



Application No: 161259

Location: GO4 Market / Cafe, Holy Trinity Church, Trinity Street, Colchester, CO1 1JN

Scale (approx): 1:1250

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7.8 Case Officer: Eleanor Moss**OTHER**

Site: GO4 Market.Cafe, Holy Trinity Church, Trinity Street, Colchester, CO1 1JN

Application No: 161259

Date Received: 16 May 2016

Applicant: Mr Philip Wise

Development: Interpretation panel mounted on churchyard railings containing general historical information and logos. Tactile and braille elements are also included. Situated near Grade I Listed former church building.

Ward: Castle

Summary of Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

1.1 This application is referred to the Planning Committee because the applicant is a member of staff at Colchester Borough Council.

2.0 Synopsis

2.1 The key issues explored below are the impact upon the listed building, residential amenity and surrounding area. The proposal is considered to have a minimal impact and as such acceptable.

3.0 Site Description and Context

3.1 The application site is adjacent to Holy Trinity Church which is a Grade I Listed Church. Holy Trinity is surrounded by a churchyard, containing a number of memorials.

4.0 Description of the Proposal

4.1 This application seeks advertisement consent for the erection of an interpretation panel containing general historical information. The proposal measures approximately 0.9 metres high and will be mounted on a single post.

5.0 Land Use Allocation

5.1 Open space

6.0 Relevant Planning History

6.1 N/A

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National planning Policy Framework (NPPF) must also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations
UR2 - Built Design and Character
ENV1 - Environment

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity
DP14 Historic Environment Assets

7.4 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

N/A

7.5 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

The Essex Design Guide

8.0 Consultations

8.1 Historic Buildings Officer - The panel would be intentionally visible in conjunction with the church. However, I do not consider that its appearance would be harmful. Its presence would add to the public's appreciation of the building. The work would be readily reversible.

8.2 Archaeological Officer – No material harm will be caused to the significance of below-ground archaeological remains by the proposed development. I have no objection to this application.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

9.1 Non-Parished

10.0 Representations

10.1 None received at the time of writing

11.0 Parking Provision

11.1 N/A

12.0 Open Space Provisions

12.1 N/A

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Development Team and Planning Obligations

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (S106) of the Town and Country Planning Act 1990.

15.0 Report

Design:

15.1 The interpretation board would be mounted on a lectern style panel, which will require a single post to be set into the ground. It is considered that the interpretation boards is appropriately designed and does not conflict with setting of the scheduled ancient monument. It is considered that the board is appropriately designed for the character of the site and its setting and as such the proposal would lead to less than substantial harm to this designated heritage asset. The panel would also provide public benefits in that the Grade I listed church would be accessible and interpreted to members of the public that use the footpath. The proposal would accord with the NPPF, Core Strategy UR1 and Development Plan Policies DP1 and DP14.

Impact upon amenity:

15.2 The proposal is sited adjacent to a public footpath. The panel is located within the site and they would not have an adverse effect on other users of the land.

Impact upon surrounding area:

15.3 It is considered that the development would not adversely affect the key landscape features and qualities of the area.

16.0 Conclusion

16.1 The proposal is considered to be acceptable.

17.0 Recommendation

17.1 APPROVE subject to the following conditions

18.0 Conditions

1 - Standard Advert Condition

Unless an alternative period is specifically stated in the conditions below, this consent expires five years from the date of this decision and is subject to the following standard conditions:

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. 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.
5. No advertisement shall be sited or displayed as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: In order to comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 - *Development to Accord With Approved Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted location plan and drawing number DLB/CBC/pedestal/001.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

19.0 Informatives

(1) ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note Advisory Notes for the Control of Pollution during Construction & Demolition Works for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

(2) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.

20.0 Positivity Statement

- 20.1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.