

General Information Sheet

Leasehold interest in former Public Convenience, Ipswich Road, Holland-on-Sea

1 October 2024

The information in this document is given in good faith, however, no warranty of comprehensiveness or correctness is given or implied by the Council. Tenderers should verify any matters of importance to them.

1. General Background

The property has been used historically as public toilets, however was closed in 2018 as part of a district-wide public convenience strategy, which was implemented to close lesser-used public toilets. A prospective tenant that was interested previously in leasing the property had applied for planning permission for a change of use to a café, with internal and external seating to be included, along with an external publicly accessible toilet in order to maintain the public toilet element of the property. Full approval for this application was granted, however it has since expired.

The property is in a poor condition and requires a significant refurbishment due to its historic use. This tender is seeking a prospective tenant that would be interested in taking forward a plan that includes changing the formal use of this property; however, this would be subject to Planning Consent, Building Regulations Approval and other necessary consents.

Please ensure that your proposed use is clearly outlined in your submission.

2. Planning Statement

(a). The Site and Location

The site is situated in close proximity to residential areas, a diverse range of commercial businesses, schools, a community hall and public transport routes.

(b). Development Potential

Planning

In the adopted local plan, the site is regarded as Safeguarded Open Space.

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are such a material consideration.

Paragraph 225 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy.

On 9 October 2017 Tendring District Council, along with Braintree and Colchester Councils, submitted their Local Plans and accompanying documents to the Planning Inspectorate. Due to strategic cross-boundary policies and allocations, Tendring, Braintree and Colchester's Local Plan share an identical Section 1. As a result of this, Section 1 will be considered through a joint examination.

Tendring specific policies and allocations can be found within Section 2 of the Local Plan, this will be considered through a later separate examination. In accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, documents were submitted to the Planning Inspectorate to support the examination of the entire Plan

Please note that in respect of planning advice, prospective bidders are encouraged to make their own enquiries directly to appropriate officers in the Planning Services department of the Council. In all cases any tenderer will need to seek any planning permission required, at their own cost and risk, should they be successful. All uses will be considered broadly in line with the above planning policy and in consultation with the Planning Department.

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