

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	17/12/2018
Planning Development Manager authorisation:	AN	18/12/18
Admin checks / despatch completed	ML	19/12/18.

Application: 17/00634/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr R.A, T.R, D.R, A.I Sargeant

Address: St Osyth Priory The Bury St Osyth

Development: Variation of condition 3 of planning permission 16/00671/FUL - To allow the re-location of Lake House North and South Lodge.

1. Town / Parish Council

Brightlingsea Town Council No Objection

St Osyth Parish Council No objections.

2. Consultation Responses

Building Control and Access Officer No comments

Environmental Protection No comments

Waste Management No comments

Tree & Landscape Officer The issues relating to the potential and actual impact of the erection of use of dwellings on the character and appearance of the Historic Deer Park have been addressed during the consideration of planning permission 16/00671/FUL under which the principle of development has been established.

The proposed relocation of the North Lake House to the northern side of the lake - presumably to achieve a south facing alignment - will not significantly alter the impact that would have resulted from the construction and future use of the dwelling in its original location.

As the construction of the dwelling may result in the removal of existing vegetation then a soft landscaping condition should be attached to any planning permission that may be granted to secure new planting to soften and screen the appearance of the development.

With regard to the re-positioning of the South Lodge this would not in itself significantly alter the impact of the dwelling on the area.

However it appears that it would compromise the ability of the applicant to implement planning permission 16/00656/FUL St Osyth Priory West Field as the proposed position of South Lodge would be on land shown as the new access road for the West Field

development.

If South Lodge was built in the position shown on drawing No CC-0175-SL1 REV B then planning permission 16/00656/FUL St Osyth Priory West Field could not be built in accordance Proposed Development Layout ' drawing No OC002-03-01 REV G forming part of the extant planning permission.

ECC Highways Dept	The Highway Authority raises no objections to the re-location of these two buildings
Historic England	No comments – seek views of conservation specialist.
Natural England	See documents dated 24th August 2017.
Paul Drury – Conservation Specialist	No objections to the re-location of the lake house. The lodge is certainly more logically placed at the entry to the park, far beyond the lodge at the entry to Westfield. The only real issue is visibility from the west and south. This is a small building and in its form and scale appropriate to its position on the park boundary. The more integrated it is with that boundary, the better it will fit in. A landscaping condition that demands local tree planting immediately to the west of the lodge's garden enclosure is recommended.

3. Recent Planning History

14/00993/LBC	Taking down carefully and re-building of East Gatehouse & chimney.	Approved	15.09.2014
14/01008/FUL	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference/functions/wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
14/01009/LBC	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference/functions/wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
15/01060/FUL	Removal of section of boundary wall fronting Mill Street and rebuild on a new reinforced concrete foundation.	Approved	09.09.2015
15/01061/LBC	The taking down of a failing section of the boundary wall fronting the road in Mill Street and rebuilding it on a new reinforced concrete foundation to match original		05.08.2015

appearance.

16/00018/DISCON	Discharge of condition 03 (Archaeology Report) of Listed Building Consent 14/000993/LBC.	Approved	19.02.2016
16/00019/DISCON	Discharge of condition 04 (Archaeology Report) of Listed Building Consent (12/01285/LBC)	Approved	19.02.2016
16/00656/FUL	Demolition of existing property at 7 Mill Street and the creation of 72 no. two, three and four bedroom houses, plus associated roads, car parking, garages and landscaping.	Approved	18.11.2016
16/00671/FUL	Erection of 17 dwellings for use as residential and holiday accommodation (C3 use); restoration of park landscape; bunding; re-grading of 9 hectares of land; construction and alterations to access driveway; landscaping and all ancillary works.	Approved	18.11.2016
16/00786/FUL	Proposed new build garages, access and metal park rail fences.	Approved	29.07.2016
16/01057/DISCON	Discharge of condition 2 (Details of materials) of approved planning application 12/01285/LBC.	Approved	23.08.2016
16/01258/DISCON	Discharge of condition 4 (materials) of Listed Building Consent 14/00993/LBC.	Approved	21.09.2016
16/01309/DISCON	Discharge of condition 3 (Archaeological Programme) of approved planning application 12/01316/FUL.		13.10.2016
17/00471/FUL	Demolition of pump-house building (including the removal of boilers/flue) and the erection of a building adjoining the bury boundary wall, for uses as a store.	Approved	16.06.2017
17/00472/FUL	Erection of new substation building (containing emergency generator and bunded diesel tank) and subterranean gas governor valve.	Approved	16.06.2017
17/00634/FUL	Variation of condition 3 of planning permission 16/00671/FUL - To allow the re-location of Lake House North and South Lodge.	Current	
17/00674/LBC	Demolition of pump-house building (including the removal of boilers and flue) and the erection of a	Approved	16.06.2017

