landscape buffer to the A131 which is discussed above. In addition, it also shows a landscape buffer to the western boundary of the allocation which is located on land immediately to the west of the current application site boundary. Importantly this westerly landscape planting can still be achieved on the wider employment site and the current application does not prejudice the opportunity for significant landscape

screening to be achieved to this part of the future employment site as a whole, nor does it prejudice the delivery of the employment site as a whole.

Overall, it is not considered that there are any grounds to recommend refusal of planning permission for the amended scheme on landscape grounds.

Ecology

The applicant submitted an Ecology Report in support of their original application. The majority of the application site is agricultural land and is not of notable ecological value. A narrow strip of broad-leaved plantation woodland is located along the edge of the site alongside the A131 and there is an area of unimproved grassland to the north of the site and an area of tall ruderal vegetation to the south.

A (dried) pond is also positioned on the site which in the past was identified as holding a medium population of Great Crested Newts. No bat roosts or badger setts were identified on the site.

Under the original scheme the dried pond was to be retained and the development completed under a Great Crested Newt License with a condition attached to the planning permission requiring a copy of the License to be submitted to the Local Planning Authority. Since the application was granted a copy of this license has been correctly submitted and the development is currently progressing under this License.

The applicant has since advised that the access road on their original application was in fact in the wrong position hence its slight re-alignment under the current application. This re-alignment would mean that it would then match precisely with the position of the access road shown for the approved planning permission for the Horizon 120 (adjacent) site, this being critical as both schemes share the same access road. The re-alignment means that the dried pond would need to be infilled, again as per the approved planning permissions for the adjacent site which already show this.

The applicant therefore intends to adhere to the adjacent site's Non Licensed Method Statement with regard to the removal of the dried pond. This was deemed appropriate on the adjacent site due to the distance from the application site to the nearest off site pond which was found to hold Great Crested Newts, the fact that this pond only holds a small population, and the proposed retention and enhancement of the majority of existing Great Crested Newt habitat on the wider Horizon 120 site.

The key part of the mitigation strategy for the adjacent site's planning permissions, which is required by way of condition, is the provision of a substantial new attenuation pond located at the northern end of the Horizon 120 site by the end of June 2020. This new attenuation pond has been designed with input from the Council's Ecology Officer and would provide a new water body habitat with associated grassland and shrub planting to the benefit of birds, bats and amphibians and particularly Great Crested Newts.

The same condition is therefore required for the current planning application to ensure that the mitigation for both sites, (which share the same access point resulting in the loss of the dried pond) is identical.

Although this condition would therefore relate to land outside the red line for the current application, given that the access is shared and is essential for both schemes, and that the applicants are working together to provide the access, Officers consider that this condition can reasonably be imposed.

The applicant's Ecology Report also identifies mitigation and enhancement measures including native tree and shrub planting, the provision of wildflower rich grassland around the site periphery and the erection of bat and bird boxes. A condition is therefore recommended to secure this as per the original planning permission.

Highways and Parking

Other than the slight re-alignment of the access road and the re-locating of some of the parking spaces on the application site the amended scheme does not differ from the original proposal in terms of highways and parking. The previous highways and parking assessment is set out below for completeness.

Both ECC Highways and Highways England have been consulted and have raised no objection. The original application was accompanied by a Transport Assessment which concluded that the development would have a negligible impact upon the existing road network. In terms of vehicle movements, the Transport Assessment predicted that the development could generate 85 inbound and 86 outbound vehicle movements in the pm peak hour (1700 – 1800). However, it is then assumed that 80% of these trips would be pass by or linked trips i.e. drivers already on the road network for another reason who would divert to recharge their car, in the same way petrol car drivers would stop to refuel on the way home from work as opposed to specifically undertaking a trip solely to refuel.

Applying this assumption, which Officers consider reasonable, reduces the developments unique trip generation from 173 movements to 34 movements, meaning that only 34 new trips would be generated by drivers undertaking a trip for the sole purpose of refuelling their vehicle.

With regard to parking, the total number of parking spaces has increased slightly with 4 extra spaces from the previously approved scheme. The Essex Parking Standards (2009) do not set out a requirement for an electric vehicle charging station as the concept is a new one. However, standards are set out for petrol filling stations which offer a reasonable comparison. The requirement detailed is for 1 space per 20sqm of retail floorspace only. The applicant's proposal includes a maximum of 190sqm of (A1) retail floorspace and 117sqm of (A3) restaurant/café floorspace at ground floor level. This would generate a maximum requirement of 10 spaces to serve the retail floorspace and 24 spaces for the A3 floorspace (although Officers note that

the parking standards do not specifically require parking spaces for A3 filling station floorspace, only for A1 filling station floorspace).

At first floor level the use is specified as 'D2' (assembly and leisure) which generates a requirement of 1 space per 20sqm with a maximum requirement of 14 spaces. Overall, based on individual calculations of the different floorspace types within the proposal the maximum parking requirement is 48 spaces. However, it is important to note that this calculation is reached by applying different sections of the parking standards and is not considered to be a particularly realistic or appropriate calculation. The A1, A3 and D3 uses within the hub building are all aimed at drivers already using the charging station and are not designed to operate in the manner that a normal A1 retail facility or A3 café would operate. It is reasonable to assume that a large proportion of people using the above facilities will be doing so whilst their vehicle is charging.

Overall, the applicant proposes 32 car parking spaces on the site, in addition to the 24 charging bays and 5 peripheral spaces for staff with 5 staff members anticipated in total. A parking enforcement regime would also be put in place using ANPR cameras and permitting a 3 hour maximum stay in non-charging spaces (i.e. standard parking spaces). The combined total of charging spaces and car parking spaces is 61 spaces. The Essex Parking Standards provide a limited degree of guidance but this is a bespoke development and Officers consider that an individual approach is required when assessing parking provision. The parking standards maximum requirement of 48 parking spaces is comparable to the 61 spaces proposed, considering that 24 of these spaces are charging bays but also that many people visiting the site will be there to charge their cars rather than just to use for example the modest retail facility.

Amenity

Policy RLP118 of the Adopted Local Plan also requires that the impact of the proposal on the amenity of the area must be acceptable.

The charging station would operate on a 24/7 basis but would be staffed between the hours of 0600 – 2200 only.

In this case the site is located on agricultural land and is not in particularly close proximity to existing dwellings. The nearest dwellings are located on the opposite side of the A131 at a distance of approximately 85m. Whilst the charging station is not identified as being a use which is likely to generate a large amount of noise, the Council's Environmental Health Team have recommended that a safeguarding condition is used to ensure that noise levels will not have a detrimental impact upon existing residents in the area. A second condition relating to details of external lighting is also recommended for the same reason along with a standard set of conditions to safeguard the amenity of the area during the construction process.

With these conditions in place, it is not considered that the proposal would have a detrimental impact upon the amenity of the area.

Flood Risk and Surface Water Drainage

The application site is located in Flood Zone 1, where there is a low risk of flooding.

The applicant proposes to utilise a SUDs system consisting of a new pond to be constructed on the site. Outflow from the pond would be controlled into the existing ditch which runs adjacent to the A131.

Essex County Council were consulted as the Lead Local Flood Authority and have no objection to the proposal following the submission of a full, detailed drainage scheme. Conditions are required to ensure that the drainage scheme is constructed in accordance with this approved scheme and appropriately maintained.

In terms of foul drainage, the applicant considers it likely that a septic tank will need to be installed although this would no longer be required if the wider employment site is developed with associated infrastructure. The Environment Agency have been consulted and have no objection to the proposal.

Archaeology

The site has been identified as having the potential for below ground archaeological remains within the site. Conditions were attached to the original planning permission requiring archaeological works to be carried out. These have now been completed and it is not therefore necessary to re-impose all of these conditions although a condition requiring a final archaeological report to be submitted and a condition requiring ongoing archaeological monitoring to be completed is required.

PLANNING BALANCE AND CONCLUSION

The proposal is a minor material amendment to a previously approved scheme and the proposed amendments are considered to be acceptable.

As a whole, the proposed development would sit partly within an allocated strategic employment area and partly in the countryside although the larger part of the scheme is located in the latter. Whilst the proposal represents a departure from the adopted and the emerging Development Plans Officers consider that the proposed location is appropriate for an electric vehicle charging station.

Furthermore, the scheme will bring a significant and tangible public benefit to the District and represents a cutting edge proposal with very significant benefits in terms of making a real difference to the viability of owning an electric vehicle in this area.

The identified harm caused by the proposal is limited, with a degree of landscape, ecology and highway impact although none are considered to be

severe and mitigation/enhancement measures have been identified. It is not considered that the development would prejudice the delivery of the much larger strategic employment site allocation, given that the proposed access has specifically been designed to serve this wider area and has been agreed with Essex County Highways.

The heritage balance has been completed and found to fall in favour of the proposal.

Overall, it is considered that the proposal would bring clear environmental; economic and associated social benefits and constitutes sustainable development.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Access Details	Plan Ref: IT2021/SK/02	
Lighting Plan	Plan Ref: Gridserve Braintree REV XXXX Lighting	
Other	Plan Ref: Energy Storage Container	Version:
REV A		
Other	Plan Ref: Substation Details	Version: REV A
Other	Plan Ref: Transformer Details	Version: REV A
Location Plan	Plan Ref: 8266 001	
Section	Plan Ref: 004	Version: P3
Proposed Floor Plan	Plan Ref: 8266-005	Version: P1
Proposed Elevations	Plan Ref: 8266-006	Version: P1
Proposed Site Plan	Plan Ref: 8266-0008	Version: C2
General	Plan Ref: 8266-0010	Version: C2
Fencing Layout/Details	Plan Ref: 8266-0016	Version: C1
Landscape Masterplan	Plan Ref: MR19-083/101	Version: B
Management plan	Plan Ref: MR19-083/102	Version: B
Section	Plan Ref: MR19-083/103	Version: B
Section	Plan Ref: MR19-083/104	Version: B
Roof Plan	Plan Ref: 8266-007	Version: P1

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 2 The external materials and finishes shall be as indicated on the approved plans.

Reason

To ensure that the development does not prejudice the appearance of the locality.

- 3 The development shall only be carried out in accordance with the details contained within the submitted Arboricultural Impact Assessment completed by Treework Environmental Practice, dated 27th February 2020.

The approved means of tree/hedge protection shall be installed prior to the commencement of any building, engineering works or other activities on the site and shall remain in place until after the completion of the development to the complete satisfaction of the local planning authority.

No materials, goods or articles of any description shall be stacked, stored or placed at any time within the limits of the spread of any of the existing trees, shrubs or hedges.

No works involving alterations in ground levels, or the digging of trenches, or excavations of any kind, (including the laying or installation of drains, pipes, cables or other services) shall be carried out within the extent of the spread of any existing trees, shrubs and hedges unless the express consent in writing of the local planning authority has previously been obtained. No machinery of any kind shall be used or operated within the extent of the spread of the existing trees, shrubs, hedges.

Reason

To ensure the protection and retention of existing/remaining trees, shrubs and hedges.

- 4 The approved enclosures/boundary treatments shall be provided prior to the occupation of the development hereby approved and shall be permanently retained as such.

Reason

In order to secure the satisfactory development of the site and in the interests of visual amenity.

- 5 The approved scheme of soft landscaping shall be carried out during the first available planting season after the commencement of the development. Any trees or plants which die, are removed or become seriously damaged, or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size and species.

Any trees or plants which die, are removed, or become seriously damaged, or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of a similar size and species.

All hard surface areas approved as part of the hard landscaping scheme shall be carried out before the first occupation of the buildings or upon the completion of the development whichever is the earlier.

Reason

To enhance the appearance of the development and in the interests of amenity.

- 6 Details of any proposed external lighting to the site shall be submitted to, and approved in writing by the local planning authority prior to installation. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external illumination.

Reason

To minimise pollution of the environment and to safeguard the amenities of the locality and the appearance of the development.

- 7 The energy storage containers hereby permitted shall have an external colour finish of Moss Green (RAL 6005) or similar.

Reason

To minimise the visual impact of the development on the surrounding area.

- 8 No site clearance, demolition or construction work shall take place on the site, including starting of machinery and delivery of materials, outside the following hours:

Monday to Friday - 08:00-18:00 hours

Saturday - 08:00-13:00 hours

Sunday - No work

Bank Holidays - No work

Reason

To safeguard the amenities of the locality and the appearance of the development.

- 9 There shall be no construction vehicular movements to, from or within the premises outside the following times during the construction phase of the development:-

Monday to Friday 0800 hours - 1800 hours

Saturday 0800 hours - 1300 hours

Sundays and Bank Holidays no vehicular movements

Reason

To safeguard the amenities of the locality and the appearance of the development.

- 10 No piling shall be undertaken on the site in connection with the construction of the development until a system of piling and resultant noise and vibration levels has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Head of Environmental Services and shall be adhered to throughout the construction process.

Reason

To safeguard the amenities of the locality and the appearance of the development.

- 11 The development shall only be carried out in accordance with the Construction Method Statement approved under Condition Discharge Application 19/01855/DAC which shall be adhered to throughout the construction period for the development.

Reason

To protect the amenities of the occupiers of nearby residential properties and the surrounding area. The Statement is required prior to the commencement of development to ensure that measures are in place to safeguard the amenity of the area prior to any works starting on site.

- 12 The applicant will submit to the local planning authority a post-excavation assessment (within six months of the completion of fieldwork). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason

To enable full investigation and recording of this site of archaeological importance.

- 13 The sound pressure level from the installed equipment hereby permitted shall not cause any increase in the background noise level (5 minute LA90) when measured at the boundary of the nearest noise sensitive property.

Reason

To protect the amenities of the occupiers of nearby residential properties and the surrounding area.

- 14 No occupation of the development shall take place until the access arrangements as shown in principle on the planning application drawings have been provided or completed.

Reason

To protect highway efficiency of movement and safety

- 15 The development shall only be carried out in accordance with the Construction Environmental Management Plan approved under Condition Discharge Application 19/01855/DAC which shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason

To allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 16 The provision of the new attenuation pond to be located on the adjacent Horizon 120 site to the north as mitigation for the removal of the existing dried pond located on the application site shall be provided in accordance with the Great Crested Newt Non-Licensed Method Statement details approved under planning applications 19/01616/FUL and 19/01525/FUL.

Reason

To enhance Protected and Priority Species/habitats and allow the LPA to Discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 17 Prior to the first occupation of the development a Biodiversity Mitigation and Enhancement Strategy shall be submitted to and approved in writing by the local planning authority, following the details contained within the Ecological Appraisal Report (Arup, 14 June 2019). The Strategy shall include timescales for implementation.

The works shall be implemented in accordance with the approved details and timescales and shall be retained in that manner thereafter.

Reason

To enhance Protected and Priority Species/habitats and allow the LPA to Discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 18 The development shall take place only in accordance with the detailed surface water drainage scheme for the site approved under Condition Discharge Application 19/01855/DAC.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

- 19 The scheme approved under Condition Discharge application

19/01855/DAC to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution shall continue to be implemented as approved.

Reason

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

- 20 Prior to occupation of the development a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

- 21 The applicant or any successor in title must maintain yearly logs of maintenance in accordance with Condition 20 which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 22 A programme of archaeological monitoring shall be completed in accordance with the detail set out in the document 'Land West of the A131, London Rd, Great Notley, Braintree, Essex: Written Scheme of Investigation for an Archaeological Investigation' (Jan 2020).

Reason

To enable full investigation and recording of this site of archaeological importance.

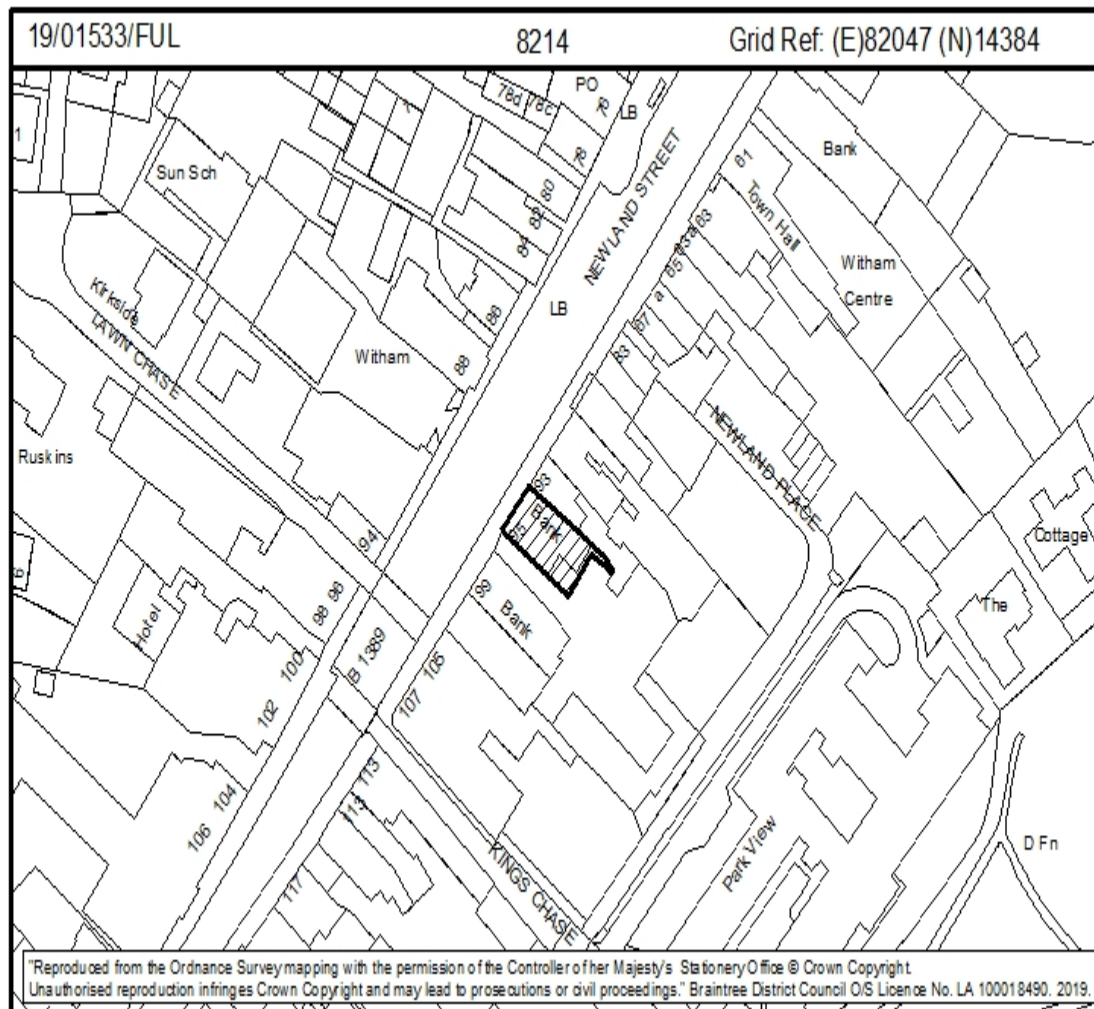
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 5e

APPLICATION NO: 19/01533/FUL
 DATE: 11.09.19
 VALID:
 APPLICANT: Mr Brad Sharpheale
 Gate House, Old Coach Road, Colchester, CO1 2TH
 AGENT: Mr Richard Lambert
 10 Domitian Close, Colchester, CO4 5GY
 DESCRIPTION: Ground floor alterations and proposed single storey rear extension
 LOCATION: 95 Newland Street, Witham, Essex, CM8 1YZ

For more information about this Application please contact:
 Mrs Liz Williamson on:- 01376 551414 Ext. 2506
 or by e-mail to: liz.williamson@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PWHOJZBFI3100>

SITE HISTORY

02/01626/ADV	Proposed siting of new corporate signage for bank	Granted	10.12.02
04/01200/FUL	Proposed external task lighting above ATM, nightsafe, entrance and letter plate	Granted	23.07.04
73/00013/W1T/A	Illuminated double sided projecting box sign.	Refused	28.03.74
74/00005/A	Double-sided projecting box.	Refused	02.07.74
74/00005/ADV	Double sided projecting box sign	Refused	02.07.74
84/00030/ADV	Illuminated projecting box sign	Refused	04.04.84
84/00048/A	Double sided projecting sign with top illumination.	Granted	29.01.85
84/00048/ADV	Double sided projecting sign with top illumination	Granted	29.01.85
93/00363/ADV	Proposed internally illuminated projecting sign	Refused	14.05.93
93/00842/ADV	Proposed externally illuminated projecting sign	Refused	23.08.93
93/01350/ADV	Display of externally illuminated hanging sign	Granted	15.12.93
74/00005P	A double sided projecting box sign.	Refused	
84/00030P	Illuminated project box sign.	Refused	
84/00048P	Double sided projecting sign with top illumination.	Granted	
15/01017/ADV	Erection of new signage to include 1 no. fascia sign, 1 no. hanging sign, 1 no. ATM surround, 2 no. A1 light pockets, 1 no. new name plate and 1 no. chevron sign	Granted	16.11.15
19/00067/PLD	Proposed change of use of the existing building from Financial and Professional Services (Use Class A2) to a shop (Use Class A1)	Granted	19.02.19

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing need, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP3	Development within Town Development Boundaries and Village Envelopes
RLP56	Vehicle Parking
RLP90	Layout and Design of Development
RLP95	Preservation and Enhancement of Conservation Areas
RLP117	Shopfronts in Conservation Areas

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development
LPP56	Conservation Areas
LPP58	Shop Fronts, Fascias and Signs in Conservation Areas

Neighbourhood Plan

N/A

Other Material Considerations

None

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Witham Town Council has objected to the proposal contrary to Officer recommendation.

