

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SCE	20.06.19
Planning Development Manager authorisation:	AN	24/6/19
Admin checks / despatch completed	SB	25/06/19

SR

Application: 18/01616/OUT **Town / Parish:** Clacton Non Parished

Applicant: Lidl UK GmbH

Address: Land West of The A133 Brook Park West Roundabout

Development: Application for a minor material amendment to Condition 14, 15, 21 & 23 under Section 73 of the 1990 Town & Country Planning Permission Ref. 17/02038/OUT.

1. Town / Parish Council

N/A

2. Consultation Responses

ECC Highways Dept The only issue that will affect highways will be the retaining wall. As the height of the retaining wall is over 1.5 metres it will require technical approval from Essex Highways Structures team.

This issue has been raised with Essex Highways Development Management team so they are aware of this fact.

ECC SuDS Consultee Having reviewed the planning application and the associated documents which accompanied the planning application, we have identified that this application relates to a variation which should not negatively impact upon drainage. We would therefore have no further comments.

However please consider the following conditions/informatives if relevant for the development:

- 1) Surface Water Drainage - Prior to the commencement of the development details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum:
 - Run-off from the site is limited to greenfield rates for a storm event that has a 100% chance of occurring each year (1 in 1 year event).
 - The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.

- 2) Sustainable Urban Drainage- Prior to commencement of the development no works shall take place until a detailed Sustainable Urban drainage scheme as specified in the Essex Sustainable Drainage Systems Design Guide 2014 submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation of the development

- 3) Maintenance - Prior to first occupation a maintenance plan detailing

the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing, by the local planning authority.

4) Flood Risk Assessment - The measures contained within the Flood Risk Assessment a copy of which was submitted with the planning application and forms part of this permission, shall be fully implemented and in place prior to the first occupation of the development and retained as such thereafter.

5) Flood Risk Assessment 2 - Notwithstanding the details set out in the Flood Risk Assessment submitted with the application, no development shall be undertaken unless and until a method statement has been submitted to and approved in writing by the local planning authority detailing:-

- The flood mitigation measures to be incorporated into the detailed design of the dwelling(s)
- The provision for the installation of removable flood barriers such as flood boards to form part of the detailed design of the doorways and vents/airbricks on the exterior of the property
- The provision of non-return valves to all sanitary outlets to prevent backflow during a flood

6) Flood Mitigation Measures - Development shall not be commenced until a scheme for the provision and implementation of flood mitigation measures has been submitted to and approved in writing, with the Local Planning Authority. The scheme shall be carried out in its entirety before the development is first occupied and constructed and completed in accordance with the approved plans and in line with the Environment Agency documents "Improving the flood performance of new buildings" and "Prepare your property for flooding: A guide for householders and small businesses."

Informatives

- In discharging condition 1 (above) where the surface water drainage strategy proposes the use of soakaways the details of the design and the results of a series of percolation tests carried out upon the subsoil in accordance with DG 365 2016. You are advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, and whether it will be rubble filled.

- In discharging condition 1 where discharging to a watercourse the proposed scheme shall include details of the destination and discharge rates equivalent to "greenfield runoff" and no greater than 5 litres per second up to and including a 1 in 100 year rainfall event. This is typically achieved by installing some form of attenuation on site e.g. temporary storage.

- In discharging condition 1 if discharging to a watercourse, ditch, stream etc., the applicant must demonstrate that the system is an appropriate point of discharge for the site i.e. would take existing pre-development flows. If not then further information/assessment will be required to determine the suitability of the system to convey the proposed flows and volumes of water. Evidence will be required that the development will not increase risk to others. If the proposed discharge point is outside the development site then the applicant will

need to demonstrate that the necessary permissions and or agreements to achieve connection are possible.

- Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

- No works to infill ditches should be undertaken without prior consent from Essex County Council. You should also be aware that works of this nature may require planning permission

- No raising of land in flood plains should take place without prior consent from Essex County Council. You should also be aware that works of this nature may require Environment Agency consent if in a flood plain.