	building adjoining the bury boundary wall for use as a store.		
17/00712/TCA	4 No. Lime - Pollard and re-shape.	Approved	24.05.2017
17/01175/FUL	Variation of condition 3 of 16/00656/FUL to allow amendments to the elevations and layout of Phase 1 and removal of condition 14 part e to remove the requirement to relocate the bus stop.	Current	
17/01593/DISCON	Discharge of conditions 02 (S106 Agreement), 07 (Construction details), 08 (Wastewater Strategy), 09 (Foul Water Strategy), 10 (Surface Water Strategy) 11 (Landscape/ habitat management plan), 12 (Construction and Environmental management Plan), 13 (Cleaning facility), 14 (Highways details), 15 (Amendments to Drawings), 17 (Local Recruitment Strategy), 19 (External Lighting) and 20 (Construction Method Statement) of Planning Permission 16/00656/FUL. Discharge of Conditions 02 (S106 Agreement), 08 (Construction Details), 12 (Landscape/ habitat management plan), 14 (Construction and Environment Plan), 15 (Cleaning facility), 17 (Local Recruitment Strategy) and 19 (Construction Method Statement) of planning permission 16/00671/FUL.	Approved	18.09.2018
17/01683/DISCON	Discharge of condition 03 (landscaping) of planning permission 17/00472/FUL.	Approved	10.04.2018
17/01735/DISCON	Discharge of condition 03 (external facing, roofing and hardsurfacing materials), 04 (hard and soft landscaping), 08 (written scheme of investigation), 10 (details of new or replacement windows and doors) and 11 (new balustrade and staircase drawings) of approved planning permission 14/01008/FUL. Discharge of condition 03 (external facing, roofing and hardsurfacing materials), 04 (hard and soft landscaping), 05 (details of new or replacement windows and doors) and 6 (new balustrade and	Approved	04.01.2018

staircase drawings) of planning permission 14/01009/LBC.

17/01828/DISCON	Discharge of condition 4 (Materials) of approved planning application 16/00656/FUL.	Approved	29.05.2018
17/01843/FUL	Variation of condition 2 of 11/00333/OUT - condition to be amended from "application for approval of the reserved matters (listed above) shall be made to the Local Planning Authority before the expiration of three years from the date of the permission" To - "application for approval of the reserved matters (listed above) shall be made to the Local Planning Authority before the expiration of five years from the date of the permission".	Approved	
18/00042/DISCON	Discharge of condition 2 (wall details) of planning permission 15/01060/FUL.	Approved	26.01.2018
18/01166/FUL	Variation of condition 3 of approved application 16/00656/FUL to allow amendments to the elevations and layout of Phase 2.	Current	
18/01476/DETAIL	Erection of 190 dwellings on 16.3 hectares of land; new junction and access roads; driveways; parking; footpaths; landscaping and all ancillary works; use of land as an archery range; construction of access drive and layout of parking area including siting of storage container for archery equipment. The proposals also include for a new footway to be built along a section of Colchester Road, south of the Wellwick.	Current	
18/01596/FUL	Erection of 14 dwellings. (As part of previously approved West Field scheme.)	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL7 Rural Regeneration

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG3A Mixed Communities

HG4 Affordable Housing in New Developments

HG6 Dwelling Size and Type

HG7 Residential Densities

HG9 Private Amenity Space

COM2 Community Safety

COM6 Provision of Recreational Open Space for New Residential Development

COM21 Light Pollution

COM23 General Pollution

COM26 Contributions to Education Provision

COM29 Utilities

COM31A Sewerage and Sewage Disposal

EN1 Landscape Character

EN3 Coastal Protection Belt

EN6 Biodiversity

EN6A Protected Species

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN13 Sustainable Drainage Systems

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

EN27 Enabling Development

EN27A St Osyth Priory

EN29 Archaeology

EN30 Historic Towns

TR1A Development Affecting Highways

TR3A Provision for Walking

TR5 Provision for Cycling

TR6 Provision for Public Transport Use

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SP1 Presumption in Favour of Sustainable Development

SP4 Providing for Employment & Retail

SP5 Infrastructure & Connectivity

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP4 Safeguarded Local Greenspace

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

LP5 Affordable and Council Housing

LP7 Self-Build and Custom-Built Homes

PP12 Improving Education and Skills

PP13 The Rural Economy

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

PPL7 Archaeology

PPL8 Conservation Areas

PPL9 Listed Buildings

CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

Enabling Development and the Conservation of Significant Places

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) 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. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the 'adopted' Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

This application relates to the Priory Park, which is a Grade II Listed Historic Registered Park and Garden extending to the north of St. Osyth Priory. The Park is made up of a number of character areas including Nuns Wood in the centre of the Park and various lakes and ponds. The Park is monastic in origin but was greatly re-shaped in the 18th and 19th centuries.