SITE DESCRIPTION

The application site is located within the Town Development Boundary and Conservation Area of Witham. The site is currently vacant falling under Use Class A1 is located within a prominent location within Witham Town Centre.

PROPOSAL

The application seeks planning permission to alter the shopfront of the building, internal alterations and erect a single storey rear extension for the use as a funeral directors.

CONSULTATIONS

BDC Environmental Health

No objections subject to conditions.

ECC Highways

No objection.

Witham and Countryside Society

Object to the proposal as it is considered that the use of powered aluminium on the door fixtures and fenestration are not supported. Timber materials should be used to protect the integrity of the area.

ECC Historic Buildings Consultant

No objection raised to the proposal. The proposed rendering of the building will not have a negative impact on the Conservation Area as render is a common external surface treatment within the area. The use of powder coated aluminium framed windows will create some form of consistency with the neighbouring 101 and 103-105 Newland Street, creating a consistency between the three properties and will be beneficial to the wider street scene. Although the proposed materials and doors are not traditional they are not incongruous or out of keeping for the wider area. The proposed fenestration for the property removes fanlights and panels of marbelised cladding which will largely be beneficial to the property and street scene, adding ground floor windows which are more in line with the first floor. The proposed alterations to the building will be beneficial to the Conservation Area.

PARISH / TOWN COUNCIL

Witham Town Council object to the application. Two responses have been received which are summarised below.

Response received 02.10.2019

Witham Town Council recommends refusal on the following grounds: that timber framed windows and doors should be used in the Conservation Area; lack of detail regarding the proposed lighting at the front of the building; no information regarding hours of operation; that the roof of the mortuary should be gabled; unclear how access will be achieved into the mortuary; and lack of advice from the Listed Buildings Officer.

Response received 04.02.2020 (following revised plans)

Witham Town Council have stated that "our Members had an opportunity to consider the above planning application and wish to object most strongly to the use of powder coated aluminium on a prominent building in the Conservation Area which is against the District Council's own policies ADM 63/RLP95 and RLP96 that a building in the Conservation Area should enhance the character and appearance; and that building materials are authentic and complementary to the building's character. If the application is

considered by the Planning Committee Members would wish to attend to make representations on behalf of the Town Council”.

REPRESENTATIONS

A site notice was displayed at the front of the property. One letter of representations has been received in relation to this proposal which is summarised below.

CBRE

General comment made that the neighbouring occupiers have access and escape rights over the alley/roadway between the properties and for safety reasons would not want this to become blocked or completely obstructed.

REPORT

Principle of Development

Policy CS9 of the Adopted Core Strategy states that the Council will promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment in order to respect and respond to the local context, where development affects the setting of historic or important buildings, Conservation Area and areas of highest archaeological and landscape sensitivity.

Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan require a high standard of design in all new development. Similarly, Policy CS9 of the Adopted Core Strategy similarly seeks a high standard of design and layout in all new developments.

Policy RLP95 of the Adopted Local Plan and Policy LPP56 of the Draft Local Plan seeks to preserve, and encourage the enhancement of, the character and appearance of designated Conservation Areas and their settings, including the buildings, open spaces and areas, landscape and historic features and views into and within the constituent parts of designated areas.

In this case it is considered that the principle of development is acceptable subject to compliance with the abovementioned policies.

Design, Appearance, Layout and Impact on the Conservation Area

In terms of design, Paragraph 124 of the NPPF states inter alia that good design is a key aspect of sustainable development. In addition to this, Policy RLP117 of the Adopted Local Plan and Policy LPP58 of the Draft Local Plan require that proposed display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building, wherever possible and traditional materials should be used.

The Witham Conservation Area Appraisal document states that No.95 Newland Street is a purpose-built bank building of the 1960s, of appropriate scale but with poor metal-framed windows. The proposal seeks to improve the appearance of the building by rendering the building, erecting a single storey rear extension, internal alterations and replacement of the existing shopfront with a design which is sympathetic to the street scene but also with the Conservation Area.

The initial design of the shopfront was considered to be inappropriate and not in keeping with the immediate area. The drawings submitted with the application, proposed a single pane of glass, which would have created a flat appearance on the front elevation of the building with little visual interest. Although it was acknowledged that the existing shopfront did not contribute positively to the street scene, it was however considered that an improvement could be made to the design of the proposed shopfront, to alleviate the concerns regarding the proposed design which was raised by Officers. Furthermore, concerns were raised by Officers regarding the proposed replacement door which would only reinforce the incongruous appearance of the proposed shopfront. The existing door positively reflects the surrounding properties and therefore it was considered that the existing door should be retained or re-designed to reduce the amount of glazing proposed.

Subsequently, revised plans were submitted which sought to address Officer concerns. The proposed fenestration for the property removes fanlights and panels of marbleised cladding which would largely be beneficial to the property and street scene. The addition of ground floor windows provides visual interest and is more in keeping with the first floor and other properties within the immediate vicinity and is considered to be an appropriate design for a Conservation Area.

The proposed single storey extension would be erected to the rear of the building. There is an existing canopy to the rear which would be removed to accommodate the proposed extension. The addition would measure 2.15m in depth and 3.3m in length and provide a rear entrance into the mortuary building. The building has previously been extended to the rear, and therefore the use of a flat roof has been agreed as an acceptable roof form in this vicinity. Although flat roof extensions are not usually supported within Conservation Areas, the proposed rear extension would be largely concealed and reflect the existing extensions to the building. The addition of a flat roofed extension would therefore, not be detrimental to the building or the area. It is considered that the rear addition is acceptable and would comply with the abovementioned policies.

Witham Town Council have objected to various elements of the proposal. One of the objections raised relates to the proposed shopfront and the use of non-traditional materials within the Conservation Area. Traditional materials, particularly timber, are highlighted as a key contributor to the significance of the Conservation Area and generally recommended as the appropriate material as stated in Policy RLP117 of the Adopted Local Plan. The existing windows are metal framed. As stated previously, the property dates from the

1960s and the use of metal windows referenced the build date of the property. Furthermore, the use of aluminium framed windows will create some form of consistency with the neighbouring properties at No.101 and No.103-105 Newland Street. The creation of consistency between the three properties would be beneficial to the wider street scene. This sense of consistency can be gained through the use of similar materials, which can be achieved by utilising powder coated metal frames on No.95 Newland Street. Although it is acknowledged that this material is not 'traditional', it is in keeping and would not detract from the Conservation Area or the property. Similarly the proposed door mimics other properties within the Conservation Area, and although it is acknowledged that this is not 'traditional', it is not considered to be incongruous nor out of keeping with the wider area.

Another objection raised by Witham Town Council related to the lack of details regarding lighting. This concern is acknowledged and agree that details would need to be submitted regarding lighting, to ensure that they were in keeping with the Conservation Area. However, it is considered that these details can be secured by way of a suitable planning condition. Witham Town Council also raised concern about the extension. The proposed flat roof of the extension would match the flat roof of the previous extensions to the rear of the property and therefore it is acceptable from a design perspective and furthermore, would not be visible from the Conservation Area. This has been addressed by the Historic Buildings Consultant in the consultation response.

In summary, while the concerns of Witham Town Council are acknowledged, it is considered that the proposal would represent an improvement to the existing shopfront and that the design and materials are appropriate for the Conservation Area and character of the area.

Impact on Parking Arrangements

In terms of parking, Policy RLP56 of the Adopted Local Plan and Policy LPP45 of the Draft Local Plan state that off-road vehicle parking should be provided in accordance with the Council's adopted vehicle parking standards. An A1 use requires that there should be 1 space per 20sq.m. In all cases adequate provision should be made for the parking and turning of service vehicles, serving the site, off the highway. A lower provision of vehicle parking may be appropriate in urban areas including town centre locations where there is good access to alternative forms of transport and existing car parking facilities.

In this case, it is proposed that two parking spaces will be retained to the rear of the property. The number of parking spaces would facilitate parking for the staff working at the funeral directors with minimal impact on on-street parking. Furthermore, ECC Highways have not raised an objection to the proposal. Therefore it is considered that the parking arrangements would be acceptable in terms of highway safety and would be compliant with the Council's adopted parking standards.

Impact on Neighbouring Residential Amenity

In terms of impact on neighbouring residential amenity, Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan state that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

The property was previously utilised as a bank. The use of the building would be as a funeral directors with opening hours proposed as 09:00 hours to 17:00 hours Monday to Friday (as set out within the submitted application submission). It is proposed to employ 4 members of staff to run the business, who would be located at the premises. Witham Town Council raised a concern that there was no information regarding hours of operation. As set out above, these details have been provided and are considered acceptable given the location of the site. Furthermore, the opening hours would not be dissimilar to the opening hours of the bank that previously occupied the property and not unusual for a town centre location.

Therefore, it is considered that there would not be any detrimental impacts on neighbouring properties in terms of undue noise and disturbance in accordance with the abovementioned policies.

CONCLUSION

The proposal seeks permission to extend and improve an existing property within the main shopping area and Conservation Area of Witham. The property once accommodated a bank and has been vacant for some time. The proposed changes to the building would enable an acceptable re-use of the building.

While the concerns of Witham Town Council are acknowledged, Officers consider that the proposal would improve the appearance of the shopfront. The initial concerns of Officers regarding design have been addressed through the submission of revised plans and it is considered that the revisions are acceptable and in keeping with the character and appearance of the building and the Conservation Area. The application is therefore recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Existing Elevations and Floor Plans
WIT1001/01

Plan Ref:

Proposed Plans

Plan Ref: Wit1001-02

Version: C

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to commencement of development to the front elevation of the building, details of the proposed lighting shall be submitted and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details and thereafter be retained as approved.

Reason

To ensure that the development does not prejudice the character and appearance of the Conservation Area

- 4 Prior to the erection of the brick wall to the rear of the property, details of external materials to be used, including brick type and bond, should be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details and thereafter be retained as approved.

Reason

To ensure the use of appropriate materials having regard to the importance of this scheme in the Conservation Area and to ensure that the choice of materials will harmonise with the character of the surrounding development.

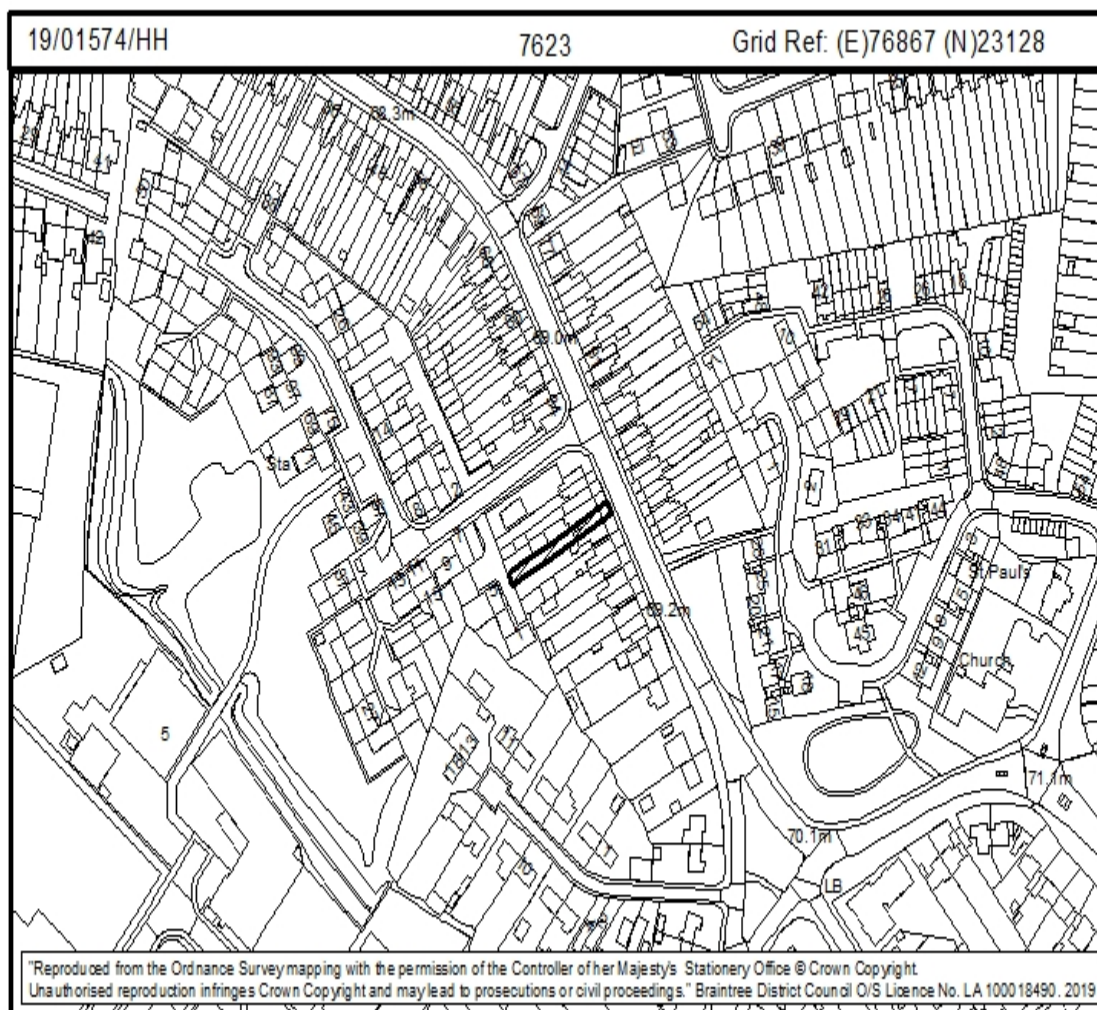
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 5f

APPLICATION NO: 19/01574/HH
DATE: 09.09.19
VALID:
APPLICANT: Mr Warden
116 Crossing Road, Braintree, CM7 3PN
AGENT: Mr Simon Wells
6 Butlers Way, Great Yeldham, Halstead, CO9 4QL
DESCRIPTION: Proposed replacement front porch, single storey rear extension with internal alterations.
LOCATION: 116 Crossing Road, Braintree, Essex, CM7 3PN

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PWWCT3BFI6S00>

SITE HISTORY

None

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of shortcomings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing need, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

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It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP17	Extensions and Alterations to Dwellings in Towns and Villages
RLP56	Vehicle Parking
RLP90	Layout and Design of Development

Braintree District Local Development Framework Core Strategy 2011

CS9	Built and Historic Environment
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Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP38	Residential Alterations, Extensions and Outbuildings
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development

Neighbourhood Plan

N/A

Other Material Considerations

Essex Design Guide

- Page 76 & 77 – Amenity Space
- Page 89 - 45° Rule & Overlooking
- Page 81 – 109 – Design

Essex Parking Standards

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as the Applicant is a member of staff.

SITE DESCRIPTION

The application site comprises a terraced dwelling on Cressing Road, within the Town Development Boundary of Braintree. The property forms a row of terraced properties, with an alleyway to the side serving No.116 Cressing Road and No.114 Cressing Road.

PROPOSAL

This application seeks planning permission for a single storey rear extension to the dwelling. The extension would measure 3.9 metres deep and 4.5

metres wide and would be positioned off the rear wall of the existing two storey extension. This would form a courtyard between the existing property, the proposed extension and the neighbouring boundary. The proposal would be finished with painted render, with a flat roof incorporating a roof lantern.

CONSULTATIONS

None.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

No neighbour representations have been received in connection with this application.

REPORT

Principle of Development

The application site is located within the Town Development Boundary of Braintree where the principle of extensions to dwellings is acceptable as established by Policy RLP17 of the Adopted Local Plan and Policies LPP1 and LPP38 of the Draft Local Plan, subject to design, amenity and highway criteria.

Design and Appearance

Paragraph 124 of the National Planning Policy Framework (NPPF) sets out that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve'. It then goes on to cite good design as a 'key aspect of sustainable development'.

Paragraph 130 of the NPPF is explicit that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies RLP17 and RLP90 of the Adopted Local Plan, Policy CS9 of the Adopted Core Strategy and Policies LPP38, LPP50 and LPP55 of the Draft Local Plan reflect the NPPF, by seeking the highest possible standards of design and layout in all new development.

The proposal would be subservient to, and in keeping with, the character of the host dwelling. It would not be seen from the wider public domain and is therefore compliant with the abovementioned policies.

Impact on Neighbour Amenity

Policy RLP17 of the Adopted Local Plan and Policy LPP38 of the Draft Local Plan both require that extensions should result in no harm to the amenity of neighbouring residential properties, including no loss of privacy, no increase in overshadowing, or loss of light.

The proposed extension would not extend beyond the rear elevation of the neighbouring property at No.118 Cressing Road. The proposal would extend 3.6 metres past the rear elevation of the neighbouring property at No.114 Cressing Road, however it is not considered that the impact on the non-habitable room would be detrimental to the extent that it would warrant the refusal of planning permission.

Due to the siting of the proposed extension, it is not considered that there would be any adverse impact on neighbouring amenity, and therefore the proposals are compliant with the abovementioned policies.

Highway Considerations

Policy RLP56 of the Adopted Local Plan and Policy LPP45 of the Draft Local Plan states that developments should comply with the parking standards set out in Essex County Council's Vehicle Parking Standards document. Accordingly, the requirement for dwellings with 2 or more bedrooms is a minimum of 2 parking spaces.

The current parking provision to the property would be unaffected by the proposals. The proposal is therefore considered acceptable with regards to highway considerations.

CONCLUSION

The design and appearance of the proposal would be in keeping with the character and appearance of the existing property and would not have a detrimental impact upon neighbouring residential amenity. The application is therefore recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Proposed Plans	Plan Ref: 17-601/02	Version: B
Proposed Site Plan	Plan Ref: 17-601/04	Version: A

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials and finishes shall be as indicated on the approved plans and/or schedule.

Reason

To ensure that the development does not prejudice the appearance of the locality.