- The removal of land drains likely to interrupt the flow may require prior consent from Essex County Council on 08457430430 or floods@essex.gov.uk. You should also be aware that works of this nature may require planning permission

3. Planning History

13/30003/PREAPP	EIA Screening Opinion request - Development comprising of food store, six screen cinema, three A3 units, petrol filling station and landscape enhancements.		11.09.2013
14/00107/FUL	Full planning permission for a cinema complex (including restaurants), superstore, petrol filling station, extension to Picker's Ditch walkway and associated parkland together with an extension to the existing Brook Country Park.	Non-Determination Appeal Withdrawn	22.05.14
14/00730/FUL	Full planning application for cinema complex (including restaurants), superstore, petrol filling station; extension to the Picker's Ditch walkway and associated parkland together with an extension to the existing Brook Country Park (duplicate application).	Withdrawn	30.08.2016
15/30323/PREAPP	EIA Screening Opinion for development comprising of A1, A3, A3/A4, C1. C3 (up to 300 dwellings) and D1 uses, together with landscape enhancements.		22.12.2015
16/01250/OUT	Hybrid planning application comprising: - Detailed application for foodstore (A1), hotel (C1), family public house (A3/A4), restaurants (A1/A3/A5), retail warehouse units	Approved	08.06.2017

	(A1), picker's ditch major open space and associated access, landscaping, car parking and associated works. - Outline application for residential (C3) and employment development (B1 (a), (b), (c)) and associated access, landscaping, car parking and associated works (all matters reserved except access).		
16/30246/PREAPP	EIA Screening Opinion request - Development comprising of foodstore (A1), hotel (C1), family public house (A3/A4), restaurants (A1/A3/A5), retail warehouse units (A1), picker's ditch major open space and associated access, landscaping, car parking and associated works and 200 dwellings residential (C3) and employment development (B1 (a), (b), (c)) and associated access, landscaping, car parking and associated works (all matters reserved except access).		06.10.2016
17/00722/ADV	Proposed totem sign at entrance to Brook Park West.	Approved	23.06.2017
17/01187/DISCON	Discharge of conditions 2 (Phasing Plan), 3 (Programme of Archaeological Evaluation Work), 4 (Surface Water Drainage Scheme), 5 (Minimise the Risk of Offsite Flooding Scheme), 6 (Maintenance Plan), 8 (Foul Water Strategy), 11 (Details of bus stop/s and bus turn around facilities) and 19 (Local Recruitment Strategy) of approved planning application 16/01250/OUT.	Approved	14.05.2018
17/01223/ADV	Installation of freestanding 8 metre totem sign.	Approved	31.08.2017
17/01225/ADV	Installation of 6no. fascia signs.	Approved	31.08.2017
17/01226/ADV	Installation of site signage to include, 1no. gateway, 9no. freestanding, 1no. side by side directional, 1no. banner unit, and 16no. dot signs.	Approved	31.08.2017
17/01241/OUT	Variation of condition 21 of planning permission 16/01250/OUT - To amend the store design.	Approved	26.10.2017
17/01411/DISCON	Discharge of condition 09	Approved	26.10.2017

	(Construction Method Statement and 13 (Ecological Management Plan) of planning permission 16/01250/OUT.		
17/01589/DISCON	Discharge of Condition 15 (Hard and Soft Landscaping) of Planning Permission 16/01250/OUT.	Approved	23.10.2017
17/01612/DISCON	Discharge of condition 3 (Programme of Archaeological Evaluation Work) of approved planning application 16/01250/OUT.	Approved	26.10.2017
17/01879/ADV	Proposed advertisements are:- 1 no. wall mounted fascia sign, 3 no. building mounted hoardings, 2 no. free standing totem signs, 1 no. poster display unit, 1 no. free standing arrow sign, 4 no. free standing hoardings and 1 no. goalpost fascia sign.	Approved	04.01.2018
17/02037/DISCON	Discharge of conditions 9 (Construction Method Statement Revision A), 14 (Landscape Management Plan), 15 (Landscaping), 18 (Crime Prevention) of planning permission 17/01241/OUT.	Approved	28.02.2018
17/02038/OUT	Variation of conditions 15, 21 and 29 of Planning permission 17/01241/OUT to i) Substitute the landscape and planting scheme; ii) Modify the floor area and external elevations of the pub/restaurant; and iii) Change the internal arrangement and external elevations of the hotel/lodge.	Approved	02.07.2018
18/00174/DISCON	Discharge of conditions 14 (Landscape Management Plan), 15 (Landscaping) and 18 (Various Details) of approved application 17/01241/OUT for Phases 1, 1a, and 5.	Approved	27.06.2018
18/00250/DISCON	Discharge of conditions 18 (Various Details) of Phase 3 of approved application 17/01241/OUT.	Approved	20.04.2018
18/00921/DISCON	Discharge of condition 14 (Landscape Management Plan) for Phase 3 only of 17/01241/OUT.	Approved	15.06.2018