The Priory itself contains an extraordinary collection of historic buildings that are arranged around a large courtyard beyond the gatehouse and the park. The most notable of the Priory's buildings are the gatehouse, Darcy House and the Abbots Tower. The gatehouse dates from the 15th century, incorporates 13th century work and is a commanding structure, with a fine flushwork frontage to the Bury. Darcy House, the principal house, incorporates monastic fabric dating from the 13th to 16th century, but owes its present form to the recasting of the monastic buildings in the mid-16th century, the addition of a new range in the 18th century and further reconstruction and enlargement in the 19th century. The 16th century Abbots Tower rises above the Priory, boldly faced with chequer work of Caen stone and septaria. Other important buildings within the Priory complex include the West Barn, Tithe Barn and the Bailiff's Cottage.

Proposal

This application proposes the variation of condition 3 of planning permission 16/00671/FUL which granted the erection of 17 dwellings for use as residential and holiday accommodation (C3 use); restoration of park landscape; bunding; re-grading of 9 hectares of land; construction and alterations to access driveway; landscaping and all ancillary works.

These dwellings were approved as part of a package of enabling development funding repair work to various buildings situated within the St Osyth Priory complex.

Condition 3 relates to the schedule of approved plans and this application seeks to vary 4 of those plans to relocate the position of the Lake House North and the South Lodge.

All other aspects of the planning permission 16/00671/FUL remain as approved.

Appraisal

Heritage/Visual Impact of Changes

Lake House North

This is substantial 5-bed property with a boat hold and concealed garages will be of contemporary design. The house has planning permission under reference 16/00671/FUL to be set within the southern embankment to the park's northern lake. This application proposes to relocate the house to a position directly opposite within the northern bank of lake. The justification for this is that the northern bank is more screened and the house will be south facing to achieve solar gain. There are also other benefits in that the access road would be shorter and the relocation results in a reduction of the number of trees being removed.

Consequently, this alteration to the approved scheme is considered to be acceptable. English Heritage has confirmed that they have no comments to make and recommend that the Council seek the views of specialist conservation advisors. To this end the Council's Heritage Advisors relating to the St Osyth Priory proposals have no objections to the relocation of the Lake House North. In addition the Council's Trees and Landscaping Officer states that the proposed relocation of the North Lake House to the northern side of the lake will not significantly alter the impact that would have resulted from the construction and future use of the dwelling in its original location.

South Lodge

The South Lodge is a Tudor Gothic style gatehouse with permission to be sited within the Westfield a significant distance from the boundary of the park to the north-west of the Westfield residential development. This application proposes to relocate the gatehouse northwards onto the southern boundary of the parkland. The design and size of the building remains as previously approved.

Historic England have confirmed that they have no comments but recommend that the views of the Council's specialist conservation advisor are sought. The Council's specialist advisor has reviewed the intended revision to the building's siting and states;

'The lodge is certainly more logically placed at the entry to the park, far beyond the 'lodge' at the entry to Westfield. The only real issue is visibility from the west and south. This is a small building and in its form and scale appropriate to its position on the park boundary. The more integrated with that boundary the better it will fit in. But its siting forward of the park hedge and trees, to allow some private space between the two, is also understandable, indeed helpful in confining domestic clutter to a screened area. The answer I think is a landscaping condition that secures local tree planting immediately to the west of the lodge's garden enclosure. That would ensure in views from the west one would see the lodge essentially end-on with trees behind it.

As such a bespoke landscaping condition will be included to successfully integrate the lodge and its domestic enclosure to the rear into the park boundary.

Conditions/Legal Agreement

Several of the conditions included on the original planning permission have already been discharged. These conditions will be included on the permission securing the details already approved. The legal agreement securing repair works to various buildings on the St Osyth complex via enabling development has been updated to allow for variations to the previous permissions.

Other Considerations

St Osyth, Gt Bentley and Brightlingsea Parish Councils have no objections/comments upon the proposals.