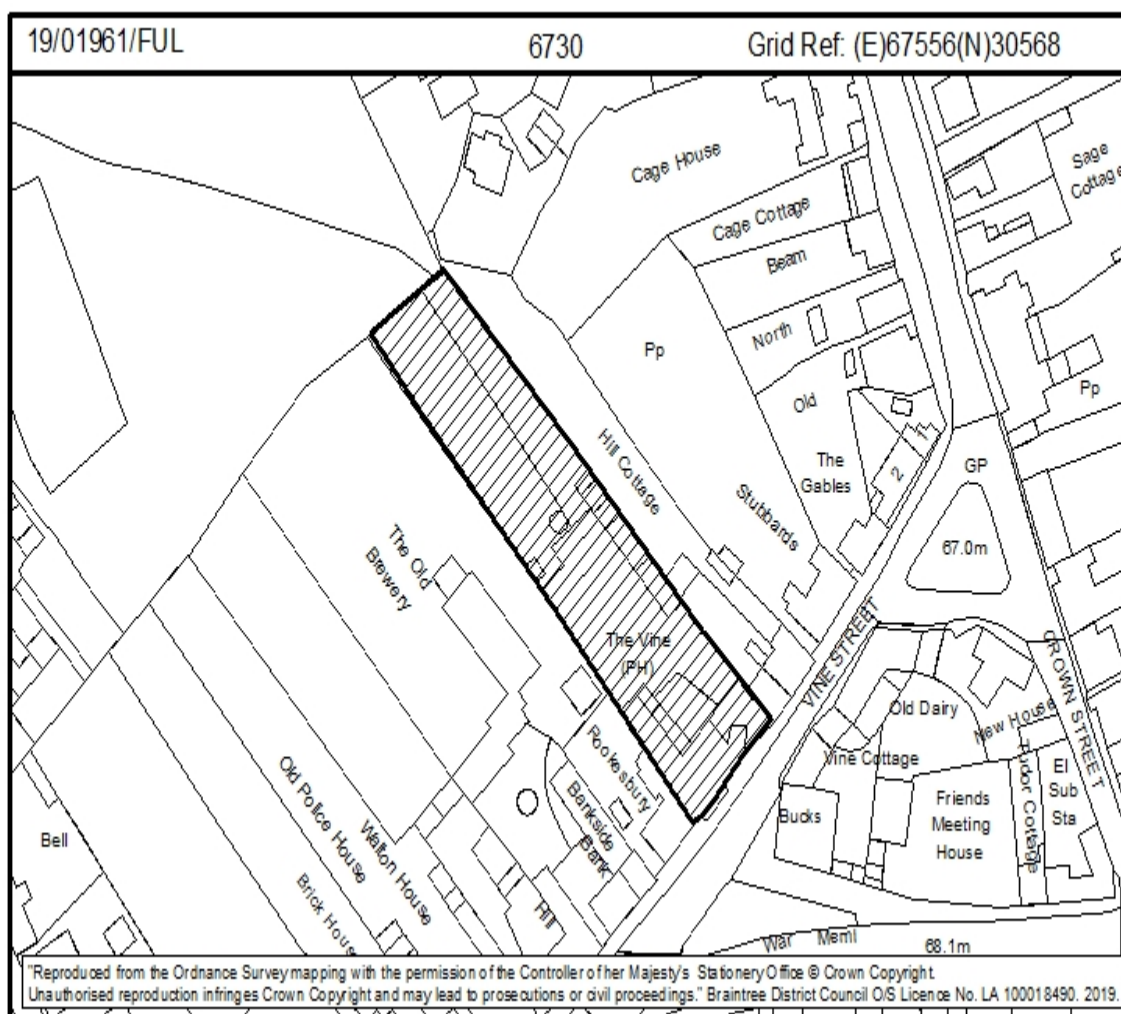
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 5g

APPLICATION NO: 19/01961/FUL DATE: 25.11.19
 VALID:
 APPLICANT: Mr Gerard Bourke
 The Vine PH, Vine Street, Great Bardfield, Essex, CM7 4SR
 DESCRIPTION: Retention of single-storey outbuilding for continued use as a garden bar.
 LOCATION: The Vine PH, Vine Street, Great Bardfield, Essex, CM7 4SR

For more information about this Application please contact:
 Mathew Wilde on:- 01376 551414 Ext. 2512
 or by e-mail to: mathew.wilde@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q04OJPBF00A00>

SITE HISTORY

07/01076/TPOCON	Notice of intent to carry out works to trees protected by The Conservation Area - Remove trees	Granted	22.06.07
11/00120/TPOCON	Notice of intent to carry out works to tree in a Conservation Area - Lop 1 Willow	Granted	04.07.11
12/00169/TPOCON	Notice of intent to carry out works to tree in a Conservation Area - Remove 1 Willow tree	Granted	03.08.12
15/01356/FUL	Erection of steel staircase to allow better access to loft space above commercial kitchen and enlarge current opening to full size external door.	Granted	02.02.16
16/00006/FUL	Proposed conversion of existing barns into holiday lets	Granted	08.06.16
16/00007/LBC	Proposed conversion of existing barns into holiday lets	Granted	08.06.16
19/01581/FUL	Retention of garden bar.	Application Returned	

POLICY CONSIDERATIONS

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National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP3	Development within Town Development Boundaries and Village Envelopes
RLP56	Vehicle Parking
RLP62	Development Likely to Give Rise to Pollution or the Risk of Pollution
RLP64	Contaminated Land
RLP90	Layout and Design of Development
RLP95	Preservation and Enhancement of Conservation Areas
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

Braintree District Local Development Framework Core Strategy 2011

CS7	Promoting Accessibility for All
CS9	Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP44	Sustainable Transport
LPP45	Parking Provision

LPP50	Built and Historic Environment
LPP51	An Inclusive Environment
LPP55	Layout and Design of Development
LPP56	Conservation Areas
LPP60	Heritage Assets and their Settings

Great Bardfield Neighbourhood Plan

The Neighbourhood Plan is at a very early stage and thus carries very little weight in decision making at this time.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as Great Bardfield Parish Council has objected to the application contrary to Officer recommendation.

SITE DESCRIPTION

The site relates to the rear garden area of The Vine Public House in Great Bardfield. The public house is not listed in itself, but does contain a listed outbuilding in its grounds. A large number of properties nearby are also Grade II Listed. The area in question is just north of the car parking area where there are existing benches etc. for customers of the public house to enjoy in the summer months. A public right of way runs through the car park and to the side of the garden area of the public house.

PROPOSAL

The proposal in this case is to retain an existing structure in the rear garden area which is used as an outside bar in the summer months.

CONSULTATIONS

Environmental Health

No objection and no conditions recommended.

Historic Buildings Consultant

No objection - the single storey outbuilding referred to by this application is ancillary in size and appearance and does not have an impact upon the significance of the listed outbuildings, nor the Conservation Area.

PARISH / TOWN COUNCIL

Great Bardfield Parish Council Object to the application for the following summarised reasons:

- 'retention' is misleading as it's a retrospective application
- Structure too close to neighbour garden wall
- Within the curtilage of Listed Barns
- No means of drainage
- No limitations on use in a residential area

REPRESENTATIONS

One objection comment has been received from the 'The Old Brewery' and one general comment from 'Olive Tree House' setting out the following concerns/comments:

- Location of building undermines integrity of adjacent flint wall
- Maintenance issues
- Management / drainage issues
- Bar should be used in a sensible time frame – restricted past 10pm

REPORT

Principle of Development

Policy RLP3 of the Adopted Local Plan and Policy LPP1 of the Draft Local Plan however state that development within Town Boundaries will only be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character of the settlement. This is echoed by Policy RLP90 of the Adopted Local Plan and CS9 of the Adopted Core Strategy.

The application proposes the retention of an existing outside bar building within the grounds of an existing Public House. Taking into account the above, it is considered that the proposal accords with the above policies and is thus acceptable in principle, subject to satisfying other criteria as explored below.

Heritage, Design & Appearance

Policy RLP100 of the Adopted Local Plan and Policy LPP60 of the Draft Local Plan state inter alia that works will be permitted where they do not harm the setting, character, structural stability and fabric of the building (or structure). Policy RLP95 of the Adopted Local Plan and Policy LLP56 of the Draft Local Plan states that the Council will preserve, and encourage the enhancement of, the character and appearance of the designated Conservation Areas and their settings, including inter alia the buildings and historic features and views into and within the constituent parts of designated areas.

Paragraph 124 of the National Planning Policy Framework (NPPF) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It also states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 of the NPPF states, amongst other things, that

developments should function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

In addition to this, Policy RLP90 of the Adopted Local Plan requires designs to recognise and reflect local distinctiveness in terms of scale, density, height and massing of buildings, and be sensitive to the need to conserve local features of architectural and historic importance, and also to ensure development affecting the public realm shall be of a high standard of design and materials, and use appropriate landscaping. Policy LPP55 of the Draft Local Plan seeks to secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment.

The Vine Public House is an unlisted property, located within the Great Bardfield Conservation Area. A range of ancillary buildings to the rear of the pub are Grade II listed and date from the sixteenth century, with later eighteenth-century additions (list entry number: 1106348).

The building itself appears like a typical outbuilding with a timber clad exterior and a felt covered roof. It measures 2.4m in width and 3.6m in length, and measures 2.5m high. It contains a bar and store area. The building is therefore small and would appear ancillary in its appearance. As such, the Historic Buildings Consultant had no objection to the retention of the structure with regard to its negligible impact on the surrounding Conservation Area or setting of nearby Listed Buildings. Officers are also satisfied that from a design and appearance perspective, that the outdoor bar is acceptable.

Impact on Neighbour Amenity

A core principle of the National Planning Policy Framework is that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

Concerns have been raised by the Parish Council in respect to the potential noise impact from the outdoor bar. Other comments from members of the public were received about restricting the hours of use of the outdoor bar. However, the garden bar is already located in an area which contains a number of benches which are used by customers during fine weather. The addition of the bar does not therefore introduce noise into an area which has not previously been utilised. Its purpose on the contrary is to serve customers so that they don't have to walk back to the main public house building for their beverages. The bar is also located far into the site, some considerable distance beyond the rear of those residential properties on the High Street and Vine Street.

In practice it is likely that the outside bar will only be used during periods of good weather when customers are able to sit outside, its use will therefore be limited. Given the existing large garden which is already used for outside seating it is not anticipated that the operation of the bar increases the use of the outside area and the public house would continue to operate within its existing established licensing hours which already extend to the external areas.

A condition to restrict the use of the bar to certain times of the year is considered to fail planning enforcement tests, as it wouldn't be necessary. Similarly, a condition to control the amount it is used, or timings, would be very difficult to enforce and potentially would overlap with its licence. As such, taking into account all of the above, it is considered that the retention of the garden bar would not in itself lead to a detrimental impact on the amenity of neighbouring properties, and no additional layers of control are required.

Other Issues

Other concerns have been raised by members of the public in respect to the proximity to the adjacent flint wall and management/drainage issues. However, in this case it is considered that these matters are not material to the determination of the application. Any damage caused to boundaries are civil matters, and the building is not of a sufficient size to require any SUDS features to be included. As such, while residents' concerns are noted, it is considered that these issues would not be material to the determination of the planning application in this case.

PLANNING BALANCE AND CONCLUSION

As set out in Paragraph 8 of the NPPF, achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and needed to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): an economic objective (to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure); a social objective (to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being); and an environmental objective (to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

In this case, the development would provide a benefit of serving the needs of the public house and their visiting patrons. Against these benefits, minimal harm has been able to be identified. Overall, taking into account the harms against the benefits, it is considered that the proposal would amount to sustainable development and as such it is recommended that the application be approved.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED in accordance with approved plans:-

APPROVED PLANS

Location Plan
Block Plan
Proposed Plans

INFORMATION TO APPLICANT

- 1 The bar should be kept in a good condition and careful management utilised in order to minimise disturbance to neighbouring properties.

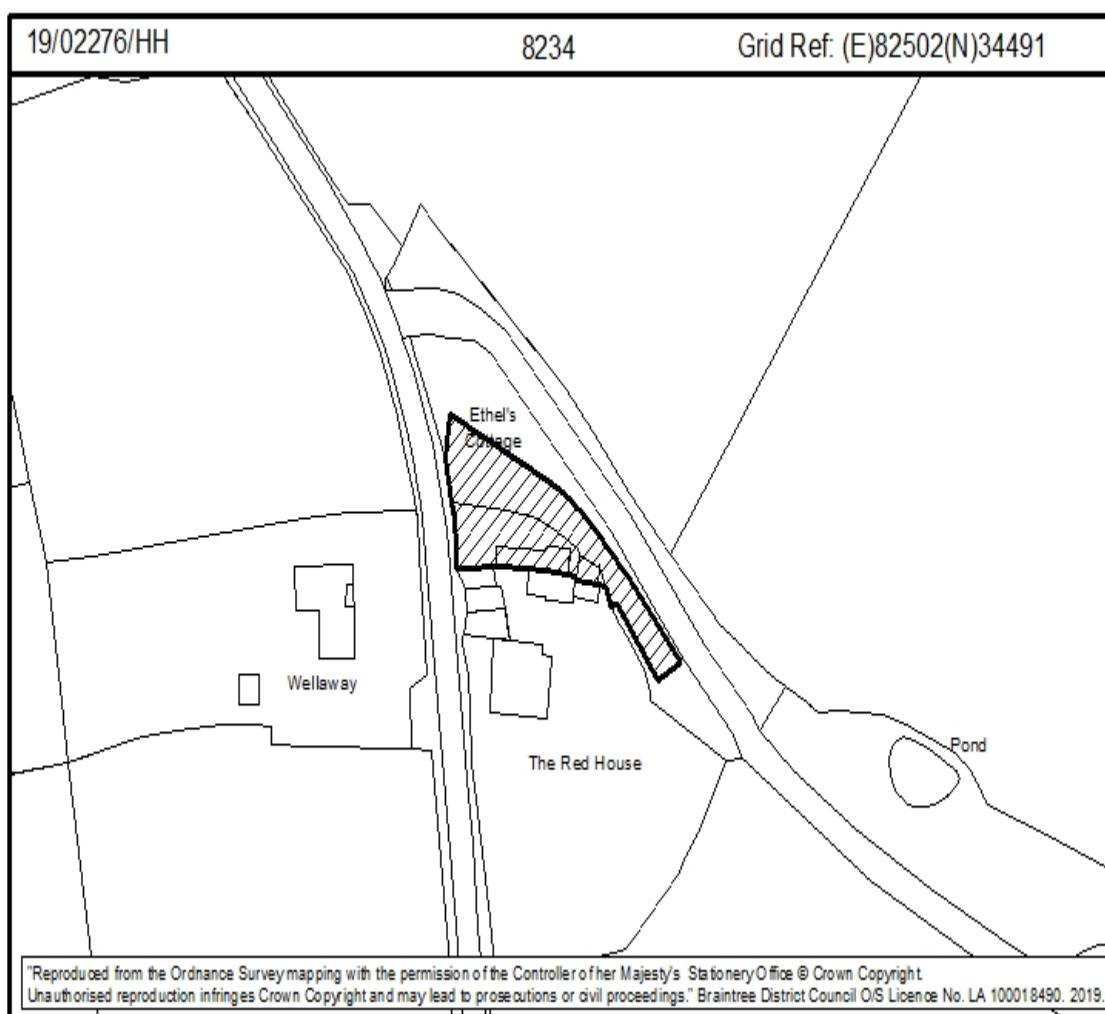
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 5h

APPLICATION NO: 19/02276/HH
DATE: 18.12.19
VALID:
APPLICANT: Mr & Mrs D Morris
Ethels Cottage, Gestingthorpe Road, Little Maplestead,
CO9 2SN
AGENT: Mr Nigel Chapman
Kings House, Colchester Road, Halstead, CO9 2ET
DESCRIPTION: Erection of two storey extension and porch
LOCATION: Ethels Cottage, Gestingthorpe Road, Little Maplestead,
Essex, CO9 2SN

For more information about this Application please contact:
Jack Street on:- 01376 551414 Ext.
or by e-mail to: jack.street@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2P7NTBFJXN00>

SITE HISTORY

88/00862/P	Erection Of Conservatory	Granted	20.05.88
06/02371/FUL	Erection of two storey extension consisting of family room, utility room, two bedrooms, bathroom and en-suite	Granted	22.01.07
17/00007/FUL	Erection of two storey extension and porch	Granted	07.02.17

POLICY CONSIDERATIONS

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The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2

examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.

- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing need, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

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The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

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It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP2	Town Development Boundaries and Village Envelopes
RLP18	Extensions to Existing Dwellings in the Countryside
RLP56	Vehicle Parking
RLP90	Layout and Design of Development
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

Braintree District Local Development Framework Core Strategy 2011

CS5	The Countryside
CS9	Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

SP1	Presumption in Favour of Sustainable Development
SP6	Place Shaping Principles
LPP1	Development Boundaries
LPP38	Residential Alterations, Extensions and Outbuildings
LPP45	Parking Provision
LPP50	Built and Historic Environment
LPP55	Layout and Design of Development
LPP60	Heritage Assets and their Settings

Neighbourhood Plan

N/A

Other Material Considerations

Essex Design Guide

- Page 76 & 77 – Amenity Space
- Page 89 - 45° Rule & Overlooking
- Page 81 – 109 – Design

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as the Agent is related to a member of staff.

SITE DESCRIPTION

The application site is located within Little Maplestead though is sited beyond any development boundaries that serve the area whereby the land is considered as countryside. The host dwelling is Ethel's Cottage, a semi-detached residence situated across the east side of Gestingthorpe Road.

The host dwelling is sufficiently screened from the highway by foliage across the eastern boundary of the grounds enjoyed by the property, which measure an approximate total area of 0.21 hectares (0.52 acres). The host dwelling enjoys a significant degree of amenity space at its frontage.

The site borders the residential setting of The Red House, a Grade-II listed heritage asset located immediately southwards (List Entry Number: 1337980). Given the close proximity of the application site to the heritage asset, the effects of any works to Ethel's Cottage on the established appearance and setting of The Red House must be considered.

PROPOSAL

The proposal seeks planning permission for a two storey side extension and front porch. The exact same development has already been approved under application reference 17/00007/FUL, though this original permission is no longer extant having expired on 12/02/2020.

The first element of the proposal, the two storey side extension to the property, will generally envelop an existing structure in this position and attain additional height. The extension will thereafter measure a length of 5.22 metres and 6.72 metres across the eastern flank of the property. The width across the rear of the extension will measure 6.82 metres, given that the extension will be set at an angle from the host dwelling, whilst a depth of 1.4 metres will be established between the north-eastern corner of the extension and the front wall of the host dwelling. The height to be attained by the extension will total approximately 6.4 metres from ground level to apex with a dormer window inserted in the centre. Materials proposed are to match the existing property.

The second element of the proposal regards to erection of a porch at the entrance to the host dwelling. The porch is to measure a length of approximately 1 metres and a width of 2.35 metres, with a proposed height of 3.39 metres. The porch would feature a new oak framed canopy.

CONSULTATIONS

Historic Buildings Consultant

No objection to the proposal.

ECC Highway Authority

No comment on the proposal.

PARISH / TOWN COUNCIL

No comment was received from Little Maplestead Parish Council during the statutory consultation period.

REPRESENTATIONS

A site notice was displayed outside the entrance to the host dwelling for a 21 day period and immediate neighbours were notified in writing. No representations have been received.

REPORT

Principle of Development

The application site lies beyond the parameters of any development boundaries or village envelopes, wherein countryside policies apply in accordance with Policy RLP2 of the Adopted Local Plan and Policy LPP1 of the Draft Local Plan. Policy CS5 of the Adopted Core Strategy states that development outside town development boundaries, village envelopes and industrial development limits will be strictly controlled to uses appropriate to the countryside in order to protect and enhance the landscape character and biodiversity, geodiversity and amenity of the countryside.

Policy RLP100 of the Adopted Local Plan, supported by Policy CS9 of the Adopted Core Strategy, and Policy LPP60 of the Draft Local Plan states *inter alia* that works to, or in close proximity of, a listed heritage asset will be permitted where they do not harm the setting, character, structural stability and fabric of the listed building (or structure); will not result in the loss of, or significant damage to the building or structure's historic and architectural elements of special importance; and include the use of appropriate materials and finishes.

As mentioned above, planning permission has previously been approved for the exact same development under application reference 17/00007/FUL. This forms a material consideration in the determination of this application, particularly as the policy basis for determining the application remains the same. The proposed development is acceptable in principle, subject to satisfying applicable policy criteria and all other material considerations.