18/01250/DISCON	Discharge of conditions 4 (Surface Water) & 6 (Maintenance Plan) to Approved Planning Application 17/02038/OUT in relation to Phase 2b only.	Approved	25.10.2018
18/01308/DISCON	Discharge of condition 10(a) of 17/02038/OUT to provide a fourth arm of the A133/Britton Way roundabout for site access.	Approved	22.10.2018
18/01368/DISCON	Discharge of condition 17) Underpass, to approved planning application 17/02038/OUT.	Approved	22.10.2018
18/01415/NMA	Non-material amendment to approved planning application 17/02038/OUT - to slightly reword Condition 10 to allow for the provision and or completion of some of these works at a slightly later phase in the developments implementation.	Approved	16.10.2018
18/01568/ADV	Relocation of the freestanding 8m totem sign, approved under 17/01223/ADV.	Approved	13.11.2018
18/01616/OUT	Application for a minor material amendment to Condition 14, 15, 21 & 23 under Section 73 of the 1990 Town & Country Planning Permission Ref. 17/02038/OUT.	Current	
18/01645/DISCON	Discharge of condition 9 (Construction Management Plan) to approved Planning Application 17/02038/OUT in relation to Phase 2B only.	Approved	14.11.2018
18/01735/DISCON	Discharge of Conditions 14 (Landscape Management Plan) and Discharge of Condition 18 excluding Part A (External Details) of 17/02038/OUT.	Approved	21.01.2019
18/01830/DISCON	Discharge of condition 18A (CCTV) of application 17/02038/OUT in relation to Phase 2B only.	Approved	15.11.2018

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2	Promoting Transport Choice
QL3	Minimising and Managing Flood Risk
QL8	Mixed-Uses
QL9	Design of New Development
QL10	Designing New Development to Meet Functional Needs
QL11	Environmental Impacts and Compatibility of Uses
QL12	Planning Obligations
ER7	Business, Industrial and Warehouse Proposals
ER25	New Hotels and Guest Houses
ER31	Town Centre Hierarchy and Uses
ER32a	Primary Shopping Area
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
COM1	Access for All
COM2	Community Safety
COM6	Provision of Recreational Open Space for New Residential Development
COM8A	Proposed New Recreational Open Space
COM21	Light Pollution
COM31A	Sewerage and Sewage Disposal
COM23	General Pollution
COM26	Contributions to Education Provision
COM29	Utilities
EN1	Landscape Character
EN2	Local Green Gaps
EN4	Protection of the Best and Most Versatile Agricultural Land

EN6A	Protected Species
EN6B	Habitat Creation
EN11A	Protection of International Sites: European Sites and Ramsar Sites
EN12	Design and Access Statements
EN13	Sustainable Drainage Systems
EN29	Archaeology
TR1A	Development Affecting Highways
TR1	Transport Assessment
TR2	Travel Plans
TR3A	Provision for Walking
TR4	Safeguarding and Improving Public Rights of Way
TR5	Provision for Cycling
TR6	Provision for Public Transport Use
CL7	New Town Centre Retail and Mixed-Use Development

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

SP1	Presumption in Favour of Sustainable Development
SP4	Providing for Employment & Retail
LP5	Affordable and Council Housing
PP1	New Retail Development
PP2	Retail Hierarchy
PP4	Local Impact Threshold
PP7	Employment Allocations
PP9	Hotels and Guesthouses
PP12	Improving Education and Skills
PPL1	Development and Flood Risk
PPL3	The Rural Landscape
PPL4	Biodiversity and Geodiversity
PPL5	Water Conservation, Drainage and Sewerage
PPL7	Archaeology
CP1	Sustainable Transport and Accessibility

CP2 Improving the Transport Network

CP3 Improving the Telecommunications Network

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

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.