6 letter of objection/observation have been received in respect of the following points;

- no legal agreement signed so cannot secure enabling development (legal agreement has now been completed)
- harm to the landscape outweighs the benefits
- original objections still stand regarding strain on local infrastructure
- surprise at need to vary the plans at a late stage.

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall commence prior to the 21st November 2021.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with following approved plans:

CC-0175-ABP012 Application Boundary Plan
CMP Figure 20 Indicative Master Plan

CC-0175-LKN1 Rev. B Site G2.3: Lake House North - Site Plan & Elevation

CC-0175-LKN2 Rev. C Site G2.3: Lake House North -Plans & Elevation
 CC-0175-LKS1 Rev. A Site G3.2: Lake House South - Site Plan & Elevation
 CC-0175-LKS2 Rev. A Site G3.2: Lake House South - Upper & Lower Ground Floor Plans
 CC-0175-LKS3 Rev. A Site G3.2: Lake House South - Elevations
 CC-0175-SL1 Rev B South Lodge - Site Plan & South Elevation
 CC-0175-SL2 Rev C South Lodge - Floor Plans, Elevations & Details
 CC-0175-NL1 Rev. C Site B: North Lodges - Site Plan & North Elevation
 CC-0175-NL2 Rev. D Site B: North Lodges - Floor Plans & Elevations
 CC-0175-NL3 Site B: North Lodges - Details and Garages
 CC-0175-NL4 North Lodges - Elevation
 CC-0175-S1 Rev. C Site J: Slip Cottages - Site Plan & North Elevation
 CC-0175-S2 Rev. C Site J: Slip Cottages - Floor Plans & Elevations
 CC-0175-GG1 Rev. B Site G1: Grotto Grove - Kitchen - Site Plan, Plans & Elevations
 CC-0175-GG2 Rev. B Site G1: Grotto Grove - Shell House - Site Plan, Plans & Elevations
 CC-0175-PH1 Rev. B Site F: Pigeon House - Site Plan, Plans & Elevations
 CC-0175-DH1 Rev. B Site H: Deer House - Site Plan, Plans & Elevations
 CC-0175-AH1 Rev. B Site C: Nun's Hall - Site Plan, Plans & Elevations

730A4 09 Rev. B Lodge Piece Proposed Planting
 730A2 122 Rev. C Lodge Piece Sections at time of planting (showing proposed traffic mitigation measures)
 730A2/222F Estate Access and Circulation Strategy
 730A4/05C Deer Bank Alignment Colchester Road
 730A4/08 Rev. B Proposed Traffic Mitigation Measures: Colchester Road (Sheet 1 of 2)
 730A4/10 Rev. A Proposed Traffic Mitigation Measures: Colchester Road (Sheet 2 of 2)
 730A2/17 Rev. F Proposed Contours - Lodge Piece (Sheet 1 of 2)
 730A2 22 Rev. F Proposed Contours - Lodge Piece (Sheet 2 of 2)
 CC-175-NA Drawing No. 30 The Wellwick, North Entrance Access and Footway Proposals

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

- 3 Prior to commencement of the relevant work samples of the external facing, roofing, windows, doors, rainwater goods and hardsurfacing materials to be used in construction shall be submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure the development, as far as possible, respects, conserves and enhances the special historic and architectural character of the St. Osyth Conservation Area and the setting of St. Osyth Priory as a heritage asset.

- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the St. Osyth Conservation Area and forms part of the setting of St. Osyth Priory.

- 5 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the St. Osyth Conservation Area and forms part of the setting of St. Osyth Priory.

- 6 Prior to commencement of the relevant work to or in the vicinity of Nun's Hall the applicant or developer shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance.

- 7 Water, energy and resource efficiency measures shall be implemented in accordance with those outlined within Section 6 of the submitted 'Construction and Environment Plan Management Plan' as prepared by City and Country and approved under planning reference 17/01593/DISCON.

Reason - To enhance the sustainability of the development through better use of water, energy and materials.

- 8 Prior to commencement of the relevant work a wastewater strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the wastewater strategy so approved.

Reason - To prevent environmental and amenity problems.

- 9 Prior to commencement of the relevant work a foul water strategy shall have been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

- 10 Prior to commencement of the relevant work, a scheme for the provision and implementation of surface water drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of the proposed development.

Reason - To prevent environmental and amenity problems arising from flooding.

- 11 The landscape and habitat management plan measures shall be carried out in full accordance with those outlined within Section 7 of the submitted 'Construction and Environmental Management Plan' (as prepared by City and Country and dated 31st August 2017) as approved under planning reference 17/01593/DISCON.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to secure necessary landscaping and minimise the impact on birds and wildlife.

