

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	02/04/2019
Planning Development Manager authorisation:	SCE	04-04-19
Admin checks / despatch completed	(S)	8/4/19

**Application:** 19/00032/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 2 (Approved plans) of application 17/00634/FUL - to allow amendments to the elevations of Lake House North and the re-building of the end gable serving Nuns Hall.

### **1. Town / Parish Council**

St Osyth Parish Council      The Parish Council would concur with and support the comments submitted by the representative of the Essex Gardens Trust.

### **2. Consultation Responses**

Historic England      Thank you for your letter of 15 January 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Essex County Council  
Archaeology      An archaeological condition was recommended for the previous application 17/00634/FUL and 16/00671/FUL which should be attached to the current application should this replace the earlier ones.

Recommendation: Full condition

'No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority'

Further Recommendations:

A professional team of archaeologists should undertake the archaeological work. A brief outlining the level of archaeological investigation will be issued from this office on request. The District Council should inform the applicant of the recommendation and its financial implications.

Tree & Landscape Officer      The proposed changes to the layout of the Lake House North will not significantly alter the impact the impact of the development proposal on the character and appearance of the St Osyth Conservation Area. Nor will it alter the impact on the special qualities of the Listed Garden and Deer Park

ECC- Place Services      Further to our conservation I have no objections, in principle, to rebuilding the gable of Nuns Hall subject to the following:

- photo-rectified elevations are undertaken.
- the photo rectified elevations/report about the feature are archived with the archaeological data service.
- Schedule of works submitted to TDC.

Paul Drury –  
St Osyth Priory  
Heritage Advisor

The major change in the developed design is moving the garage block from the opposite side of the drive, placing it parallel to the house, and extending it over the water to embrace a particularly tall, spacious and well-lit boathouse (which has latent architectural potential for the insertion of an upper floor). In architectural terms, I think the design has been considerably refined both in principle and detail, the two buildings now integrated into a coherent and more compact layout (although the volume of the subsidiary element is almost doubled).

In terms of impact on heritage assets – essentially the registered park and garden - I can see why one would want the house to face south rather than north, and I don't think the change of site would make any material difference to its impact. In the refined design there would be more building visible in the landscape (the previous garage block was to have been partly buried in the slope of the ground behind the house) but a more compact footprint and one more likely to limit the visibility of cars in views across the lake. Having agreed that a new house is acceptable in principle here, I don't think these changes, although material, affect its (very limited) impact on the significance of the heritage asset.

### 3. Planning History

11/00332/FUL	Erection of 19 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.		13.06.2014
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;	Approved	18.11.2016

landscaping and all ancillary works.

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.	Approved	19.12.2018
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
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	
19/00032/FUL	Variation of Condition 2 (Approved plans) of application 17/00634/FUL - to allow amendments to the elevations of Lake House North and the re-building of the end gable serving Nuns Hall.	Current	

#### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

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

### **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 supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

## **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 2 of planning permission 17/00634/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 2 relates to the schedule of approved plans and this application seeks to vary plans to allow amendments to the elevations of Lake House North and the re-building of the end gable serving Nuns Hall.

All other aspects of the planning permission 17/00634/FUL remain as approved.

### Appraisal

#### Heritage/Visual Impact of Changes

##### Lake House North

This substantial 5-bed property with a boat hold and concealed garages will be of contemporary design. The house has planning permission under reference 17/00634/FUL to be set within the northern embankment to the park's northern lake. This application proposes to rotate the garage block so that it is parallel to the main house. This has the advantage of screening the drive area from view across the lake, which will reduce any perceived impact of domestic disturbance within this area of the park. The garage blocks appearance has also been changed to be more akin to that of the main house, although subservient in appearance. The Council's Heritage Consultant provides the following comments on the proposals;

'The major change in the developed design is moving the garage block from the opposite side of the drive, placing it parallel to the house, and extending it over the water to embrace a particularly tall, spacious and well-lit boathouse. In architectural terms, I think the design has been considerably refined both in principle and detail, the two buildings now integrated into a coherent and more compact layout (although the volume of the subsidiary element is almost doubled).