5. Officer Appraisal (including Site Description and Proposal)

Existing Site and Surrounding Area

The application site comprised of just less than 16 hectares of very flat grade 3-4 agricultural land to the west of the A133 on the opposite side of the road from the established Brook Retail Park and its roundabout entrance. The site is no longer used for agricultural purposes as development has commenced, with one of the commercial buildings completed and another substantially completed. The land lies immediately north of Pickers Ditch and the associated boundary trees and walkway that extends around the north of the established housing estate.

The residential properties closest to the site, where the walkway is at its narrowest, are in Dunthorpe Road and Sillett Close. Properties in Reigate Avenue, Turner Close, Chipstead Walk, Dorking Crescent and Abinger Close are also close to the southern edge of the site but separated by a wider and more substantial portion of the Pickers Ditch Walkway. The western boundary of the site is formed by another part of Pickers Ditch and associated boundary trees. There is a hedge along the eastern boundary abutting the A133.

An overhead power line does extend west to east across the site, suspended by three large pylons. The walkway to the south east of the site is very narrow and is close to existing properties, passes an area of woodland and connects to the established Brook Retail Park and properties in Raycliff Avenue via an underpass beneath the A133.

The predominate style of property on the housing estate to the south is of mixed size and type in typical brick-built 1980s/1990s style with the properties in Turner Close which face onto the existing walkway being more recent and of more neo-traditional style, having been the development in the grounds of the Listed Cann Hall.

Proposal

This application seeks planning permission for the variation of Condition Nos. 14, 15, 21 and 23 of application 17/02038/OUT, which was the latest variation of the condition application to be granted to the original application (16/01250/OUT).

Application 16/01250/OUT granted planning permission for full planning permission for a foodstore (A1), hotel (C1), family public house (A3/A4), restaurants (A1/A3/A5), retail warehouse units (A1), picker's ditch major open space and associated access, landscaping, car parking and associated works. As well as outline planning permission for residential (C3) and employment development (B1 (a), (b), (c)) and associated access, landscaping, car parking and associated works.

Application 17/01241/OUT dealt with amendments to the foodstore element of the proposal (Phase 2a) only and application 17/02038/OUT dealt with amendments to the family pub/restaurant and hotel which are Phase 2b of the proposed development.

This current application deals with further amendments to Phase 2a (the foodstore element) as follows:

- Increase in overall ground level of the site – the increase varies throughout the site because the existing site was not flat, but the greatest increase is 0.8 metres.
- The erection of a retaining wall at the south west boundary of the site, measuring 18.5 metres in length and 1.92 metres in height, with 0.6 metre high galvanised steel bow top railings above. Part of the retaining wall will be underground; the total height of the structure above ground is approximately 2.1 metres from the level of the footpath. The face of the retaining wall is proposed to be clad with vertical timber boarding.
- Increase in finished floor levels of the store by approx. 0.2 metres.
- A new evergreen hedge is proposed at the bottom of the bank by the retaining wall and 4 no. additional trees along the frontage of the new access road from the A133, located along the eastern boundary of the site.

Condition No. 14 and 15 of application 17/02038/OUT deals with landscaping and requires Phase 2a of the development to be carried out in accordance with a Landscape Management Plan and Landscaping details previously approved. This application proposes to amend the condition to incorporate the changes to the landscaping as set out above.

Condition No. 21 requires the development to be carried out in accordance with approved plans. This current application seeks to amend the approved plans to include drawings which show the above changes.

Condition No. 23 restricts the floor area of the foodstore, as part of this application the floor area is not being amended, but given the above amendments the drawing number which is referred to needs to be updated.