- 12 The approved scheme of landscaping for each dwelling (aside from the Lake House North and South Lodge) as shown on drawing no's. 730A2/17 G, 730A2/22 E, 730A2/122 B, 730A2/222 F, 730A4/05 B, 730A4/09 A, 730A2/40 F, 730A2/42 G, 730A2/44 E, 730A2/46 F, 730A2/10 G and 730A2/43 H shall be implemented in accordance with the details and timescales set out within the 'Construction and Environmental Management Plan' (as prepared by City and Country and dated 31st August 2017) as approved under planning reference 17/01593/DISCON.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

- 13 Prior to commencement of the relevant work a scheme of hard and soft landscaping works for the Lake House North and South Lodge developments, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction", shall be submitted to and approved, in writing, by the Local Planning Authority. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the relevant works or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure the development is sympathetic to the character of the area, the conservation area setting and the setting of St Osyth Priory and the registered listed parkland.

- 14 The occupation of no more than ten of the dwellings hereby permitted as part of the development shall take place until specific works related to the reinstatement of the Deer Bank, as listed at item 8 on Drawing No: CMP Figure 19 from Annex 1 Conservation Area Management Plan (2011) by Liz Lake and the filling of Lodge Piece, as shown on drawings 730A2/17F and 730A2/22E (Lodge Piece Contours); as subsequently agreed, in writing, with the Local Planning Authority as part of a landscape management plan, have been completed.

Reason - To mitigate adverse impacts of the parkland developments on the character and significance of the registered park and garden.

- 15 Prior to commencement of the relevant work a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:
- a) A detailed schedule setting out how works will be phased to avoid construction at particularly sensitive times e.g. during freezing periods when wintering birds are most vulnerable to disturbance;
 - b) Plans showing which sensitive areas of the site will have restricted access as stated in paragraph 7.302 of the Environmental Statement;
 - c) Drawings showing details of design and type of external lighting to minimise the impact on bats and birds;

- d) Measures to ensure nesting birds, bats and reptiles are not harmed during the construction phases as stated in paragraph 7.325 of the Environmental Statement;
- e) Measures to ensure disturbance to breeding birds is minimised;
- f) Details of the measures taken to minimise the risk of pollution on the site; and
- g) Arrangements for habitat monitoring.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to minimise the impact on birds and wildlife.

- 16 During construction works a wheel and underbody cleaning facility shall be installed in accordance with details as outlined in Section 9 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and plan no. CC-0175-CMP-501. The facility shall be maintained during the periods of demolition and construction.

Reason - To ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety.

- 17 Prior to commencement of the relevant work details of the gates at the proposed bell mouth access off Colchester Road to serve the Slip Cottages shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to occupation of the development.

Reason - To protect highway efficiency of movement and safety.

- 18 The Local Recruitment Strategy as outlined in Section 10 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and approved under planning reference 17/01593/DISCON shall be adhered to.

Reason - To promote and encourage the recruitment of employees and other staff in the locality of the application site.

- 19 Prior to commencement of the relevant work which impacts on bat commuting and foraging routes, details of external lighting shall be submitted and approved in writing by the Local Planning Authority. External lighting shall be implemented and retained in accordance with the approved scheme.

Reason - To ensure lighting is sensitively designed, minimises light spillage and avoids illuminating bat commuting and foraging routes and to ensure the use of low level, directional lighting to minimise light pollution.

- 20 The development shall be constructed in accordance with approved plan no. CC-0175-CMP-501 and Section 11 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 as approved under planning reference 17/01593/DISCON. The details stipulated on the approved plan and document shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason - In the interests of highway safety and residential amenity.

- 21 No construction work shall take place onsite outside the hours of 07:30 to 18:00 Monday to Friday and 07:30 to 13:30 on Saturday and no time whatsoever on Sundays or Public Holidays, unless otherwise agreed with the Local Planning Authority. This includes deliveries to the site or work undertaken by contractors or sub-contractors.

Reason - In the interests of residential amenity.

- 22 Notwithstanding what is shown on drawing number 730A2/50E with respect to 'Site J - Slip Cottages', details of revised access, layout, parking and landscaping arrangements for this development shall be submitted to and approved, in writing, with the Local Planning

Authority prior to commencement of the relevant work. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any of the dwellings proposed within this part of the development.

Reason - To ensure the development reflects the withdrawal of application 11/00334/FUL which proposed the construction of a visitor centre/function room suite to the south of the proposed Slip Cottages with parking and access arrangements to the north and west.

8. **Informatives**

Positive and Proactive Statement

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO