

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	07/05/19
Planning Development Manager authorisation:	AN	9/5/19
Admin checks / despatch completed	[Signature]	19/05/19.

[Signature]

Application: 18/01950/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr & Mrs J Nash

Address: Land adjacent Larges Farm Cottage Kirby Road Great Holland

Development: Proposed detached dwelling and new vehicular access to replace existing.

1. Town / Parish Council

Frinton and Walton Town Council REFUSAL - against backland development and long drives.

2. Consultation Responses

UU Open Spaces

Response from Public Realm
Open Space & Play

Application Details

Application No: 18/01950/FUL

Site Address: Land adjacent Larges Farm Cottage Kirby Road Great Holland Frinton on Sea

Description of Development: Proposed detached dwelling and new vehicular access to replace existing

Current Position

There is currently a deficit of 14.12 hectares of equipped play in Frinton, Walton & Kirby and Great Holland.

Recommendation

The nearest play area is situated in Great Holland, located along Main Road. This play area is classified as a Local Area for Play and provides very limited facilities. Any additional development in the area will increase demand on this facility and a contribution is required and would be used for improvements at Main Road Play Area, Great Holland.

ECC Highways Dept

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. Prior to the first occupation of the proposed dwelling, the proposed vehicular access shall be constructed at right angles to the highway boundary and existing carriageway. The width of the access at its

junction with the highway shall be 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1.

2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

3. Prior to occupation of the dwelling a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1

4. The existing access referred to in the design access statement and highlighted on the block plan shall be suitably and permanently closed incorporating the reinstatement to full height of the highway footway / kerbing immediately the proposed new access is brought into first beneficial use.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with policy DM1

5. There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1

6. The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

7. Prior to occupation of the proposed dwelling the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack, for sustainable transport, approved by Essex County Council.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

8. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.