In terms of impact on heritage assets (essentially the registered park and garden), in the refined design there would be more building visible in the landscape (the previous garage block was to have been partly buried in the slope of the ground behind the house) but a more compact footprint

and one more likely to limit the visibility of cars in views across the lake. Having agreed that a new house is acceptable in principle here, I don't think these changes, although material, affect its (very limited) impact on the significance of the heritage asset'.

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 changes. In addition the Council's Trees and Landscaping Officer states that the proposed changes to the layout of the Lake House North will not significantly alter the impact the impact of the development proposal on the character and appearance of the St Osyth Conservation Area. Nor will it alter the impact on the special qualities of the Listed Garden and Deer Park

### Nuns Hall

Nuns Hall is the remains of an unlisted building in the parkland and where only one gable survives. The current permitted proposal was to retain this gable and then build a new structure behind. However, an inspection report has been provided which confirms a number of defects to the gable. The report concludes that due to the defects found the existing fabric would need to be dismantled and rebuilt and that a careful dismantling of the wall, cleaning and setting aside for stone dressings and reusable face elements, rebuilding would be a preferable option.

The Council's Heritage Consultant has been consulted and has no objections subject to the following details being conditioned;

- photo-rectified elevations are undertaken.
- the photo rectified elevations/report about the feature are archived with the archaeological data service.
- the building is confirmed to be post medieval in date.
- Schedule of works submitted to TDC.

These requirements will be secured by condition.

### 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 already been updated to allow for variations to the previous permissions.

### RAMS

The scheme previously approved was the subject of an appropriate assessment undertaken by Colchester Borough Council on Tendring District Council's behalf. As a result of the assessment an estate circulation strategy was secured to provide sufficient walking areas throughout the parkland with links to public footpaths in the vicinity. This strategy was agreed in conjunction with the development of the Westfield site to the south-east (72 dwellings) and the Wellwick site (190 dwellings) to the north. The estate circulation strategy was secured as part of the approved plans condition on the original permission through discussions with Natural England and was considered to represent sufficient mitigation against additional recreational disturbance pressures to nearby European Designated Sites. A condition was also applied securing the submission of on-site recreational areas and specific details of the footpaths proposed within the parkland. This condition will be re-applied.

### Other Considerations

St Osyth Parish Council would concur with and support the comments submitted by the representative of the Essex Gardens Trust.



1 letter of objection has been received from Essex Gardens Trust.

- The Trust is concerned about the impact of the proposals upon this registered landscape. In the approved scheme for Lake House North, the garage would be concealed. The expressed intention of the proposed change would be to screen any vehicles parked outside this garage in views from the east.

- In this case a large building is proposed, not far short of the size of Lake House North. This would add considerably to the built form in this part of the parkland and contribute to the incremental erosion of the landscape quality.

- Considering the application in terms of the parameters used by the NPPF, it cannot be argued that the damage to the heritage asset would be balanced by public benefits.

## **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-LKN3 Rev. A Site G2.3 Lake House North - Plans & Elevation  
CC-0175-LKN1 Rev. D Site G2.3 Lake House North - Site Plan & Elevation  
CC-0175-LKN2 Rev. E Site G2.3 Lake House North - Elevations  
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. C 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 No development or preliminary ground works of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the 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.

- 23 No development or preliminary ground-works can commence until a programme of historic building recording for Nuns Hall has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the local planning authority. The historic building record shall contain photo-rectified elevations and shall be archived with the archaeological data service upon completion.

Reason - To allow proper investigation and recording of the existing gable to Nuns Hall, which is potentially of archaeological and historic significance.

## 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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	<input checked="" type="radio"/> NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	<input checked="" type="radio"/> NO