Design, Appearance and Layout

Paragraph 124 of the NPPF states *inter alia* that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 makes reference to the requirement

for good design, and how a failure to achieve good design can warrant refusal of a planning application, specifically where poor design fails to take the opportunities available for improving the character and quality of an area.

In addition to this, Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan require designs to recognise and reflect local distinctiveness in terms of scale, density, height and massing of buildings, and be sensitive to the need to conserve local features of architectural and historic importance, and also to ensure development affecting the public realm shall be of a high standard of design and materials, and use appropriate landscaping. Policy CS9 of the Adopted Core Strategy similarly seeks a high standard of design and layout in all new developments.

Permission for the two storey extension to the property was originally granted under application reference 17/00007/FUL on the following grounds:

The two storey side extension would replace the existing single storey side extension but would have a slightly larger bulk, height, width and footprint. The siting and design of the extension would be considered to be in harmony with the countryside setting and compatible with the scale and character of the existing dwelling.

The original assessment is considered to remain applicable. The proposed extension continues to be considered by Officers as a compatible addition to the host dwelling by merits of its scale and harmonious with the established countryside setting.

The original assessment also noted that proposed materials would be controlled by condition to ensure appropriate external finishes in the countryside setting. This was also considered appropriate given that views of the site are visible from the adjacent heritage asset. This assessment is considered to remain applicable.

With regards to the proposed porch, the relatively minor nature of the addition to the host dwelling constitutes an addition that would remain subordinate to the host dwelling and would not disrupt the established countryside setting. The porch would not appear as an incongruous addition, but rather a clear subsidiary element of the host dwelling that is incidental to a property within the countryside. The porch is therefore, by merits of its size, siting and bulk, considered acceptable and accords with abovementioned policies.

Impact on the Significance of the Heritage Asset

This host dwellinghouse for this application abuts the residential setting of The Red House, a property statutorily listed as being of Grade II value in the list of Buildings of Special Architectural or Historic Interest. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the

weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy RLP100 of the Adopted Local Plan and Policy LPP60 of the Draft Local Plan state that works will be permitted where they do not harm the setting, character, structural stability and fabric of the building; will not result in the loss of, or significant damage to, the building or structure's historic and architectural elements of special importance; and include the use of appropriate materials and finishes.

The Historic Buildings Consultant has been consulted on the application and raises no objection to the proposed scheme. Furthermore, it is noted that the original application was subjected to consultation from a Heritage Officer, who concluded that the proposal is unlikely to have a detrimental impact upon the setting of the adjacent heritage asset. However, it was considered necessary to impose a condition to control the materials proposed across the extension and to ensure construction of the proposal would not commence until said materials had been submitted to and approved in writing by the local planning authority.

Given that the proposals are exactly the same as that previously granted permission under application reference 17/00007/FUL, and given there have been no material changes in circumstances, the impact of the proposed scheme upon the designated heritage asset is considered acceptable. However, it is considered appropriate to apply conditions imposed on the approval of application reference 17/00007/FUL, whereby the development shall be implemented in accordance with the approved details and maintained as such thereafter.

Impact on Neighbour Amenities

Policy RLP90 of the Adopted Local Plan and Policy LPP55 of the Draft Local Plan state that development shall not cause undue or detrimental impacts on the amenities of nearby residential properties. Unacceptable impacts are considered as any factors that can carry the potential to degrade the enjoyment of neighbouring properties, such as any issues of overlooking, overshadowing, loss of light or loss of privacy. The NPPF further requires a good standard of amenity for all existing and future occupiers of land or buildings.

Each element of the application, by merits of their siting, size, bulk and design, are not anticipated to have any detrimental impact on neighbouring residential amenities in terms of overlooking or overshadowing, nor is it thought that the extension would cause any issues such as loss of light or privacy. As such, the proposal is considered compliant with regards to the abovementioned policy considerations.

It is noted that the two storey side extension would be visible from the Grade II listed neighbouring property (The Red House) though, as reference in the body of the report above, the materials for the external finishes would be

controlled by condition to ensure that they do not affect the setting of the listed building.

Highway Issues

It is not considered that the works proposed in this application would affect existing parking provisions. The proposal is therefore considered acceptable with regards to highway considerations.

CONCLUSION

The two elements to the application are considered acceptable. Neither the two storey side extension nor the porch would have a detrimental impact on the appearance of the host dwelling and the wider countryside setting. The proposal is considered to comply with policy requirements outlined throughout the body of the report by merits of the dimensions and material considerations proposed. Furthermore, the application would not have a detrimental impact upon neighbouring residential amenity nor upon the adjacent heritage asset. The application is therefore recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Block Plan	Plan Ref: 15/1201/11
Existing Elevations	Plan Ref: 15/1201/5
Existing Floor Plan	Plan Ref: 15/1201/4
Location Plan	Plan Ref: 15/1201/10
Proposed Elevations	Plan Ref: 15/1201/9
Proposed 1st Floor Plan	Plan Ref: 15/1201/7
Proposed Ground Floor Plan	Plan Ref: 15/1201/6
Proposed Sections	Plan Ref: 15/1201/8

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

This Condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 No above ground development shall be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently retained as such.

Reason

In the interests of visual amenity and the adjacent listed building.

CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

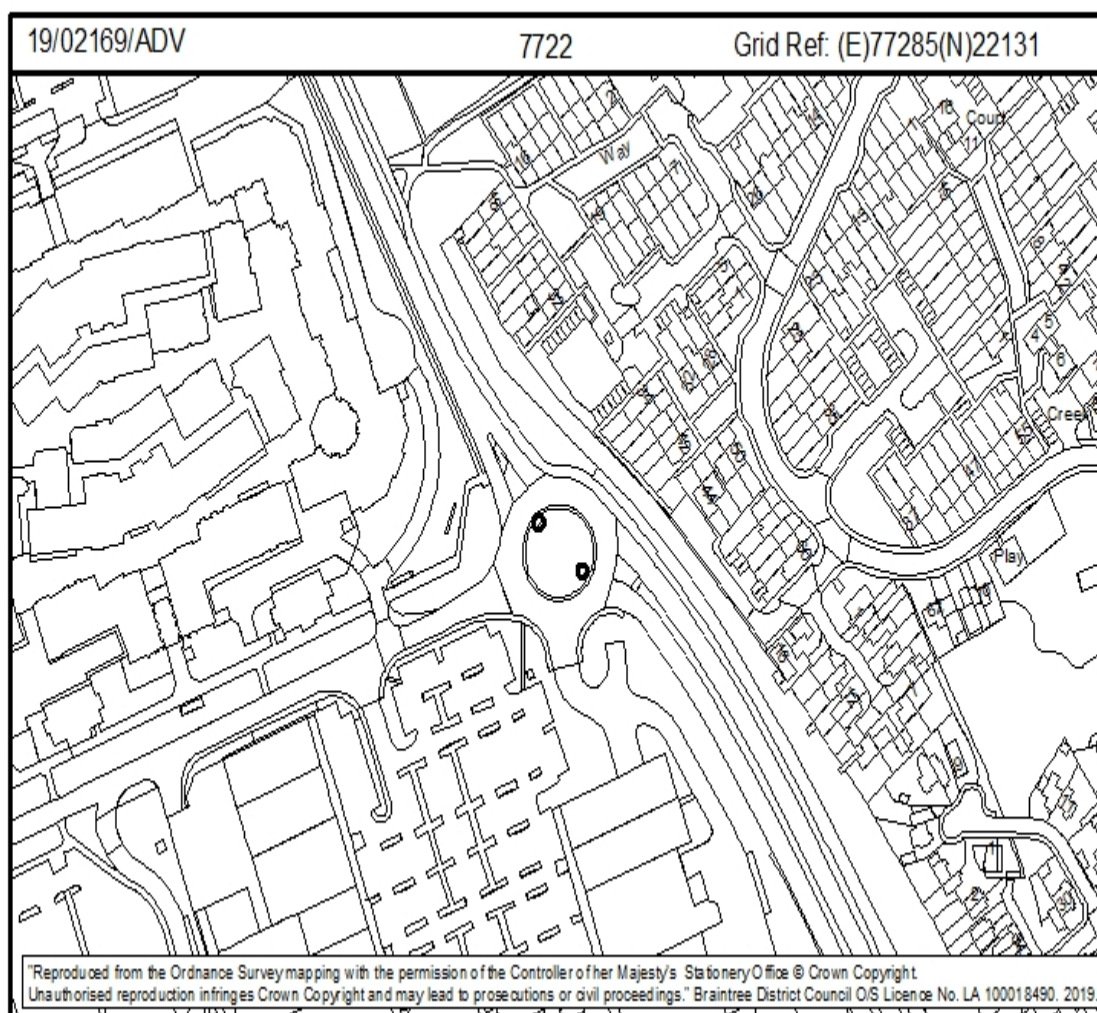
AGENDA ITEM NUMBER 1

APPLICATION NO: 19/02169/ADV DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End,
Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Freeport, Millennium Way, Braintree, Essex

For more information about this Application please contact:

Fiona Hunter on:- 01376 551414 Ext.

or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XK65BF0H500>

SITE HISTORY

08/01292/ADV	Display of 3 Non Illuminated sponsorship signs	Withdrawn	30.07.08
08/01861/ADV	Display of 2 no. non-illuminated advertising signs	Granted	11.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and

Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Millennium Way and Charter Way.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the north of the roundabout facing the northern Millennium Way arm, with the other facing the southern Millennium Way arm.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

- 1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

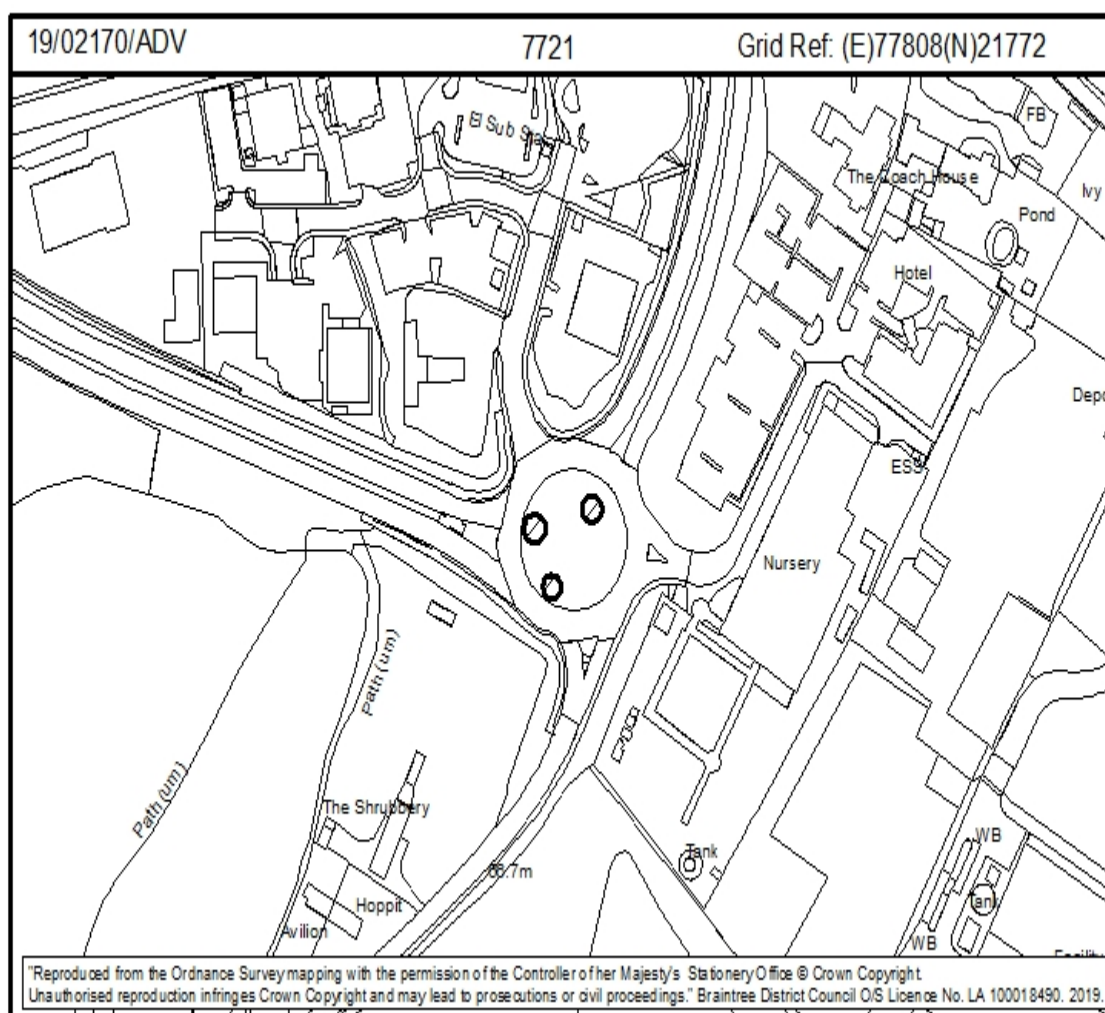
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 2

APPLICATION NO: 19/02170/ADV
 DATE: 10.01.20
 VALID:
 APPLICANT: Mr Jeremy Taylor
 Braintree District Council, Causeway House, Bocking End ,
 Braintree, CM7 9HB
 DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
 LOCATION: Galleys Corner Roundabout, Braintree Road, Cressing,
 Essex

For more information about this Application please contact:
 Fiona Hunter on:- 01376 551414 Ext.
 or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XKMFBF0H500>

SITE HISTORY

08/01299/ADV	Display of 4 no. non-illuminated sponsorship signage	Withdrawn	30.07.08
08/01851/ADV	Display of 3 no. non-illuminated advertising signs	Granted	14.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after

carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Millennium Way and the B1018.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the north of the roundabout facing the northern arm of the B1018, with one facing the western arm of Millennium Way, and the other at the south of the roundabout facing the southern arm of B1018.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

No comments received.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

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- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

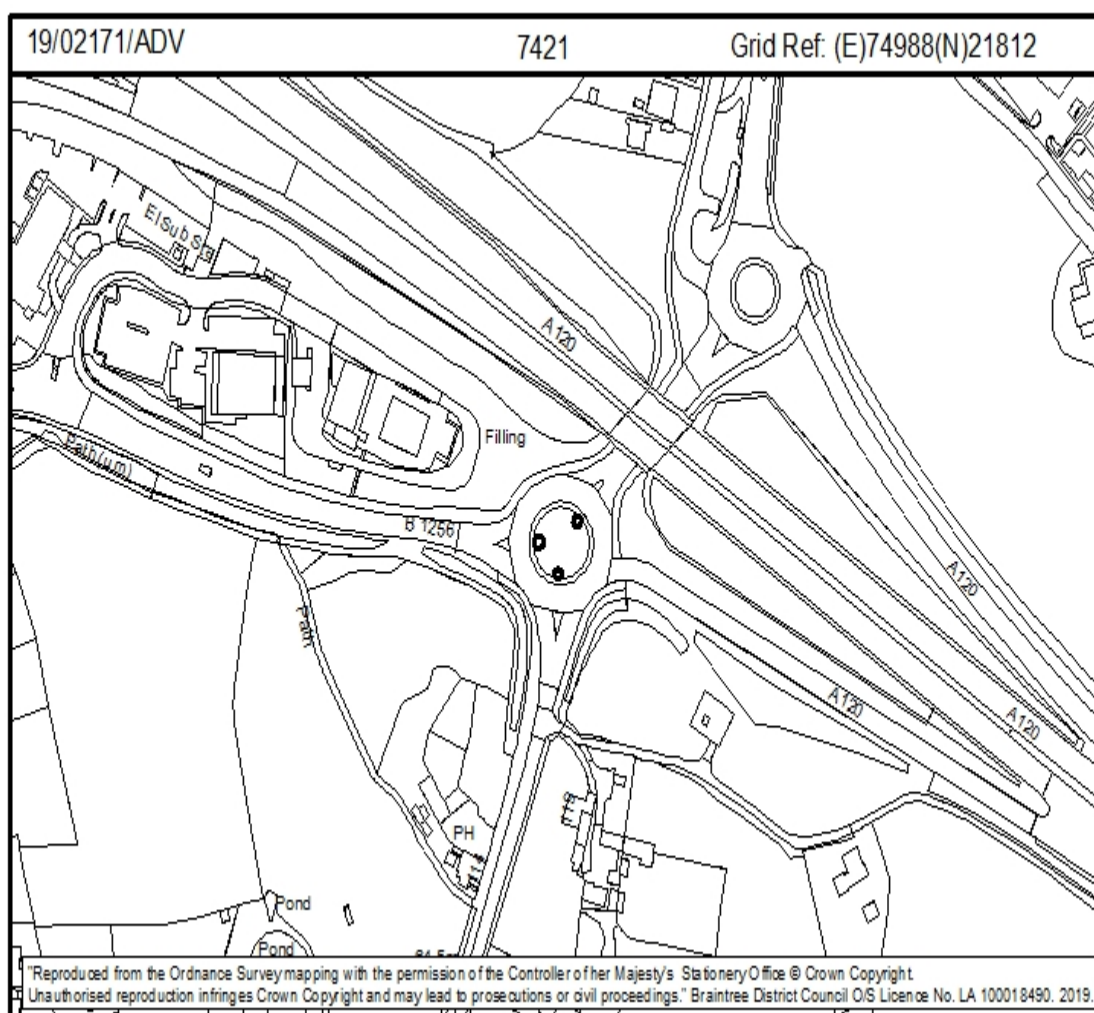
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 3

APPLICATION NO: 19/02171/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout, London Road South /A120, Braintree, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XKQRBFO0A00>

SITE HISTORY

00/01763/ADV 80/00669/P	Display of company sign Proposed erection of indoor riding school building	Granted Appeal Allowed	23.01.01
82/00075/P 90/01852/P	Proposed staff dwelling Display of non illuminated standard panel advertisements for screening site of former by- pass construction depot	Refused Appeal Dismissed	14.04.82
08/01278/ADV	Display of 4 non illuminated sponsorship signs	Withdrawn	30.07.08
08/01853/ADV	Display of 3 no. non- illuminated advertising signs	Granted	14.11.08
19/02215/ADV	3 No. non-illuminated roundabout sponsorship signs.	Pending Decision	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin

work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of London Road, the B1256 and the A120 slip road.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the north of the roundabout facing the northern arm of London Road, one facing the southern arm of London Road and the other facing the B1256 to the east.

CONSULTATIONS

Highways England

No objection.

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Highways England and Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the

approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

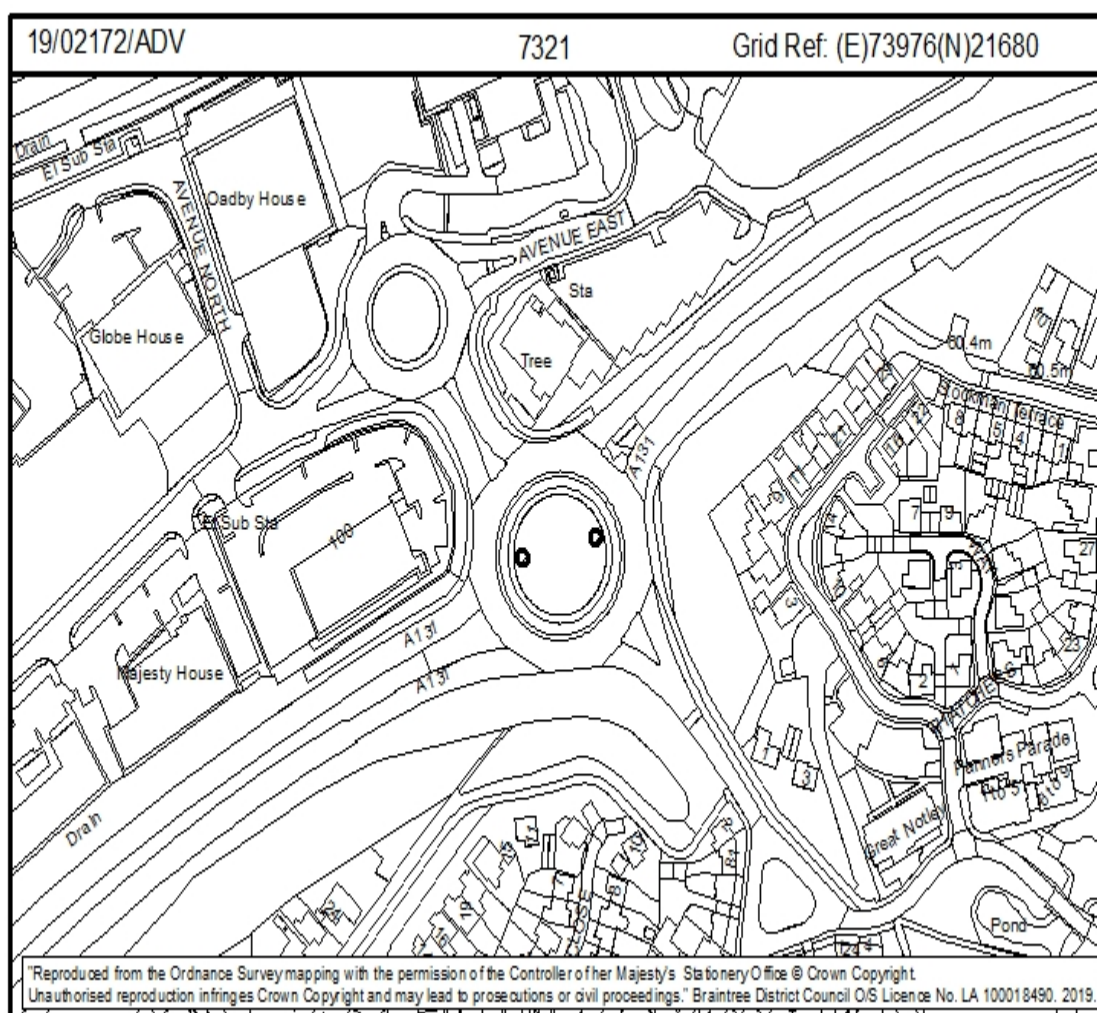
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 4

APPLICATION NO: 19/02172/ADV
 DATE: 10.01.20
 VALID:
 APPLICANT: Mr Jeremy Taylor
 Braintree District Council, Causeway House, Bocking End ,
 Braintree, CM7 9HB
 DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
 LOCATION: Panners Roundabout, Bridge End Lane, Great Notley,
 Essex, ,

For more information about this Application please contact:
 Fiona Hunter on:- 01376 551414 Ext.
 or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XKR2BF0H500>

SITE HISTORY

00/01269/ECC	Variation of Condition 1 and 3 of Planning Approval 95/391/ECC (CC/BTE/7/95) to allow extension of date of commencement until 02/10/05 and for submission of reserved matters relating to landscaping scheme within 18 months of development	Deemed Permitted	31.10.00
00/01270/ECC	Variation of Condition 1,3,4,5,6 and 8 of planning approval 90/1512/ECC (CC/BTE/2/96) to allow extension of date of commencement until 2/10/05, submission of reserved matters prior to commencement, landscaping with 18 months of commencement	No Objections Raised	27.09.00
00/01783/ECC	Provision of new bridge at crossing of Fentons Road, Rayne to be known as Fentons Road Footbridge	Deemed Permitted	30.01.01
00/01784/ECC	Provision of new bridge at crossing of existing link road northwards from Great Notley Village to the existing A120 to be known as Panners Under Bridge	No Objections Raised	07.12.00
00/01785/ECC	Provision of new bridge at crossing of existing link road northwards from Great Notley Village to the existing A120 to be known as Panners Under Bridge	Withdrawn	29.08.01
00/01786/ECC	Provision of new bridge at crossing of existing link road northwards from Great Notley Village to the existing A120 to be known as Panners Under Bridge	Deemed Permitted	31.01.01
00/01787/ECC	Provision of new bridge at	Deemed	24.11.00

	crossing of Flitchway Linear Park at Rayne to be known as Hazlemere Bridle Over Bridge	Permitted	
00/01788/ECC	Provision of new bridge at crossing of Flitchway Linear Park at Rayne to be known as Hazlemere Bridle Over Bridge	Withdrawn	29.08.01
00/01789/ECC	Provision of new bridge at crossing of Flitchway Linear Park at Rayne to be known as Hazlemere Bridle Over Bridge	Withdrawn	29.08.01
00/01790/ECC	Provision of new bridge at crossing of Flitchway Linear Park at Rayne to be known as Hazlemere Bridle Over Bridge	Withdrawn	29.08.01
01/00985/T42	Installation of one 9.99m mono pole with tri-sector, cross-polar antennae, one 300mm transmission link dish and an equipment cabin	Granted	03.08.01
01/01966/ECC	Provision of new bridleway structure to be built along the line of The Flitch Way across A120 Stansted to Braintree scheme	Deemed Permitted	27.02.02
01/02120/FUL	Variation of condition no. 1 attached to Planning Permission 97/00058/FUL to extend time period for submission of reserved matters by a further three years		23.08.02
90/01512/PFBN	Construction Of A New Dual Two Lane Carriageway	Deemed Permitted	08.05.91
05/00969/ADV	Proposed erection of advertisement board	Refused	06.07.05
05/01239/ADV	Proposed erection of sign board alongside A131	Granted	02.09.05
06/01708/ADV	Display of internally illuminated signage for hotel	Refused	19.10.06
07/00730/FUL	Alterations to roof height and position of 3 windows on hotel building being constructed under planning permission reference	Granted	19.06.07

07/01555/ADV	06/00960/REM Display of five no. internally illuminated signage for hotel	Granted	17.09.07
08/01297/ADV	Display of 4 no. non-illuminated sponsorship signage	Withdrawn	30.07.08
08/01865/ADV	Display of 2 no. non-illuminated advertising signs	Granted	13.11.08
10/00057/DAC	Application for approval of details reserved by condition no. 4 of approval 09/001061/FUL	Granted	21.04.10
10/00096/DAC	Application for approval of details reserved by condition no. 2 of approval 09/001061/FUL	Granted	23.09.10
12/01026/PLD	Application for an Proposed Lawful Development Certificate - To seek formal confirmation that the development approved under planning application no. 09/01061/FUL has commenced and the permission would remain extant beyond the time limit set out on the decision notice	Granted	11.10.12

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

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Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
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A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

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National Planning Guidance

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National Planning Practice Guidance (NPPG)

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RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of the A131, Avenue West and Bridge End Lane.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the east of the roundabout facing the eastern arm of the A131, with the other at the west of the roundabout facing the western arm of A131.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Great Notley Parish Council – No comments.

REPRESENTATIONS

None

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

- 1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

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 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

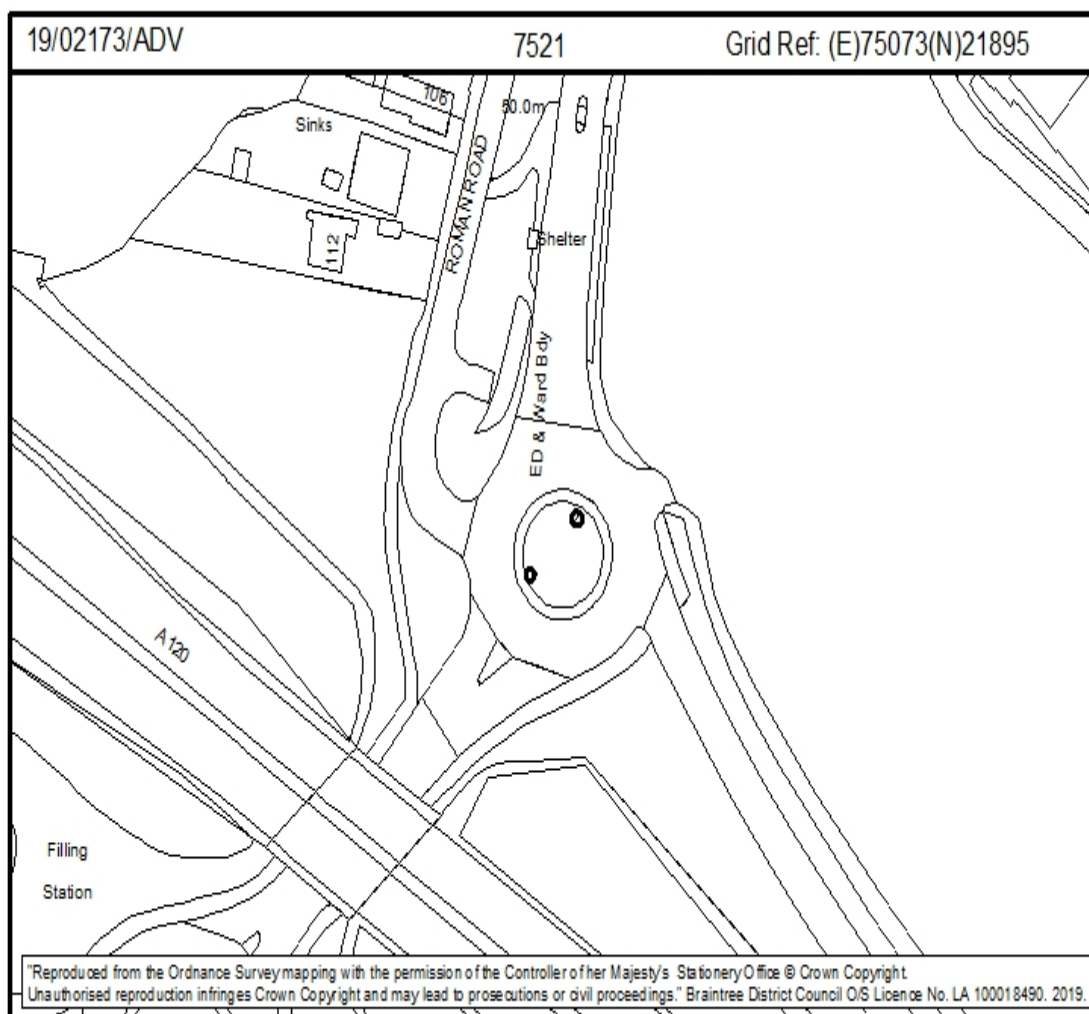
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B
PART B

AGENDA ITEM NUMBER 5

APPLICATION NO: 19/02173/ADV DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At A120 Slip Road, London Road, Braintree,
Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XKS4BF00A00>

SITE HISTORY

08/01291/ADV	Display of 2 Non Illuminated sponsorship signs	Withdrawn	30.07.08
08/01852/ADV	Display of 2 no. non-illuminated advertising signs	Granted	13.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

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- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
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Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

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The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of London Road and the A120 slip road.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the south west of the roundabout, with the other at the north east of the roundabout.

CONSULTATIONS

Highways England

No objection.

ECC Highways

No comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Highways England and Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

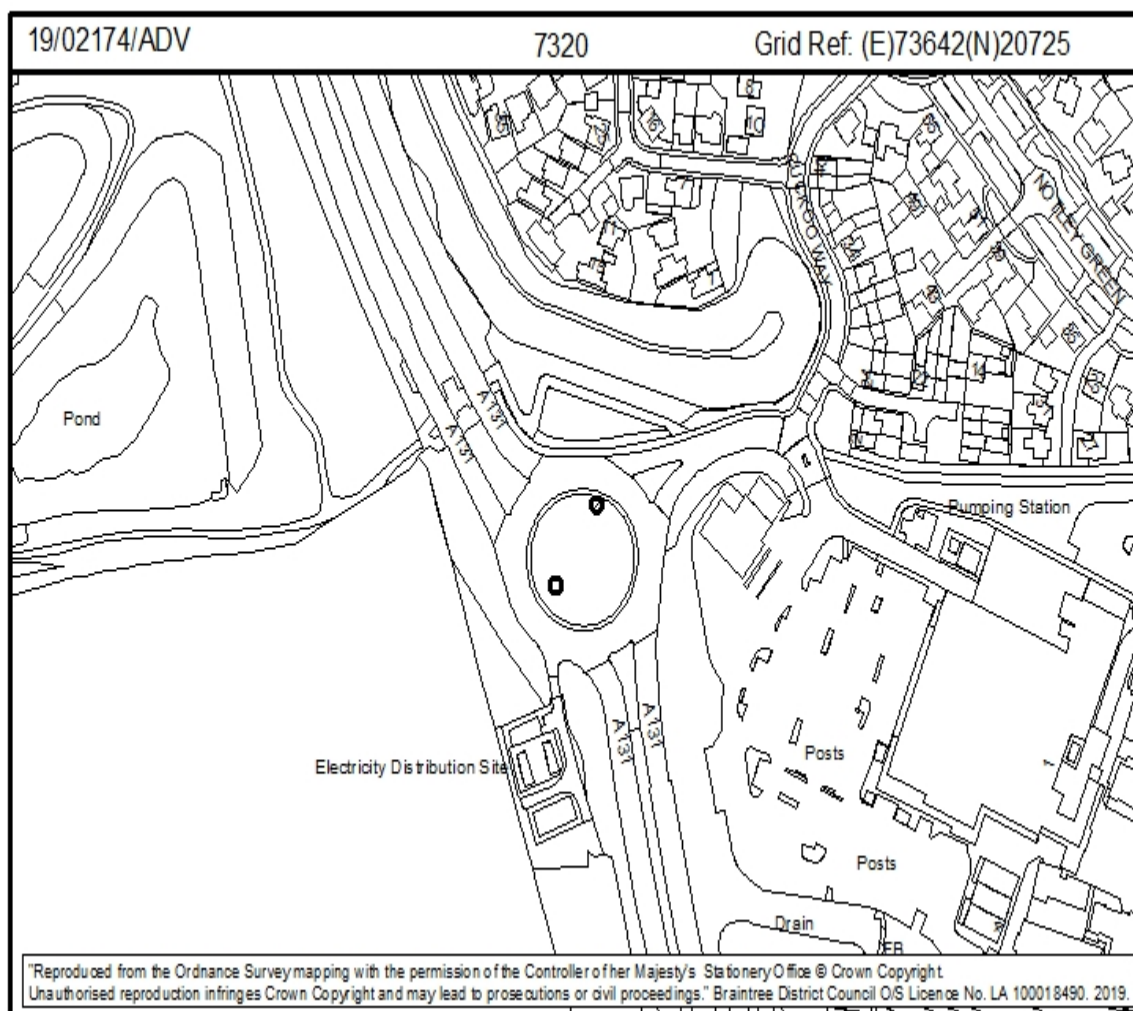
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 6

APPLICATION NO: 19/02174/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Bocking End, Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Tesco Roundabout And A131 Notley By Pass, London Road, Great Notley, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XKXVBF00A00>

SITE HISTORY

08/01294/ADV	Display of 3 Non Illuminated signs	Withdrawn	30.07.08
08/01864/ADV	Display of 2 no. non-illuminated advertising signs	Granted	13.11.08
19/02178/ADV	3 No. non-illuminated roundabout sponsorship signs.	Pending Decision	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.

- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of the A131 and Cuckoo Way.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the north east of the roundabout facing Cuckoo Way and the other facing the A131 to the south.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Great Notley Parish Council – No objections.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

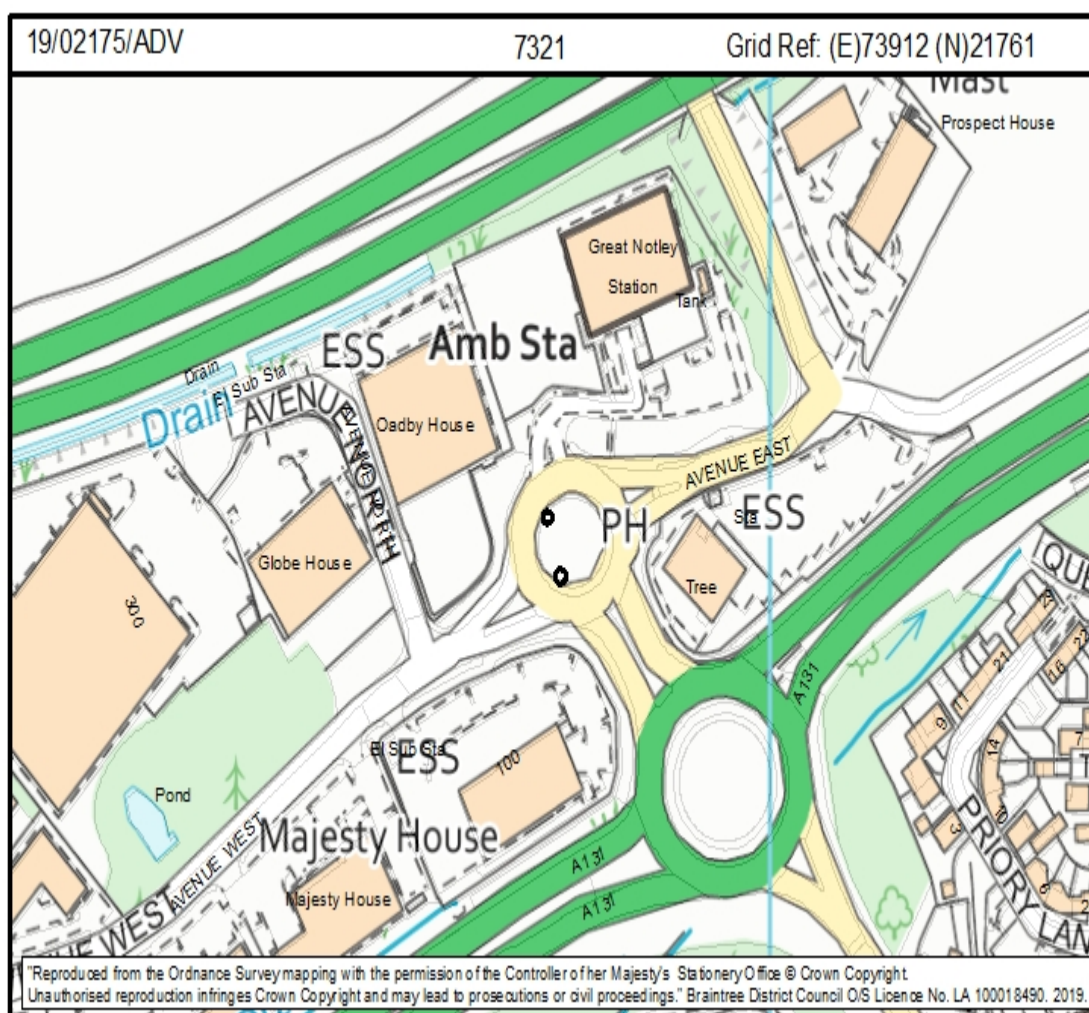
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 7

APPLICATION NO: 19/02175/ADV
 DATE: 10.01.20
 VALID:
 APPLICANT: Mr Jeremy Taylor
 Braintree District Council, Bocking End, Braintree, CM7 9HB
 DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
 LOCATION: Roundabout Between Avenue West And Queenborough Lane, Great Notley, Essex

For more information about this Application please contact:
 Fiona Hunter on:- 01376 551414 Ext.
 or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XKYGBF0H500>

SITE HISTORY

04/00075/REF	Installation of radio base station comprising of a 15m timber monopole incorporating 3 no. 1.7m antennas, 1 no. 200mm transmission dish and equipment cabin and ancillary development		25.11.04
05/00065/REF	Installation of 15m slimline monopole incorporating 3 no. 1.7m antennas, 1 no. 200mm transmission dish with NEC Node B equipment and ancillary development	Appeal Allowed	27.10.06
04/01204/T56	Installation of radio base station comprising of a 15m timber monopole incorporating 3 no. 1.7m antennas, 1 no. 200mm transmission dish and equipment cabin and ancillary development	Permission Required	05.08.04
94/00980/REM	Proposed Village Spine Road	Granted	14.10.94
05/00818/T56	Installation of 15m slimline monopole incorporating 3 no. 1.7m antennas, 1 no. 200mm transmission dish with NEC Node B equipment and ancillary development	Refused then allowed on appeal	14.06.05
08/01295/ADV	Display of 3 no. non-illuminated sponsorship signage	Withdrawn	30.07.08
08/01866/ADV	Display of 2 no. non-illuminated advertising signs	Granted	14.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of shortcomings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