Representations

None Received

Appraisal

- The principle of development on this site has been established by the granted of planning permission 16/01250/OUT. Therefore the only issues that can reasonably be considered as part of this application are the proposed changes.
- The proposed increase in ground level of the site and the increase in floor levels of the building results in the building being more prominent within the surrounding area. However the site and the building is situated immediately adjacent to the A133 and occupies a prominent position. It is therefore considered that the increase in levels would not result in a significant greater impact on the character of the area.
- The retaining wall is a necessary feature due to the changes in levels; however, notwithstanding this given the proposed amendments to the landscaping will provide an adequate level of screening and will enhance the appearance of the development.
- The information contained in the Landscape Management Plan is sufficient to secure the maintenance and establishment of new soft landscaping to be carried out as part of the development of the land.
- The area of the development is situated on part of the site away from existing residential properties, in an area which is for commercial purposes. The proposal will therefore have no adverse impact on the amenities of neighbouring residents.
- Essex County Council Highways have no principle objection to the proposal but advise that the technical approval will be required for the retaining wall. This is a matter that is outside the scope of the planning permission and will be dealt with separately by Essex County Council Highways.
- Essex County Council SUD's team have advised that the application should not negatively impact upon drainage. However have recommended some conditions/informatives if relevant for the development. This issue was dealt with by the original outline consent and conditions have been imposed to cover the issue previously. The same conditions will be imposed unless they have been previously discharged; therefore it is not necessary to impose any new conditions.
- Having considered the proposed avoidance and mitigation measures outlined within the Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS), the Council concludes that in this instance it would be unreasonable to seek mitigation measures at this time. The development has commenced and this application relates solely to the retail store on the site (which would not generate the need for any proposed mitigation). Mitigation will be a requirement for the residential element of the proposal which only has outline planning permission, so any necessary mitigation measures can be secured as part of any future reserved matters application.

6. Recommendation

Approval – Hybrid Application

7. Conditions

Conditions for FUL and OUT

1. The development hereby permitted shall be carried out in accordance with the Site Location Plan 1525/PA01 and the Parameters Plan 1525/PA03 and in general conformity with the Proposed Indicative Masterplan 1525/PA04.

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

2. The development hereby permitted shall be carried out in accordance with details shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON.

Reason - To ensure that the scheme is brought forward in a timely and comprehensive manner in the interests of proper planning, highway safety and amenity. Given the scale and mixed-use nature of the development, the definition of phases will also enable more specific planning conditions to be discharged, as appropriate, on a phase-by-phase basis to assist in the timely delivery of the whole scheme.

- 3 No development or preliminary groundworks shall commence within Phase 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON, until a programme of archaeological evaluation work, involving geophysical survey followed, as necessary, by trenching for the relevant phase or phases, has been secured and implemented in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. Should the results of evaluation warrant additional excavation, mitigation or recording, this shall be conducted in accordance with a further Written Scheme of Investigation submitted to and approved in writing by the Local Planning Authority.

Reason - The proposed development is located within an area with potential for below ground archaeological deposits and the development could result in harm to non-designated heritage assets with archaeological interest.

- 4 The development of Phases 1, 1a and 3 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under application 17/01187/DISCON.

The development of Phase 2b as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans approved under application 18/01250/DISCON.

No development shall commence within Phases 2a, 4, 5, 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan) until a detailed surface water drainage scheme for the relevant phase or phases of the development, based on sustainable drainage principles and the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to the occupation of development within the relevant phase(s).

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, ensuring the effective operation of SuDS features for the lifetime of the development, provide mitigation of any environmental harm to the local water environment and to avoid increased flood risk and pollution hazard from the site.

- 5 The development of Phases 1, 1a, 2a, 2b, 3, 4 and 5 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under application 17/01187/DISCON.

No development shall commence within Phases 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan) until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during the construction works and prevent pollution, for the relevant phase or phases of the development, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason - To minimise flood risk during construction works.

- 6 The development of Phases 1, 1a and 3 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under application 17/01187/DISCON.

The development of Phase 2b as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Drainage Maintenance and Management Plan approved under application 18/01250/DISCON.

No development shall commence on Phases 2a, 4, 5, 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan) until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, for the relevant phase or phases of the development, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 7 The applicant/developer or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan for the surface water drainage system. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 8 The development shall be carried out in accordance with the plans and documents approved under application 17/01187/DISCON. None of the development shall be occupied or come into use 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.

- 9 The construction of Phases 1, 1a, 3, 4 and 5 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Construction Method Statement Revision A, produced by Britton Group and Drawing No. BES/BWP/03A, approved under application 17/01411/DISCON.

The construction of Phase 2a as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Construction Management Statement, approved under application 17/02037/DISCON.

