



TENDRING DISTRICT COUNCIL

Planning Services

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

APPLICANT: Mrs Sarah Cornwell
Bellway Homes
Bellway House
1 Cunard Square
Townfield Street
Chelmsford
Essex
CM1 1AQ

AGENT:

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00369/DETAIL

DATE REGISTERED: 20th March 2019

Proposed Development and Location of Land:

Reserved Matters Application following Outline Approval of 16/01169/OUT considering appearance only to allow for a change in brick and roof tile materials (variation of previously approved 17/01482/DETAIL and 18/01195/NMA).

Land East of Landermere Road Landermere Road Thorpe Le Soken

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **GRANT APPROVAL OF RESERVED MATTERS** pursuant to Outline Planning Permission No. 16/01169/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 plan and materials: Drawing No. TLS : 803 Rev. PS.

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

DATED: 19th June 2019

SIGNED:

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

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN6 Biodiversity

EN11A Protection of International Sites European Sites and RAMSAR Sites

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

SPL3 Sustainable Design

PPL4 Biodiversity and Geodiversity

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.

Conditions Precedent

The applicant is reminded that the detailed planning consent is subject to conditions attached to the outline permission for this development reference 16/01169/OUT (and associated Discharge of Condition applications). Please refer to the outline planning permission to ensure full compliance with all conditions.

In addition, the approved plans and External Materials Schedule attached to approval 17/01482/DETAIL (and associated Discharge of Condition applications) for the Layout, Scale, Access and Landscaping remain relevant to the development as listed below;

The development hereby permitted shall be carried out in accordance with the following approved plans, Drawing Nos:

TLS:001 Rev. P2, TLS:002 Rev. P2, TLS:003 Rev. P1, TLS:004 Rev. P1, TLS:005 Rev. P1, TLS:006 Rev. P1, TLS:007 Rev. P2, TLS:008 Rev. P2, TLS:009 Rev. P2, TLS:010 Rev. P2, TLS:011 Rev. P1, TLS:012 Rev. P2, TLS:013 Rev. P2, TLS:014 Rev. P2, TLS:015 Rev. P2, TLS:016 Rev. P2, TLS:017 Rev. P1, TLS:018 Rev. P1, TLS:019 Rev. P1, TLS:020 Rev. P2, TLS:021 Rev. P2, TLS:022 Rev. P2, TLS:023 Rev. P1, TLS:024 Rev. P2, TLS:025 Rev. P1, TLS:026 Rev. P2, TLS:027 Rev. P1, TLS:028 Rev. P1, TLS:029 Rev. P2, TLS:030 Rev. P2, TLS:031 Rev. P2, TLS:032 Rev. P2, TLS:033 Rev. P1, TLS:034 Rev. P2, TLS:035 Rev. P2, TLS:036 Rev. P2, TLS:037 Rev. P1, TLS:038 Rev. P2, TLS:039 Rev. P2, TLS:040 Rev. P2, TLS:041 Rev. P2, TLS:042 Rev. P1, TLS:043 Rev. P1, TLS:044 Rev. P1, TLS:045 Rev. P2, TLS:046 Rev. P1, TLS:047 Rev. P1, TLS:048 Rev. P1, TLS:060 Rev. P1, TLS:061 Rev. P2, TLS:062 Rev. P2, TLS:063 Rev. P2, TLS:064 Rev. P2, TLS:065 Rev. P2, TLS:070 Rev. P2, TLS:071 Rev. P2, TLS:072 Rev. P2, TLS:076 Rev. P1, TLS:077 Rev. P1, TLS:078 Rev. P1, TLS:079 Rev. P1, TLS:800 Rev. P14, TLS:801 Rev. P2, TLS:802 Rev. P2, TLS:804 Rev. P1, TLS:805 Rev. P1, TLS:806 Rev. P1, TLS:807 Rev. P2, TLS:808 Rev. P1, TLS:809 Rev. P1, TLS:810 Rev. P1, TLS:811 Rev. P1, 2 Rev. E, 101, 102, 103, 171650-002 Rev. A, 171650-003 Rev. A, 171650-011, 171650-012, and 171650-013.

Plans Superseded by this permission:

TLS:803 Rev. P1 (approved under 17/01482/DETAIL)

TLS:803 Rev. P3 (approved under 18/01195/NMA)

Part Superseded External Materials Schedule (approved under 17/01482/DETAIL)

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.