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The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Avenue West and Avenue East.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the south of the roundabout facing the roundabout to the south and the other to the north of the roundabout.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Great Notley Parish Council – No objections.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

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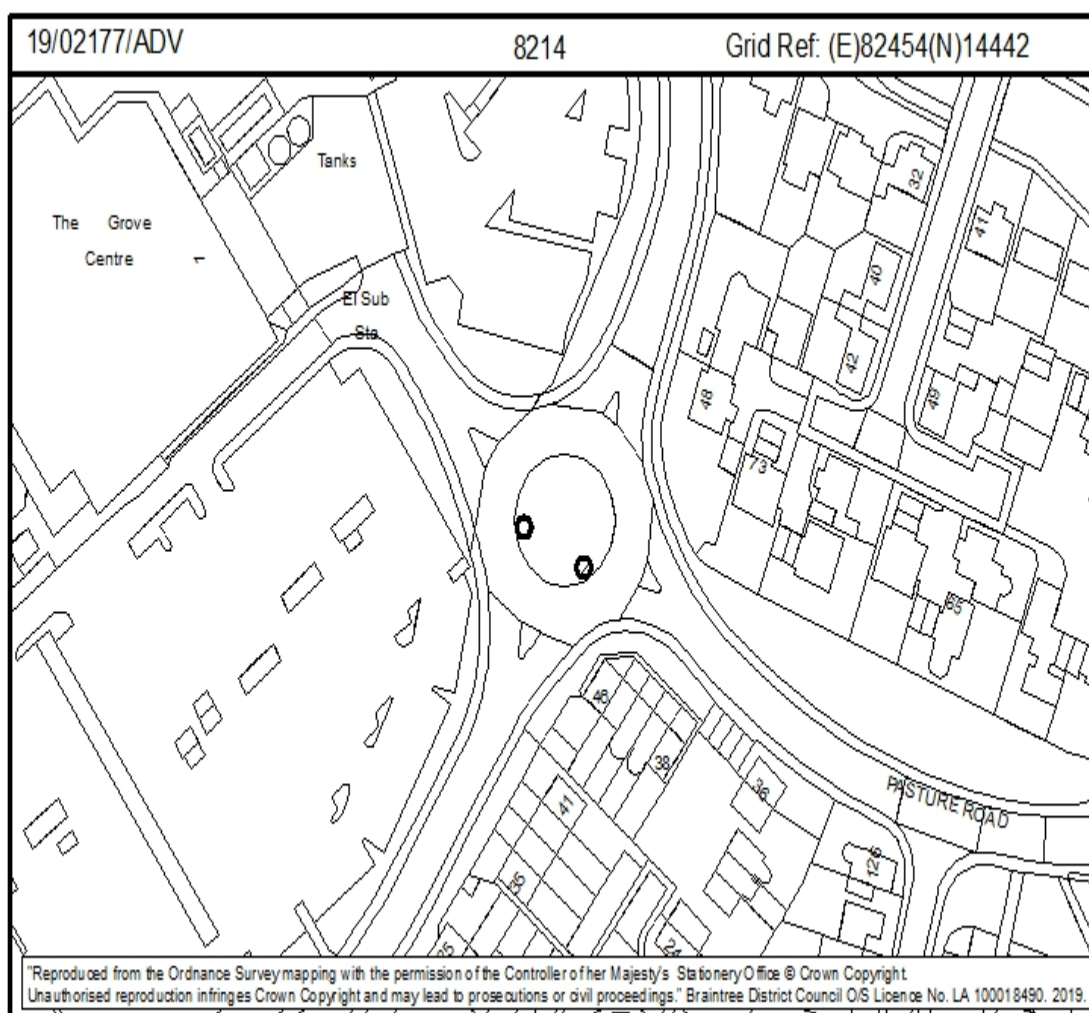
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 8

APPLICATION NO: 19/02177/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Tesco, The Grove, Witham, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XL3XBF00A00>

SITE HISTORY

08/01305/ADV	Display of 4 no. non-illuminated sponsorship signage	Withdrawn	31.07.08
08/01871/ADV	Display of 2 no. non-illuminated advertising signs	Granted	05.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.

- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

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The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of The Grove and Pasture Road.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

The two adverts would be located at the south of the roundabout facing towards Pasture Road and The Grove Centre.

CONSULTATIONS

ECC Highways

No comments.

PARISH / TOWN COUNCIL

Witham Town Council raised no objections.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raises no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as the countryside.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

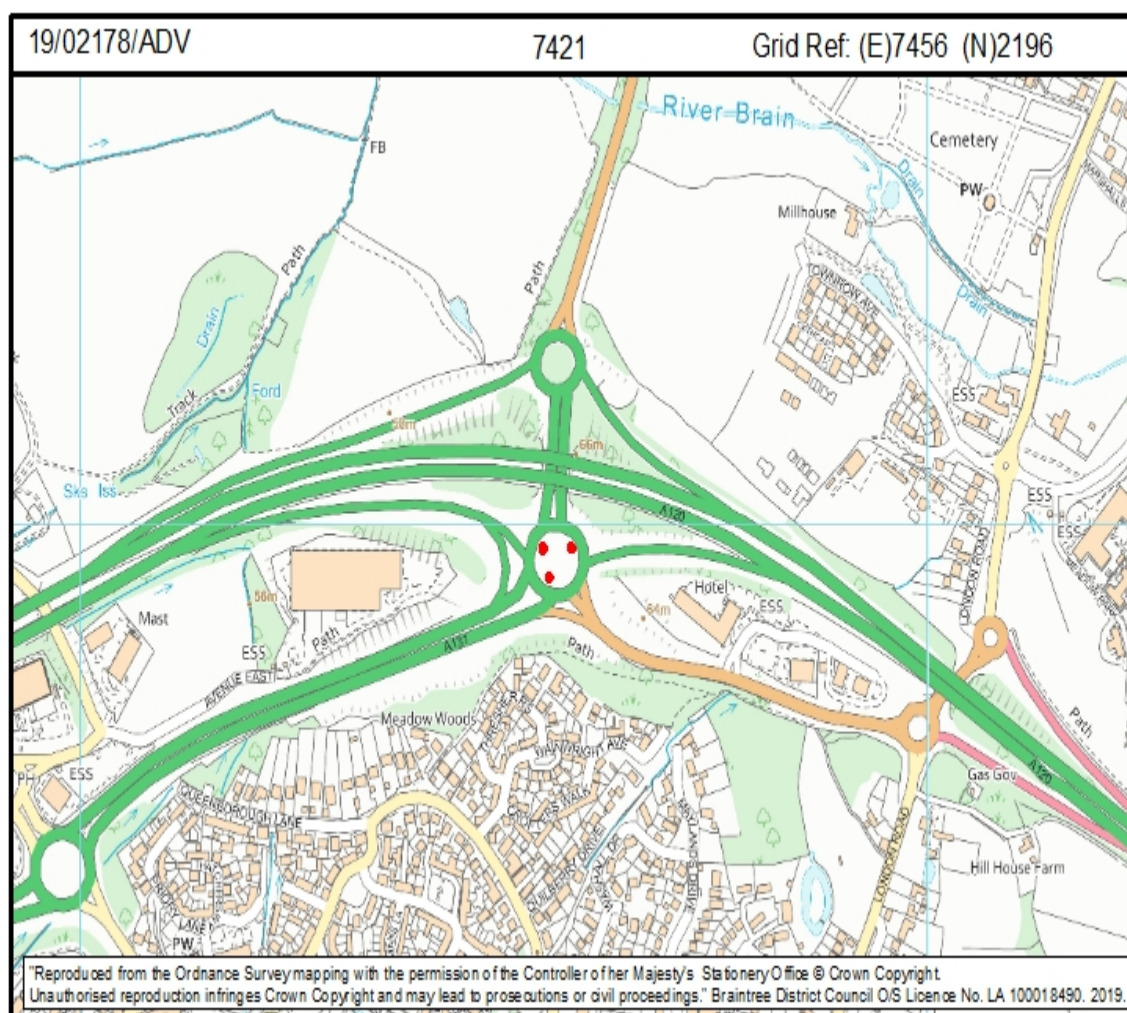
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PARTB

AGENDA ITEM NUMBER 9

APPLICATION NO: 19/02178/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
LOCATION: Great Notley Bypass A120/A131, Garden Village Way,
Great Notley, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XL6XBF0H500>

SITE HISTORY

08/01294/ADV	Display of 3 Non Illuminated signs	Withdrawn	30.07.08
08/01864/ADV	Display of 2 no. non-illuminated advertising signs	Granted	13.11.08
19/02174/ADV	2 No. non-illuminated roundabout sponsorship signs.	Pending Decision	
08/01287/ADV	Display of 4 Non Illuminated sponsorship signs	Withdrawn	30.07.08
08/01867/ADV	Display of 3 no. non-illuminated advertising signs	Granted	12.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised

strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.

- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of the A131, the B1256 and the A120 slip road.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the north of the roundabout facing the northern arm, with one facing the A120 exit slip road, and facing the A131.

CONSULTATIONS

ECC Highways

No comments.

PARISH / TOWN COUNCIL

Great Notley Parish Council raised no comments.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

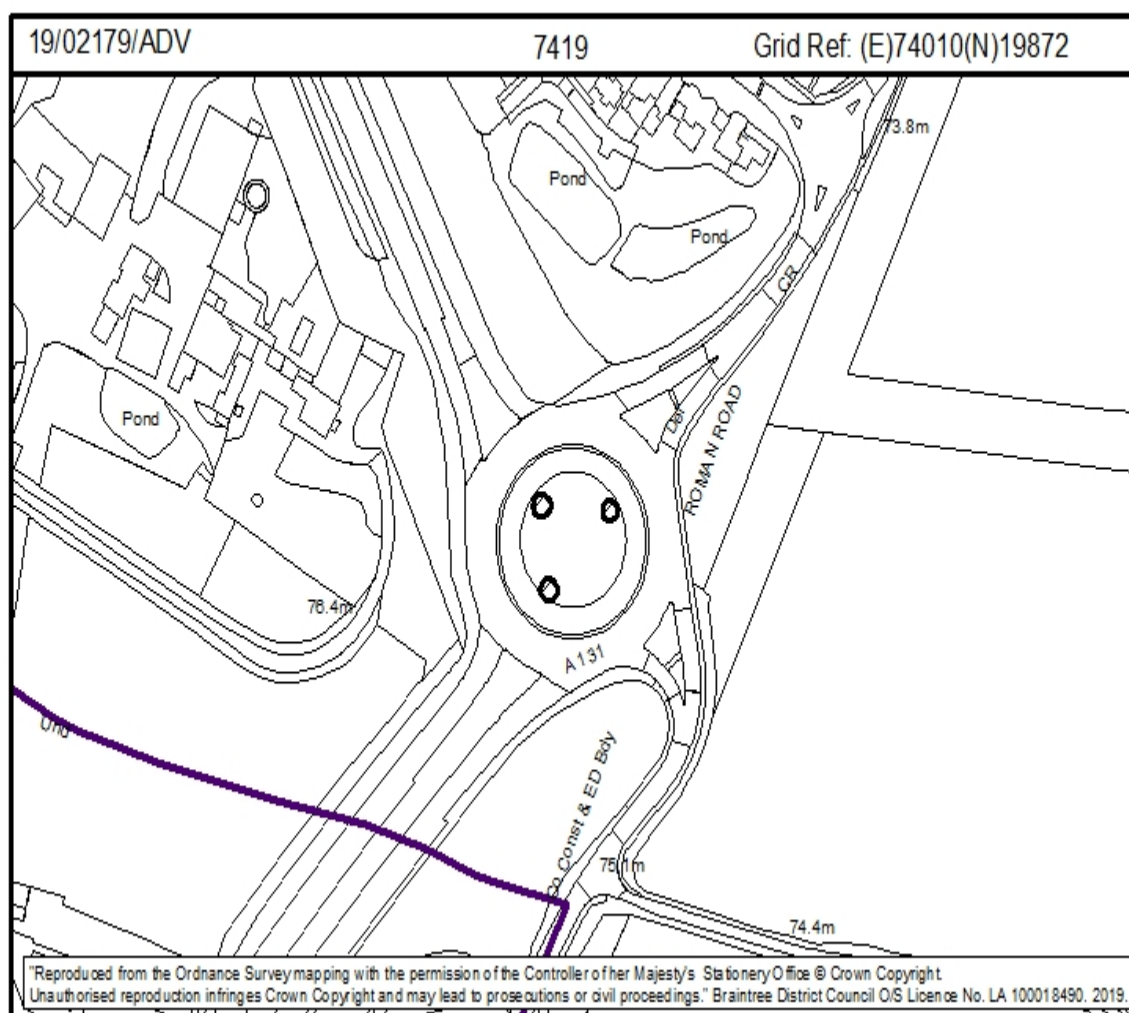
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 10

APPLICATION NO: 19/02179/ADV
 DATE VALID: 10.01.20
 APPLICANT: Mr Jeremy Taylor
 Causeway House, Bocking End, Braintree, CM7 9HB
 DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
 LOCATION: Roundabout At London Road Great Leighs, Garden Village Way, Great Notley, Essex

For more information about this Application please contact:
 Fiona Hunter on:- 01376 551414 Ext.
 or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XMBHBF0IG00>

SITE HISTORY

04/01355/ADV	Display of sponsorship signage	Granted	12.08.04
08/01296/ADV	Display of 4 no. non-illuminated sponsorship signage	Withdrawn	28.07.08
08/01863/ADV	Display of 4 no. non-illuminated advertising signs	Granted	06.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.

- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of the A131 and London Road.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the north east of the roundabout facing the northern arm of London Road, one facing the southern arm of the A131 and the other facing the A131 to the north-west.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Great Notley Parish Council raised no comments on this application.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
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 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

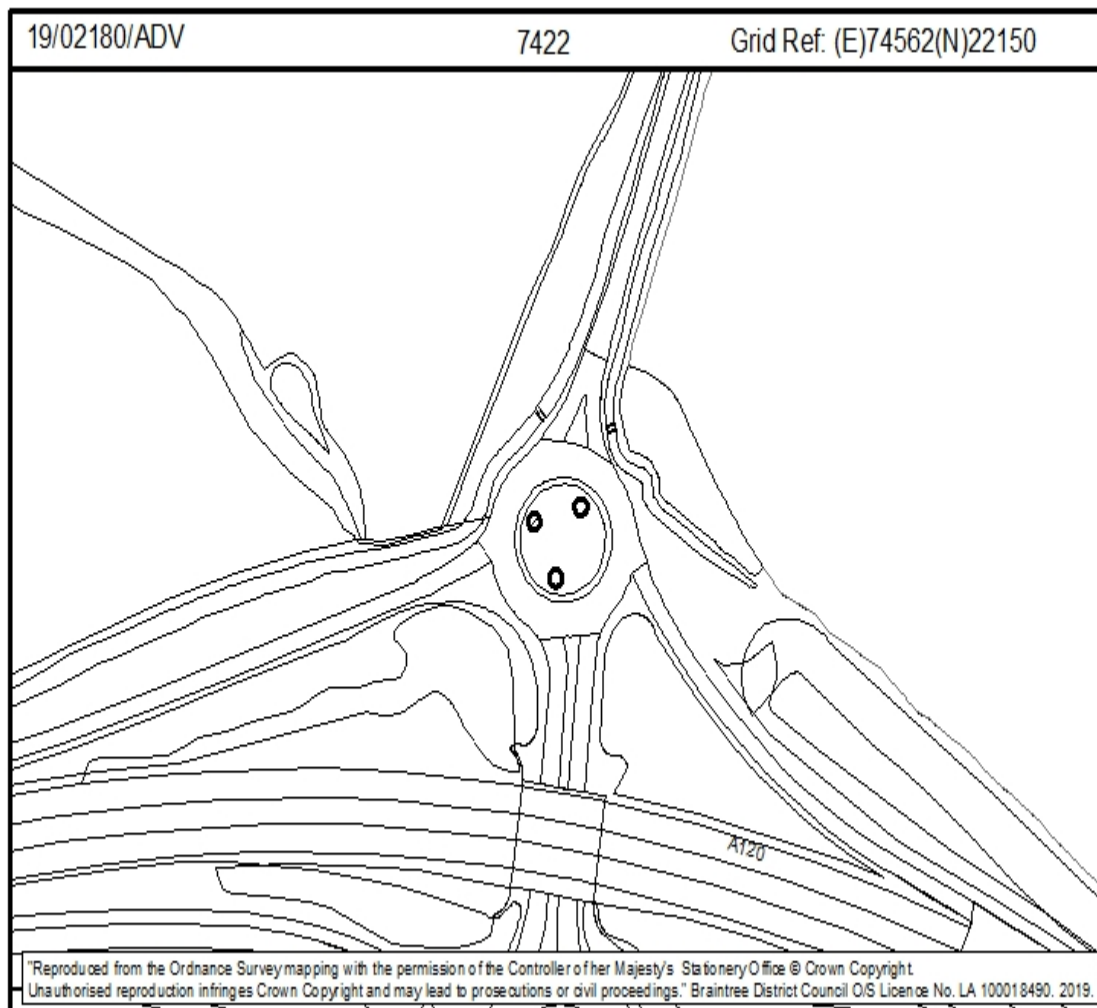
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 11

APPLICATION NO: 19/02180/ADV DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End,
Braintree, CM7 9HB
DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Pods Brook Road, Braintree Bypass,
Braintree, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XMVUBF0EC00>

SITE HISTORY

08/01290/ADV	Display of 3 Non Illuminated sponsorship signs	Withdrawn	30.07.08
08/01854/ADV	Display of 3 no. non-illuminated advertising signs	Granted	13.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and

Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

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The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

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National Planning Guidance

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National Planning Practice Guidance (NPPG)

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RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Pod's Brook Road and A120 slips roads.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the south of the roundabout facing the roundabout to the south, one would face the A120 exit slip road and the other to the north of the roundabout facing Pod's Brook Road.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

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The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

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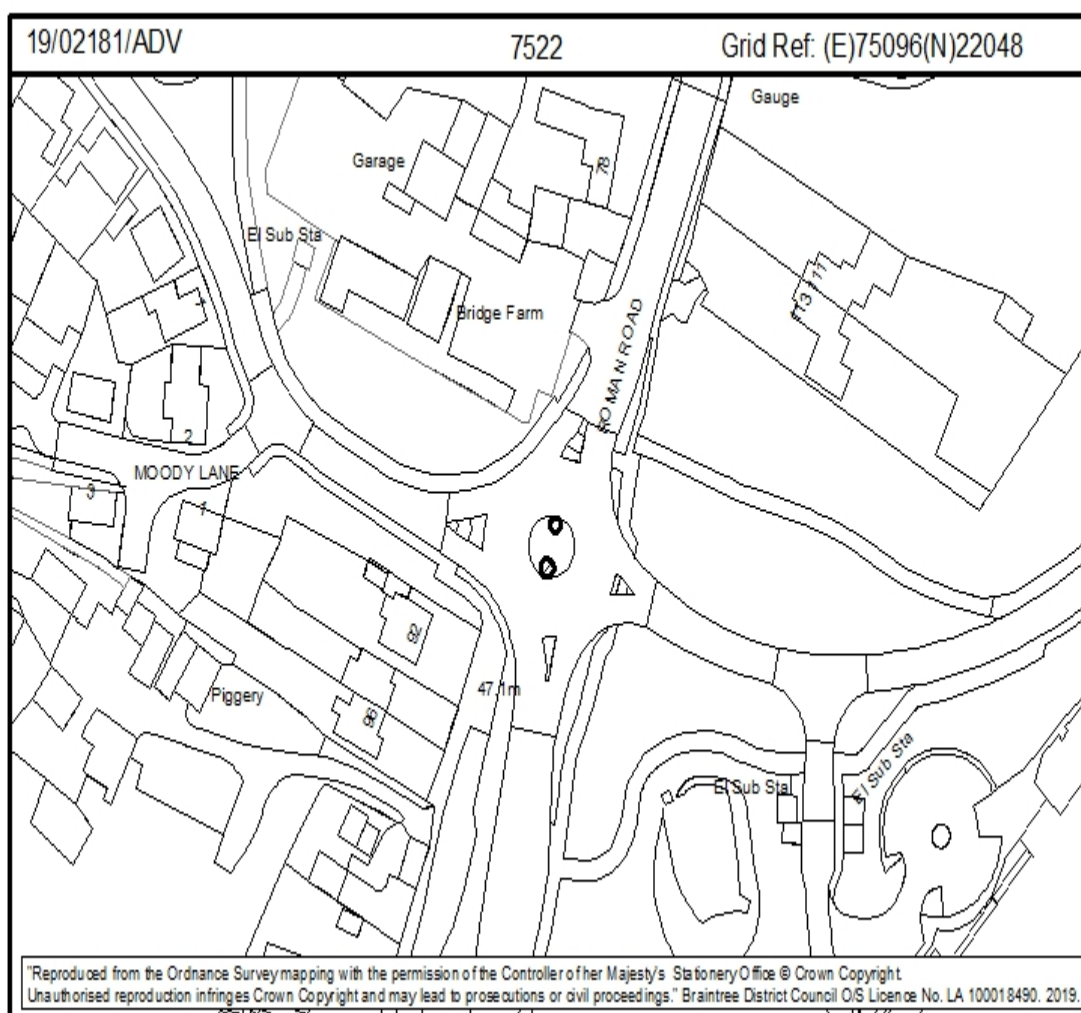
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 12

APPLICATION NO: 19/02181/ADV
 DATE: 10.01.20
 VALID:
 APPLICANT: Mr Jeremy Taylor
 Braintree District Council, Causeway House, Bocking End ,
 Braintree, CM7 9HB
 DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
 LOCATION: Roundabout At London Road, Braintree, Essex

For more information about this Application please contact:
 Fiona Hunter on:- 01376 551414 Ext.
 or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XMZ1BF0EC00>

SITE HISTORY

N/A

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

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The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and

Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists a roundabout at the junction of London Road and Tortoiseshell Way.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

The two adverts would be located at the south of the roundabout facing towards Pasture Road and The Grove Centre.

