



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT:	Design & Development Consultancy - Mr I Spencer Herringbone Harold Way Frinton On Sea Essex CO13 9BA	APPLICANT:	Mr J Lynch - South East Developments Limited Woodcote Hadleigh Road East Bergholt CO7 8QT
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/01810/DETAIL **DATE REGISTERED:** 22nd November 2018

Proposed Development and Location of Land:

Reserved matters application following outline approval (planning approval 16/01015/OUT) for the erection of twenty dwellings with associated access and pedestrian crossing on Colchester Road. Agricultural Field to The North of Meadow Close Elmstead Essex

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **GRANT APPROVAL OF RESERVED MATTERS** pursuant to Outline Planning Permission No. 16/01015/OUT in accordance with the application form, supporting documents and plans submitted subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans/documents: 1B, 2D, 26B, 27A, 18A, 19A, 4, 5, 6, 7, 8A, 9A, 10, 11, 12, 13, 14, 15, 24, 25, 16, 17, 3A, EX1811906/002 B, EX1811906/006, EX1811906/007, EX1811906/010, EX1811906/039 A, EX1811906/104 and document titled 'Construction Method Statement'.

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

- 2 Each residential unit shall not be occupied until such time as its respective vehicle parking area, as indicated on the approved plans, including any parking spaces for the mobility impaired, have been hard surfaced and provided. The vehicle parking areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason - To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

- 3 Prior to first occupation of the development the vehicular turning facilities shown on drawing no. 2 Revision D 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.

- 4 The approved scheme of landscaping shown on drawing no. 26B, shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

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

- 5 The hereby approved development shall take place fully in accordance with the recommendations outlined in the submitted 'Bat Method Statement' as prepared by Liz Lord Ecology (Dated 6th February 2019)

Reason - In the interests of biodiversity and to avoid harm to protected species utilising the site.

- 6 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class 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 roof of the dwellings 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 and to protect existing and future resident's privacy.

- 7 No unbound materials shall be used in the surface treatment of the proposed vehicular accesses throughout the development.

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

DATED: 10th May 2019

SIGNED:

Catherine Bicknell

Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice