



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
10 JUNE 2019**

Application Number	FUL/MAL/19/00369
Location	Totham Plains, The Street, Little Totham
Proposal	To install three steel statues as a permanent war memorial
Applicant	Mr Richard Siddall – Little Totham Parish Council
Agent	N/A
Target Decision Date	13.06.2019
Case Officer	Emma Worby
Parish	LITTLE TOTHAM
Reason for Referral to the Committee / Council	Councillor / Member of Staff

1. RECOMMENDATION

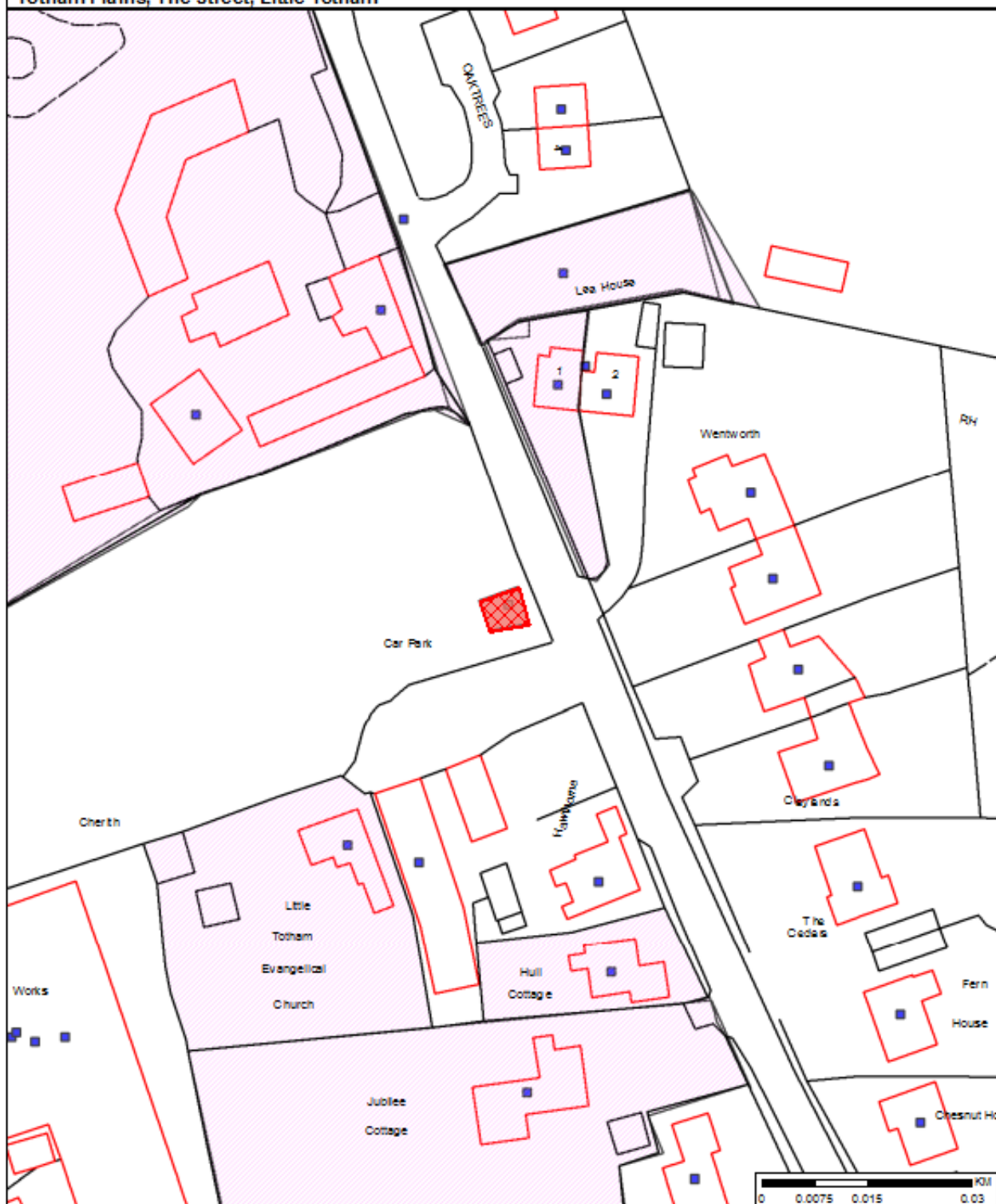
APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

Please see overleaf.