CONSULTATIONS

ECC Highways – Raises no comments.

REPRESENTATIONS

Witham Town Council – No objections.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raises no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as the countryside.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

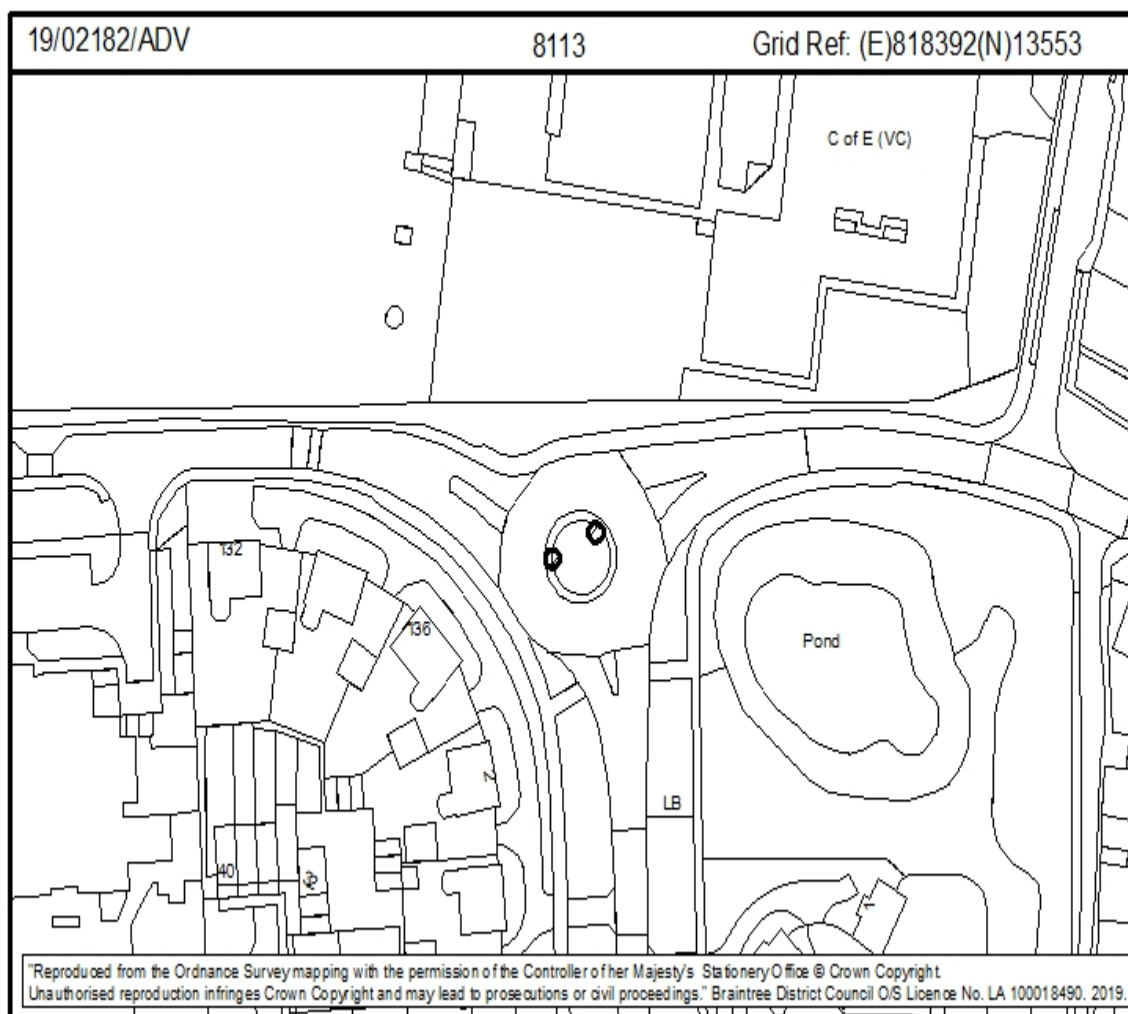
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PARTB

AGENDA ITEM NUMBER 13

APPLICATION NO: 19/02182/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Bocking End, Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Gershwin Boulevard, Maltings Lane, Witham, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XN1WBF0EC00>

SITE HISTORY

08/01303/ADV	Display of 3 no. non-illuminated sponsorship signage	Withdrawn	31.07.08
08/01868/ADV	Display of 2 no. non-illuminated advertising signs	Granted	05.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after

carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Maltings Lane to the north of Gerswin Boulevard.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located facing the eastern arm of Maltings Lane, and the other facing the western arm of Maltings Lane.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Witham Town Council – No objection.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

- 1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

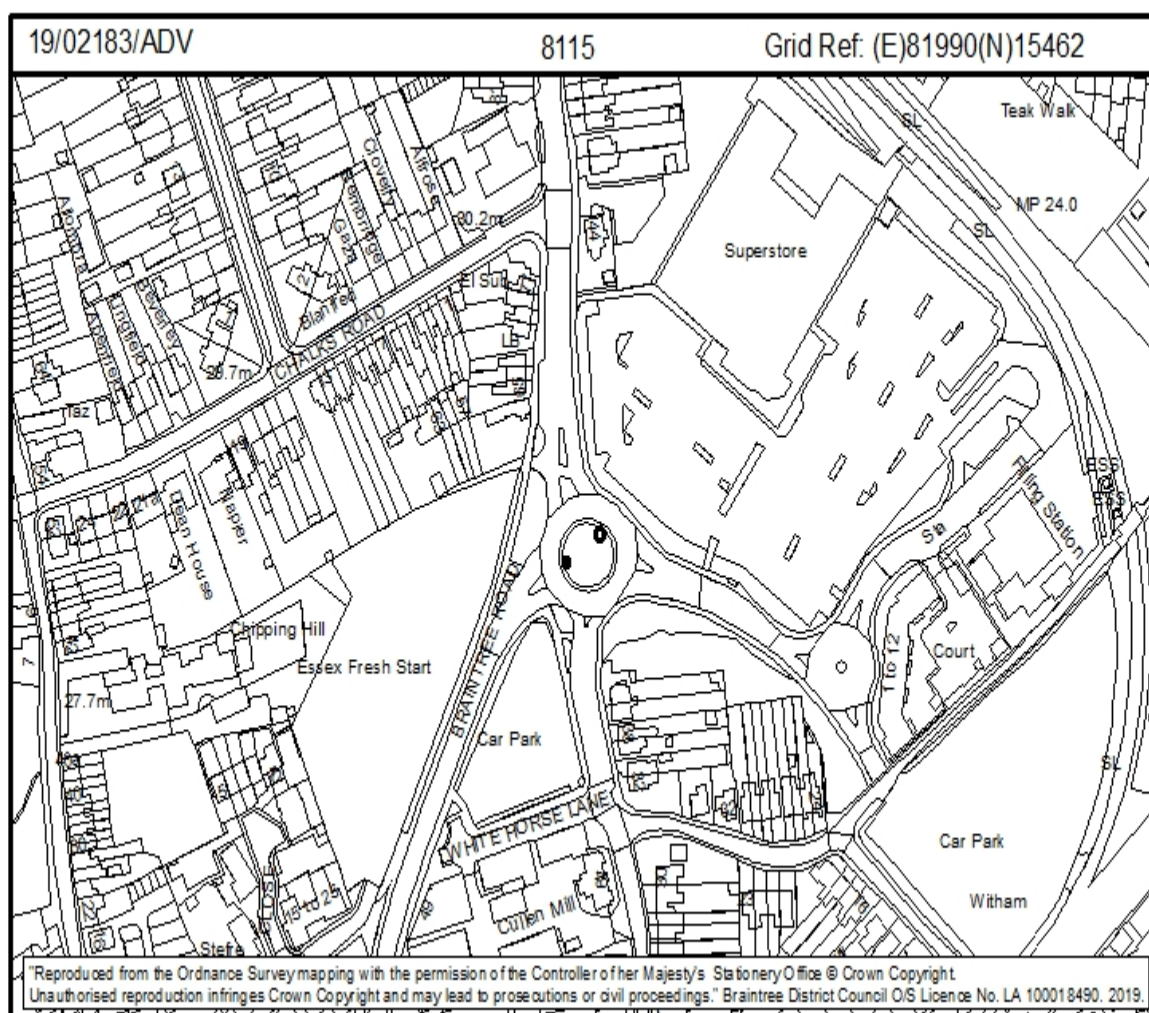
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 14

APPLICATION NO: 19/02183/ADV
 DATE: 10.01.20
 VALID:
 APPLICANT: Mr Jeremy Taylor
 Braintree District Council, Causeway House, Bocking End ,
 Braintree, CM7 9HB
 DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
 LOCATION: Morrisons Roundabout, Braintree Road, Witham, Essex

For more information about this Application please contact:
 Fiona Hunter on:- 01376 551414 Ext.
 or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XN54BF0EC00>

SITE HISTORY

08/01307/ADV	Display of 3 no. non-illuminated sponsorship signage	Withdrawn	31.07.08
08/01859/ADV	Display of 2 no. non-illuminated advertising signs	Granted	06.11.08
19/02213/ADV	1 No. non-illuminated sponsorship sign.	Pending Consideration	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2

examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.

- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Braintree Road and the B1018.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the south of the roundabout facing the southern arm of the B1018, and the other facing the superstore to the north east.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Witham Town Council – No objections.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

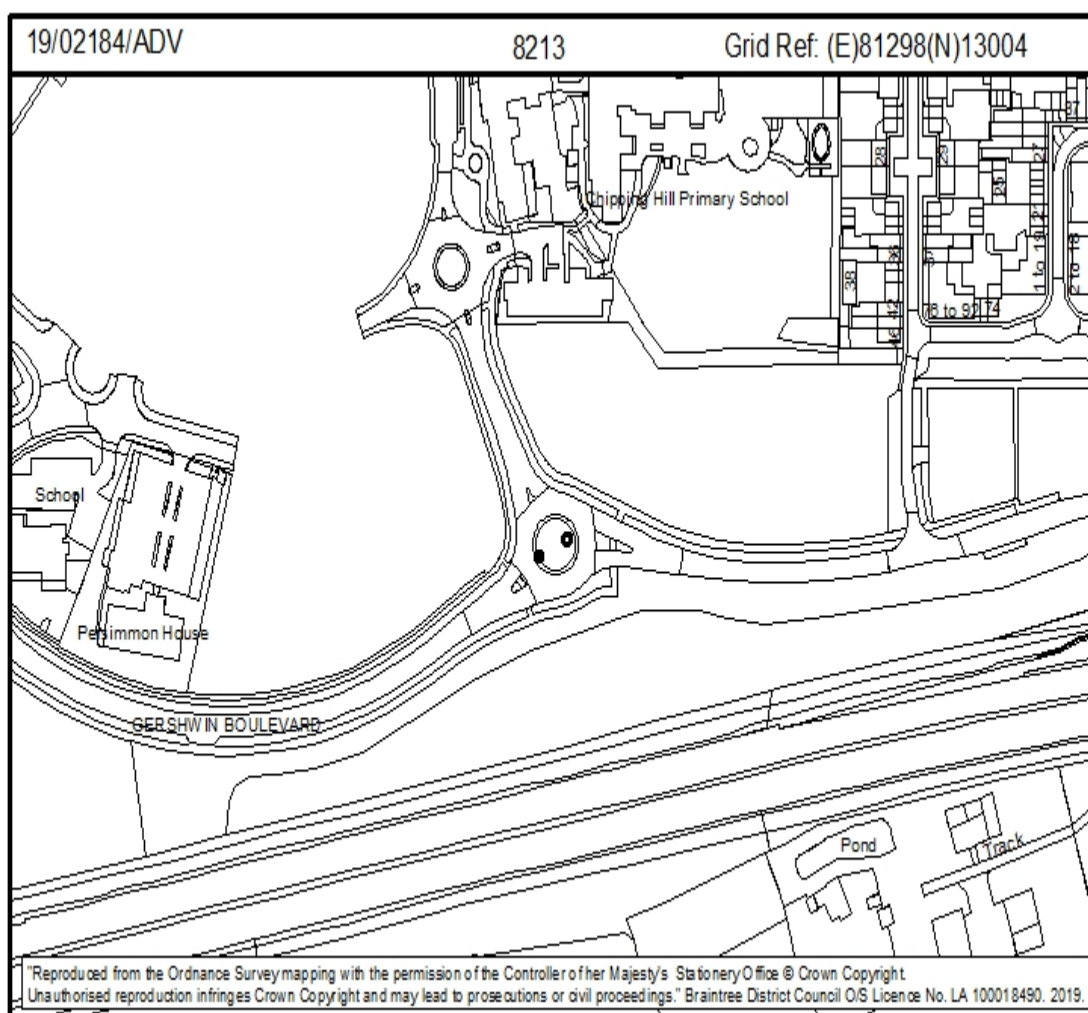
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 15

APPLICATION NO: 19/02184/ADV
DATE VALID: 10.01.20
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Bocking End, Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Hawkes Road, Hatfield Road, Witham, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1XN7DBF0EC00>

SITE HISTORY

08/01302/ADV	Display of 3 no. non-illuminated sponsorship signage	Withdrawn	31.07.08
08/01869/ADV	Display of 2 no. non-illuminated advertising signs	Granted	06.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

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- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
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- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after

carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Gershwin Boulevard and Owers Road.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the east of the roundabout facing Gershwin Boulevard to the east and the other facing Gershwin Boulevard to the west.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

Witham Town Council raised no objections.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

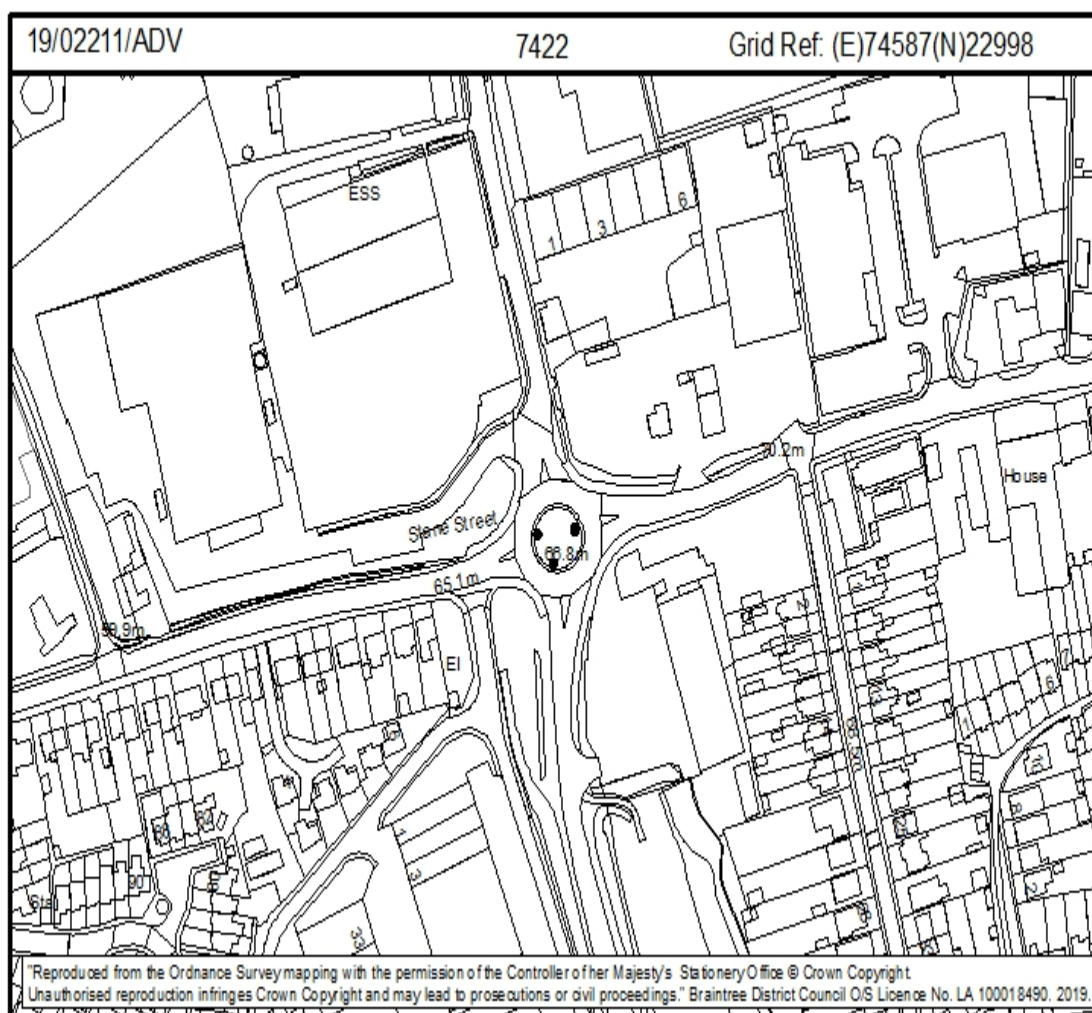
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 16

APPLICATION NO: 19/02211/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Rayne Road, Braintree, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q231X8BF0J900>

SITE HISTORY

N/A

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of shortcomings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Pod's Brook Road, Rayne Road and Springwood Drive.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the south of the roundabout facing Pod's Brook Road, with one facing the eastern arm of Rayne Road, and the other facing the western arm of Rayne Road.

