

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	09/05/2019
Planning Development Manager authorisation:	SCE	10.05.19
Admin checks / despatch completed	ML	10/05/19.

ML

Application: 18/01810/DETAIL **Town / Parish:** Elmstead Market Parish Council

Applicant: Mr J Lynch - South East Developments Limited

Address: Agricultural Field to The North of Meadow Close Elmstead Essex

Development: 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.

1. Town / Parish Council

Elmstead Parish Council No comments received

2. Consultation Responses

ECC Highways Dept

AMENDED LAYOUT DRAWING 2450/2 Rev D. RECEIVED VIA EMAIL DATED 05 FEBRUARY 2019

Prior to the occupation of any of the proposed development the internal road and footway layout including the connection to the existing carriageway shall be provided in precise accord with Drawing Numbered 2450/2 Rev D.

Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation of any of each dwelling a car parking and turning area shall be provided in accord with current Parking Standards for that dwelling. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

Prior to the occupation of the proposed development, details of the provision for the storage of bicycles sufficient for all occupants of that dwelling, of a design this shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted within the site which shall be maintained free from obstruction and retained thereafter.

No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the

construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities
- v. HGV Routing plan

No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the proposed highway / throughout.

Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of Residential Travel Information Packs for sustainable transport sufficient for the occupants of each dwelling, approved by the Local Planning Authority.

Essex County Council
Archaeology

There is no recommendation for any archaeological investigation for the above application. A programme of archaeological evaluation was completed for application 16/01015/OUT and a report received and approved, no further work was required.

Second Comments

Tree & Landscape Officer

The information provided in relation to soft landscaping is acceptable.

Original Comments

Tree & Landscape Officer

The site is currently in agricultural use and has no trees or other vegetation in the main body of the land. There are a number of important trees situated on the boundary of the application site. The trees on the western boundary being afforded formal legal protection by Tendring District Council Tree Preservation Order 16/04/TPO Land to the East of Tye Road, Elmstead Market

The applicant has previously submitted a Tree Survey and Report that has been carried out in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.

The site layout provided shows that the proposed development would be outside the Root Protection Areas (RPA's) of the boundary trees. The measures set out in the tree report to physically protect the Root Protection Areas (RPA's) of the retained trees for the duration of the construction phase of the development are adhered to then the viability of the trees will not be compromised by the development proposal.

The site layout shows indicative soft landscaping proposals however there is insufficient information relating to species and specification of new planting. A detailed soft landscaping scheme will need to be provided by the applicant prior to the determination of the application.

For clarity the soft landscaping scheme should include the following information:

1. Tree, shrub or hedging plant species (names) should be shown on the landscape plan or on a schedule attached to the plan.
2. The number of tree, shrub or hedging plant species to be used in