19/00369/FUL

Totham Plains, The Street, Little Totham



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Maldon District Council 100018588 2014



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Scale: 1:750

Organisation: Maldon District Council

Department: Department

Comments: NWAC

Date: 30/05/2019

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the western side of The Street, just outside of the settlement boundary of Little Totham. The site is currently a public playing field which is managed by Little Totham Parish Council. The area which is subject to the proposed development is occupied by a timber post displaying a Little Totham village sign.
- 3.1.2 Planning permission is sought for the installation of three steel-frame statues to create a war memorial. The statues will be positioned around the existing village sign, on concrete bases and would be surrounded by a border of wooden railway sleepers to create a small memorial garden.
- 3.1.3 The statues would have a height of 1.78 metres, a width of 0.82 metres and a depth of 0.05 metres. They would be positioned 1.85 metres from the eastern boundary with the road and 9.4 metres from the southern boundary of the field with the church car park.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, by reason of its scale and layout would not harm the appearance or character of the locality and, due to its relationship with the neighbouring properties, the proposed development is not considered to result in any undue harm by way of loss of amenity. In addition the proposed development does not detrimentally impact on highway safety. It is therefore considered that the proposed development is in accordance with policies D1, S1 and S8 of the approved Local Development Plan (LDP).

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 117-118 Making effective use of land
- 124-132 Achieving well-designed places

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- H4 Effective Use of Land

- T1 Sustainable Transport
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Maldon District Design Guide (MDDG) SPD

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of installing a war memorial in relation to a community facility is considered acceptable, in accordance with policy E3 of the LDP.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.

- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states 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”.

“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, taking into account any local design standards or style guides in plans or supplementary planning documents”.

- 5.2.3 The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-

- Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;
- Height, size, scale, form, massing and proportion;
- Landscape setting, townscape setting and skylines;
- Layout, orientation, and density;
- Historic environment particularly in relation to designated and non-designated heritage assets;
- Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and

g) Energy and resource efficiency.

- 5.2.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).
- 5.2.5 The application site lies outside of any defined development boundary. According to policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.
- 5.2.6 The proposed development is located 1.85 metres from The Street and would be highly visible within the public realm. Therefore, the proposed statues would be considered to have an impact on the streetscene and the character of the area.
- 5.2.7 The proposed statues would be relatively tall, with a maximum height of 1.78 metres. However they would be constructed from a steel wire frame and therefore it is not considered that they would be an overly dominant addition to the site or the surrounding area and would not be out of keeping. Furthermore they would be located directly next to the existing village sign, which is significantly taller than the proposed statues, and therefore would not create a sprawl of development into the open and undeveloped countryside. The layout of the statues next to the village sign and the proposed border of wooden sleepers would create a small memorial garden which is considered to improve the appearance of the site and would be a typical feature within a rural village environment.
- 5.2.8 Therefore, it is considered that the development, by reasons of its scale and location would not result in demonstrable harm to the character and appearance of the site and the locality in accordance with policies D1, S8 and H4 of the LDP.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).
- 5.3.2 The application site is located on a public field, known as Totham Plains, and therefore has no adjoining neighbouring properties. Willowbrook Farm on The Street is located to the north of the public field and its boundary would be approximately 30 metres from the proposed development. Therefore, due to this separation distance, it is not considered that the proposed development would impact upon this neighbouring property. The Hawthorns and Cherith on The Street are located to the south of the proposed development and would be over 30 metres from the proposed statues. Therefore, due to the distance between these sites and the proposed development, it is not considered that there would be an impact upon either of these neighbouring properties.

- 5.3.3 There are also several properties on the eastern side of The Street including No.1 Lee Cottages, No.2 Lee Cottages, Topsl and Wentworth, which would face the proposed statues. However, their front western boundaries would be at least 11 metres from the proposed development and on the opposite side of the highway and therefore it is not considered that the proposed development would significantly impact any of these properties.
- 5.3.4 Therefore, it is not considered that the development would represent an unneighbourly form of development, in accordance with the stipulations of policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.
- 5.4.2 The Council's adopted Vehicle Parking Standards SPD contains the parking standards which are expressed as minimum standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety, and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards is to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.
- 5.4.3 Although the proposed development would be situated 1.85 metres from the road, the statues are not overly large or distracting to road users and it is not considered that they would impact upon highway safety or would give rise to concerns regarding public access.

6. ANY RELEVANT SITE HISTORY

- 6.1 There is no relevant history for the site.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Little Totham Parish Council	No response	N/A

7.2 No representations have been received from Interested Parties

8. PROPOSED CONDITIONS

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan, Block Plan, Dimensions, 18-17-D-200-001.
REASON To ensure that the development is carried out in accordance with the details as approved.
- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
REASON In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.