CONSULTATIONS

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

- 1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

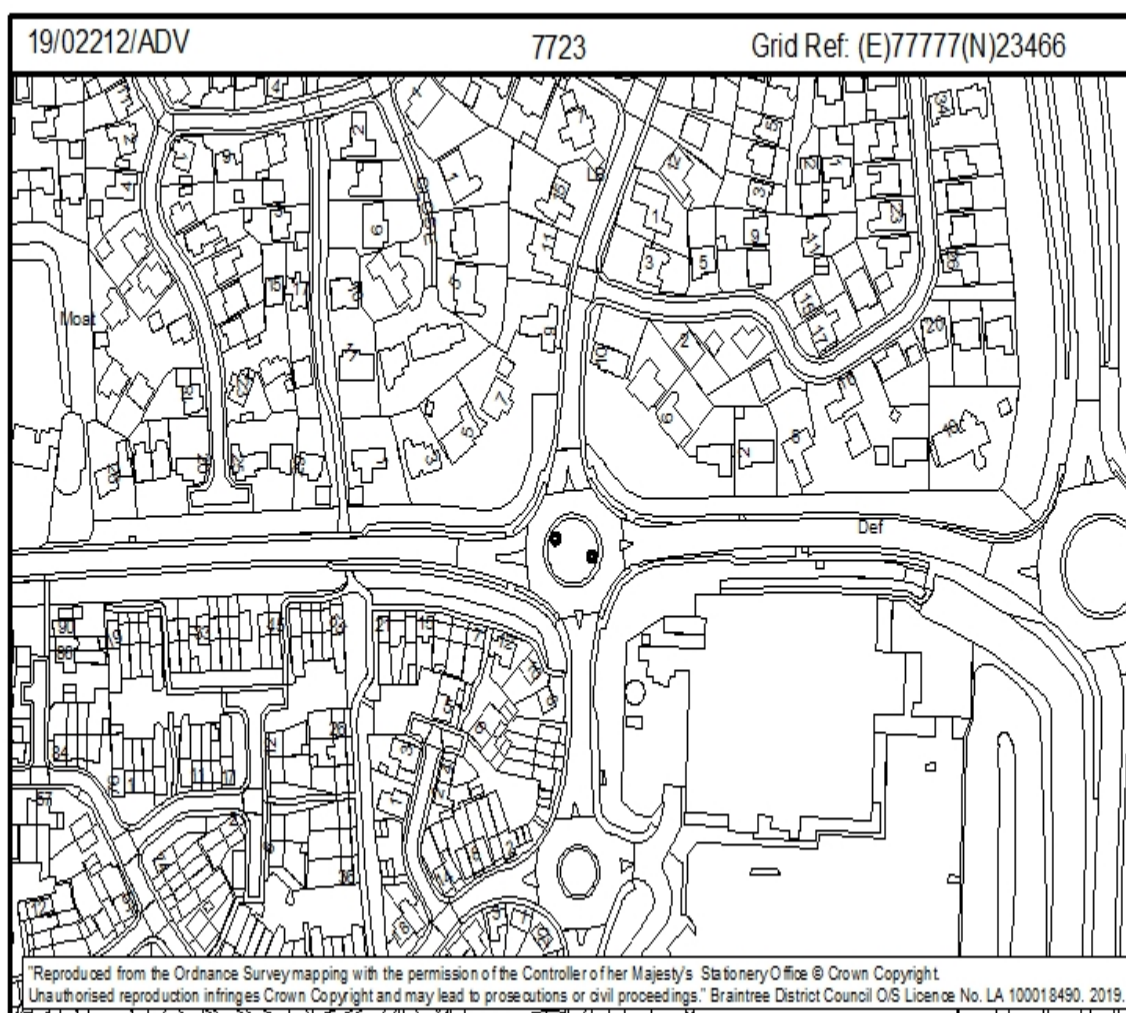
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 17

APPLICATION NO: 19/02212/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 2 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Bridport Way, Coggeshall Road, Braintree,
Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2329YBF0J900>

SITE HISTORY

08/01280/ADV	Display of 4 Non illuminated sponsorship signs	Withdrawn	28.07.08
08/01850/ADV	Display of 2 no. non-illuminated advertising signs	Granted	14.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and

Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Coggeshall Road, Clay Pits Way and Bridport Way.

PROPOSAL

The application seeks advertisement consent for the installation of two non-illuminated advertisements. The adverts would measure 1.5m in width, 0.65m in height, and the base of the sign would be 0.4m above the ground. Overall, the adverts would be 1.05m in height.

One advert would be located at the east of the roundabout facing towards Coggeshall Road, with the other at the west of the roundabout facing towards Coggeshall Road.

CONSULTATIONS

ECC Highways

No comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

This condition is imposed pursuant to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and in the interests of visual amenity.

- 2 The consent hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason

For the avoidance of doubt and in the interests of proper planning.

- 3 There shall be no illumination of the signs whatsoever.

Reason

In order to avoid prejudice to highway safety for motorists, and to protect the visual amenity of the locality.

INFORMATION TO APPLICANT

- 1 Your attention is drawn to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the need to comply with the following:

- (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
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 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

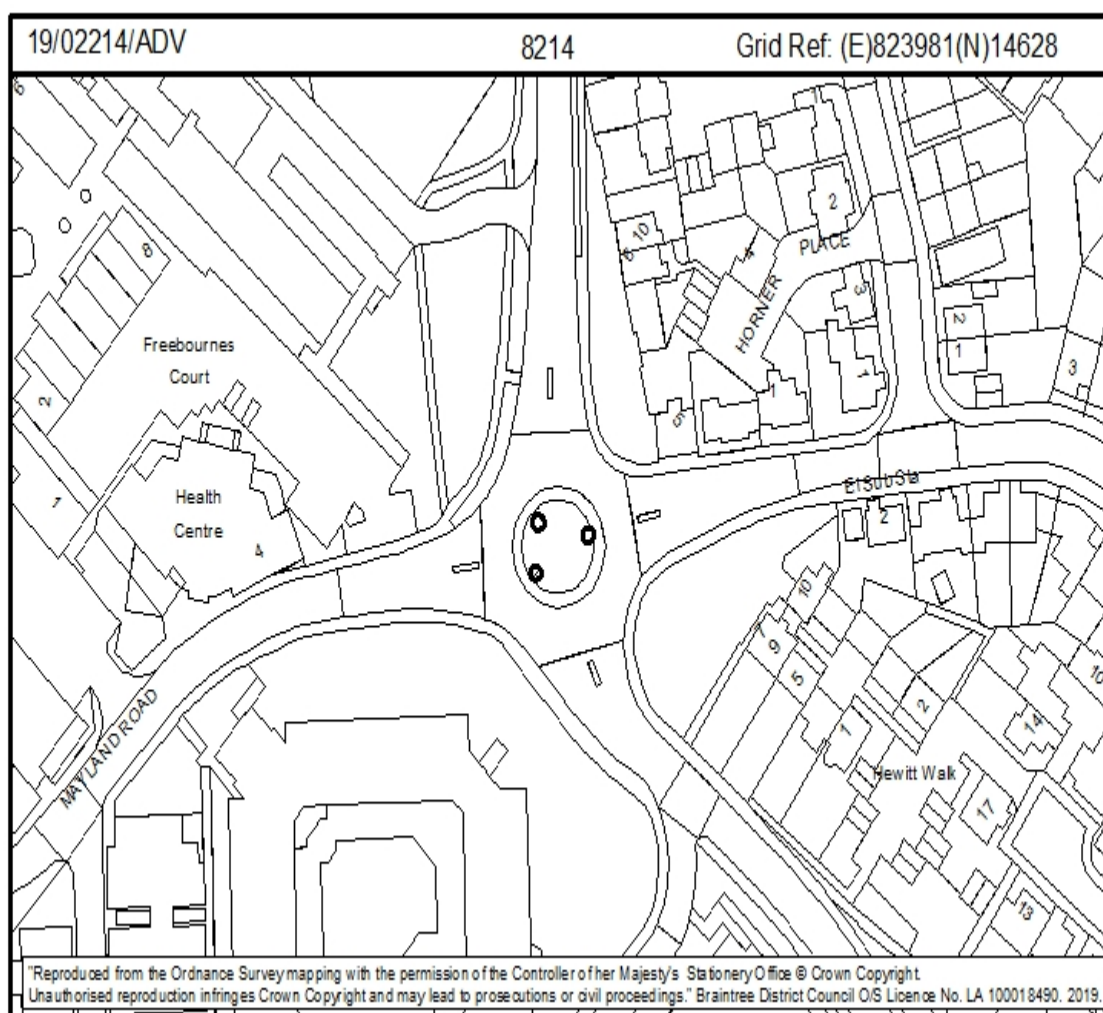
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 18

APPLICATION NO: 19/02214/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout North Of Mayland House, The Grove, Witham,
Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q232GEBF0J900>

SITE HISTORY

08/01304/ADV	Display of 4 no. non-illuminated sponsorship signage	Withdrawn	31.07.08
08/01860/ADV	Display of 2 no. non-illuminated advertising signs	Granted	05.11.08

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after

carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of The Grove, Mayland Road and Barwell Way.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the east of the roundabout facing towards Barwell Way, with the other two at the west of the roundabout.

CONSULTATIONS

Highways England

No objection.

ECC Highways

No comments.

PARISH / TOWN COUNCIL

Witham Town Council raised no objections.

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Highways England and Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Location Plan
Signage Details

- 1 The consent hereby granted shall expire at the end of a period of 5 years from the date hereof.

Reason

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Reason

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Reason

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 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
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- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

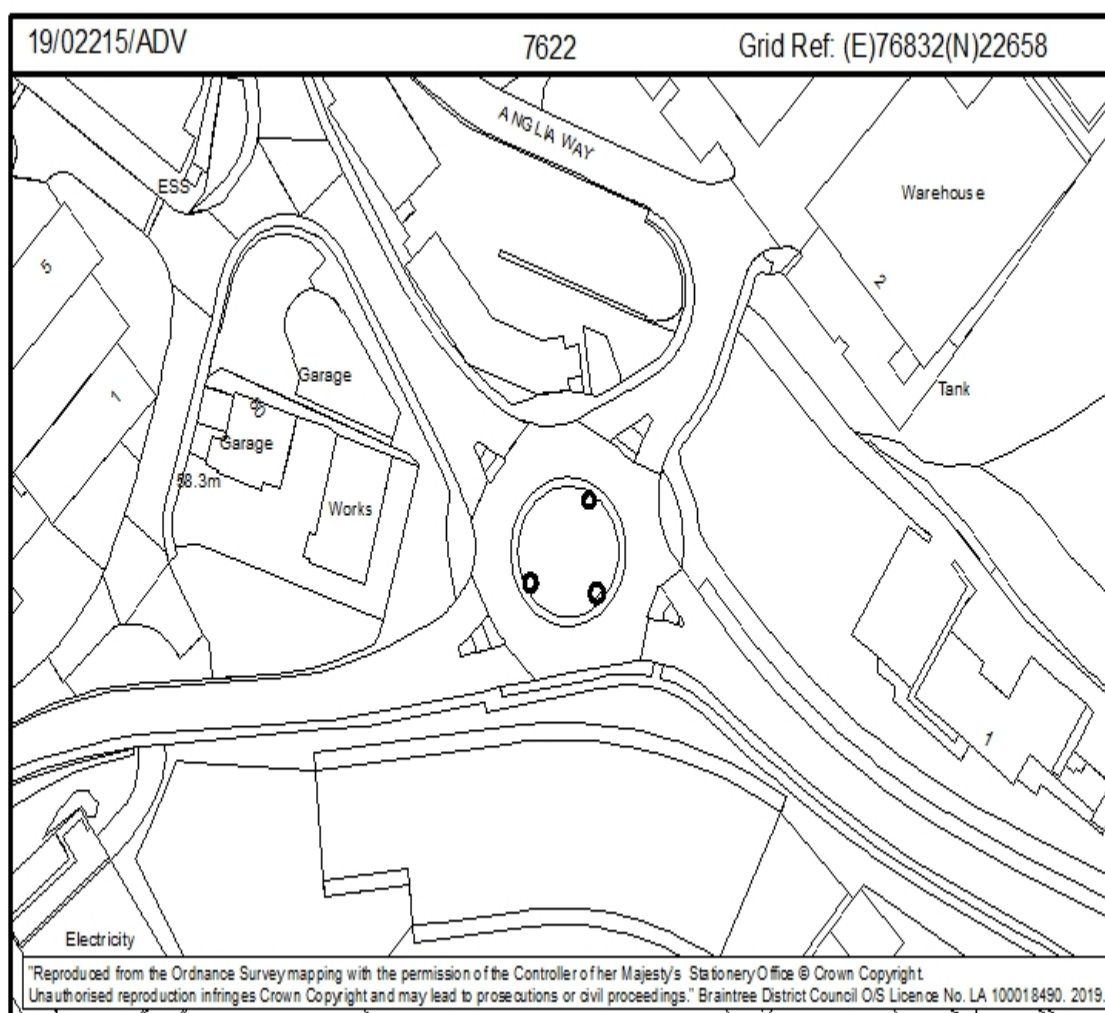
CHRISTOPHER PAGGI
PLANNING DEVELOPMENT MANAGER

PART B

AGENDA ITEM NUMBER 19

APPLICATION NO: 19/02215/ADV
DATE: 10.01.20
VALID:
APPLICANT: Mr Jeremy Taylor
Braintree District Council, Causeway House, Bocking End ,
Braintree, CM7 9HB
DESCRIPTION: 3 No. non-illuminated roundabout sponsorship signs.
LOCATION: Roundabout At Mill Hill, Chapel Hill, Braintree, Essex

For more information about this Application please contact:
Fiona Hunter on:- 01376 551414 Ext.
or by e-mail to: fiona.hunter@braintree.gov.uk



The application can be viewed on the link below.

<http://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2320TBF0J900>

SITE HISTORY

08/01285/ADV	Display of 4 Non Illuminated sponsorship signs	Withdrawn	30.07.08
08/01862/ADV	Display of 3 no. non-illuminated advertising signs	Granted	14.11.08
00/01763/ADV	Display of company sign	Granted	23.01.01
80/00669/P	Proposed erection of indoor riding school building	Appeal Allowed	
82/00075/P	Proposed staff dwelling	Refused	14.04.82
90/01852/P	Display of nonilluminated standard panel advertisements for screening site of former by-pass construction depot	Appeal Dismissed	
08/01278/ADV	Display of 4 non illuminated sponsorship signs	Withdrawn	30.07.08
08/01853/ADV	Display of 3 no. non-illuminated advertising signs	Granted	14.11.08
19/02171/ADV	3 No. non-illuminated roundabout sponsorship signs.	Pending Decision	

POLICY CONSIDERATIONS

Currently the Council's development plan consists of the Braintree District Local Plan Review (2005) and the Core Strategy (2011).

The Council is currently working on a Draft Local Plan, which was approved by the Council unanimously for consultation on the 20th June 2016 and was the subject of public consultation between the 27th June and 19th August 2016. The Draft Local Plan, now referred to as the Publication Draft Local Plan, was approved by the Council on 5th June 2017 for consultation and for submission to the Secretary of State. The public consultation ran from 16th June to 28th July 2017. The Publication Draft Local Plan was submitted to the Secretary of State on the 9th October 2017.

The Publication Draft Local Plan is currently the subject of an examination by an Inspector appointed by the Secretary of State for Housing, Communities and Local Government.

The joint North Essex-Authorities (NEAs) have received a post hearing letter dated 8th June 2018. This letter outlined a number of short comings about the

Garden Communities in the Section 1 Plan relating to transport infrastructure, employment, viability, and the sustainability appraisal.

The letter has outlined 3 options for how to proceed with the Section 1 Publication Draft Local Plan.

- Option 1 – Remove the Garden Communities proposals from the Section 1 Plan at this stage, and commit to submitting a partial revision of Section 1 for examination by a defined time.
- Option 2 – The NEAs carry out further work on evidence base and Sustainability Appraisal, and bringing forward any resulting revised strategic proposals, before the commencement of the Section 2 examinations. This option would result in the suspension of the examination, and the part 2 examination could not take place.
- Option 3 – Withdraw Section 1 and Section 2 of the Plans from examination and to resubmit them with any necessary revisions, after carrying out required further work on the evidence base and Sustainability Appraisal, and the relevant consultation and other procedures required by legislation.

A further Supplementary Post-hearing letter dated 27th June has also been received. This letter provided the Inspectors views on policy SP3 of the Section 1 Plan which covers housing requirements. The letter concludes that the housing requirement figures for each of the NEAs set out in policy SP3 is its respective objectively-assessed housing needs, which for Braintree is 716 dwellings per annum.

The North Essex Authorities have agreed to produce further evidence to present to the Planning Inspector on the section 1 Local Plan. The authorities will need to agree with the Planning Inspector a timetable for the completion of this work, but this will result in a delay to the adoption of the Local Plan.

In accordance with paragraph 48 of the NPPF, from the day of publication the Council can give weight to the emerging Draft Local Plan and the weight that can be given is related to:

“The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

Accordingly the Council can currently afford some weight to the emerging Publication Draft Local Plan 2017.

It should also be noted that the Council was previously working on a Site Allocation and Development Management Plan (the ADMP). This plan was subject to extensive public consultation in 2013 and 2014. The ADMP was not however submitted to the Planning Inspectorate, due to the decision to begin work on a new Local Plan, to take into account the most up to date Government guidance. However parts of the ADMP have been rolled forward into the Draft Local Plan. It is therefore considered that it would be consistent with the provisions in paragraph 48 of the NPPF, to afford more weight in decision making to the parts of the Draft Local Plan which have been rolled forward from the ADMP, due to the more advanced stage reached by those elements.

National Planning Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Braintree District Local Plan Review 2005

RLP90 Layout and Design of Development
RLP107 Outdoor Advertisements

Braintree District Local Development Framework Core Strategy 2011

CS9 Built and Historic Environment

Braintree District Publication Draft Local Plan 2017

LPP55 Layout and Design of Development

Neighbourhood Plan

None

Other Material Considerations

None.

INTRODUCTION / REASON FOR APPLICATION BEING CONSIDERED AT COMMITTEE

This application is being reported to Planning Committee in accordance with the Council's scheme of delegation as the Applicant is Braintree District Council.

SITE DESCRIPTION

The application site consists of a roundabout at the junction of Millennium Way, Anglia Way and Mill Hill.

PROPOSAL

The application seeks advertisement consent for the installation of three non-illuminated advertisements. The adverts would measure 1.0m in width, 0.5m in height, and the base of the sign would be 0.5m above the ground. Overall, the adverts would be 1.0m in height.

One advert would be located at the south east of the roundabout facing Millennium Way to the east, one facing Anglia Way and the other facing Mill Hill to the south west.

CONSULTATIONS

Highways England

No objection.

ECC Highways

Raised no comments.

PARISH / TOWN COUNCIL

N/A

REPRESENTATIONS

None.

REPORT

Advertisement Regulations 2007

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 stipulates how an application for advertisement consent can be determined. The only considerations relevant include visual amenity (how the signage would look in its context), and highway safety impacts (whether the signage has the potential to distract drivers and therefore impede on the safety of road users).

Highway Safety Impacts

The proposed signage would not be illuminated. The signs would be visible for users of the highway, however they are not of a size such that they would be overly prominent or distracting for highway users. Highways England and Essex County Council Highways raise no objections to the application on grounds of impacts on highway safety.

Officers are satisfied that the proposed advertisements would not impede on the safety of the highway or its users.

Visual Amenity

Policy RLP90 of the Adopted Local Plan and LPP55 of the Draft Local Plan sets out to ensure that development which affects the public realm shall be of a high standard of design and materials. Policy RLP107 of the Adopted Local Plan states that particular importance shall be paid to the design and siting of outdoor advertisements in sensitive locations, such as urban fringes, countryside and residential areas.

The proposed signage would not be prominent, and would be acceptable in terms of design providing a consistent approach to signage on the roundabout, replacing the existing varying types of advertisements.

The proposed signage is considered acceptable having regard to visual amenity and accords with the abovementioned policies.

CONCLUSION

The proposed signs would not be illuminated, and would be sited in appropriate locations on the roundabout to an acceptable design. The proposed signs are acceptable with regards to visual amenity. In addition the signs would not give rise to any highway safety impacts.

The application is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that the following decision be made:
Application GRANTED subject to the following conditions and reasons and in accordance with approved plans:-

APPROVED PLANS

Signage Details
Location Plan

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