The construction of Phase 2b as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Construction Environment Management Plan, approved under application 18/01645/DISCON.

No development shall commence on Phases 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON until a Construction Method Statement for the relevant phase or phases of development has been submitted to and approved, in writing, by the Local Planning Authority. The statement shall include details of:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoardings;
- e) Wheel washing facilities;
- f) HGV route plan;
- g) Measures to control the emission of dust and dirt during construction;
- h) Noise monitoring;

- i) Construction site lighting;
- j) A scheme for storing; recycling and disposing of waste resulting from demolition and construction works; and
- k) Construction work hours.

Reason - To control the construction phase in the interests of highway safety and to protect amenities of the occupiers of nearby residential properties.

- 10 The following works shall be completed prior to the respective phase identified below (according to Drawing No. BES/BPW/01C as approved by 17/01187/DISCON) being occupied or coming into use:

- a) Prior to the occupation or coming into use of any phase a fourth arm off the A133/ Britton Way Roundabout is to be completed in order to access the proposal site, in accordance with details approved under 18/01308/DISCON;
- b) Prior to the occupation of phase 4 or the coming into use of any part thereof, the upgrading of the pelican crossing in St. John's Road (in the vicinity of the link to Pathfields Road) to a toucan crossing; or other improvement to that crossing together with the; upgrading of the pedestrian link located immediately west of the pelican crossing to enable its use by cyclists between St. John's Road and Crome Road are to be completed, the details of which will have first been agreed with the Local Planning Authority;
- c) Prior to the occupation of each of Phases' 2b and Phase 4 or any part thereof a minimum 1no. electric car charging points/parking spaces shall be provided in each phase with infrastructure that would not prejudice the installation of further charging points in the future.

Reason - To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

- 11 The development hereby permitted shall be carried out in accordance with Drawing No. BES/BPW/04A (Bus Stops and Bus Turn Around Facilities), approved under application 17/01187/DISCON. The bus stops and associated facilities shall be delivered in accordance with the approved details before the occupation of the relevant phase or phases of the development.

Reason - To ensure the development is accessible by more sustainable modes of transport including public transport.

- 12 All pedestrian routes within the development shall be provided as pedestrian and cycle routes.

Reason - To ensure the development is accessible by more sustainable modes of transport including walking and cycling.

- 13 The development hereby permitted shall be shall be carried out in accordance with details set out in the Ecological Appraisal by Aspect Ecology dated July 2016 (Ref: ECO2312.EcoAp2016.vf1) approved under application 17/01411/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity and to ensure best practice measures are used on the site during both the construction and occupation phases of the development to minimise the impact on birds and wildlife and to promote biodiversity.

- 14 The development of Phases 1, 1a and 5 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the landscaping details approved under application 18/00174/DISCON.

The development of Phase 2a as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the 5 year Landscape Management Plan and Drawing No. 16-002-01 Rev. J approved by this application.

The development of Phase 2b as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Landscape Maintenance and Management Plan approved under application 18/01735/DISCON.

The development of Phase 3 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Landscape Management Plan and Drawing No. 866/L16C approved under application 18/00921/DISCON.

No development shall commence on Phases 4, 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan) until a Landscape Management Plan for the relevant phase or phases of the development has been submitted to, and approved in writing by, the Local Planning Authority. The Landscape Management Plan(s) shall include design objectives, management responsibilities and maintenance schedules for the landscaped elements of the development. The development shall be implemented and thereafter maintained in line with the details and timescales in the approved plan.

Reason - To ensure proper planning, management and maintenance of the approved landscaping; landscaped areas; Sustainable Urban Drainage Features; public open space; amenity space and play areas and equipment in the interests of amenity; sustainability and the character and appearance of the area.

- 15 The development of Phases 1, 1a and 5 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the landscaping details approved under application 18/00174/DISCON.

The development of Phase 2a as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the landscape details, shown on Drawing No. 16-002-01 Rev. J, approved by this application.

The development of Phase 2b as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON, shall be carried out in accordance with landscaping details shown on Drawing No. H8702-58 Rev. B as approved by application 17/02038/OUT.

The development of Phase 3 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the landscaping details shown on Drawing No. 866/L16C, approved under application 17/01589/DISCON.

No development shall commence on Phases 4, 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON until a scheme of hard and soft landscaping for the relevant phase or phases has been submitted to, and approved in writing by, the Local Planning Authority. This will include a timetable for implementation and completion; and proposed changes in ground levels. The scheme(s) will also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate measures for their protection (during construction phase and thereafter) 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. The hard and soft landscaping will be implemented in accordance with the approved scheme(s).

Reason - To ensure the proper implementation of the approved landscaping scheme in the interests of amenity and the character and appearance of the area.

- 16 The approved landscaping works (referred to in Condition 15) shall be carried out during the first planting and seeding season (October to March inclusive). Any trees or shrubs which, within a period of five years of being planted die, are removed, or are seriously damaged shall be replaced by the owner of the land on which the specific trees or shrubs are located. This will occur in the next planting season with other trees or shrubs 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 proper implementation of the approved landscaping scheme in the interests of amenity and the character and appearance of the area.

- 17 The improvements to the A133 underpass as shown on Drawing No. 10865/602 Rev. B approved by application 18/01368/DISCON shall be carried out prior to the first occupation of any phase of the development.

Reason - In order to prevent crime and create a safer and more attractive route for the continuation of the Picker's Ditch Walkway, and improve pedestrian accessibility to the scheme.

- 18 The development of Phases 1, 1a and 5 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under application 18/00174/DISCON.

The development of Phase 2a as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under application 17/02037/DISCON.

The development of Phase 2b as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under applications 18/01830/DISCON and 18/01735/DISCON.

The development of Phase 3 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the plans and documents approved under application 18/00250/DISCON.

No development shall commence on Phases 4 and 6 as shown on Drawing No. BES/BPW/01C (Phasing Plan) until the following details for that phase or phases, including a timetable for installation where necessary, have been submitted to and agreed in writing by the Local Planning Authority:

- a) CCTV;
- b) All external lighting, including details or measures to minimise potential light pollution to adjoining residential properties in the future;
- c) All external plant and machinery;
- d) Boundary treatments, including the siting, height, design, and materials of all boundary walls and fences which face onto public spaces/roads including engineering and facing material details of all retaining walls;
- e) Outside storage of goods, materials or containers shall be stored, stacked or deposited, on the site outside the buildings hereby permitted;
- f) A recycling collection point; and,
- g) A service management plan (specifying delivery times and the means of securing and managing the car parking areas).

The development shall be implemented in accordance with the approved details.

Reason - In order to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the general privacy of future neighbouring residential properties.

- 19 Phases 1, 2a, 2b and 3 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON shall be carried out in accordance with the Local Recruitment Strategy dated July 2017, approved under application 17/01187/DISCON.

No development shall commence on Phases 4, 6 and 7 as shown on Drawing No. BES/BPW/01C (Phasing Plan), approved under application 17/01187/DISCON until a Local Recruitment Strategy for the relevant phase or phases shall be submitted to and approved in writing by the Local Planning Authority. The Local Recruitment Strategy will include details of how the applicant and operators shall use their reasonable endeavours to promote and encourage the recruitment of employees, contractors and other staff in the locality of the application site during the site's construction and occupation.

Reason - To promote and encourage the recruitment of employees, contractors and other staff in the locality of the application site.

Conditions for FUL only

- 20 The development hereby permitted in full, consisting of the foodstore (A1), hotel (C1), family public house(A3/A4), restaurants (A1/A3/A5), retail warehouse units (A1), picker's ditch major open space and associated access, landscaping, car parking and associated works shall be begun before 2nd July 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.

- 21 The development hereby permitted shall be carried out in accordance with the following approved plans:

Foodstore (A1)

Proposed Ground Floor - 15-1517/009d, 1:100@A1
Proposed Elevations - 15-1517/011d, 1:100@A1
Proposed Roof Plan - 15-1517/012A, 1:100@A1
Retaining Wall Plan 7640M-134
The Typographical Site Plan - General Arrangement 7640M-132

Restaurant (A1/A3)

Plans and Elevations - 10819/CO/100 Rev A - 1:100@A1 Restaurant (A3/A5)
Block Plan - 7138-SA-8470- P002C, 1:500@A3
Proposed Site Layout Plan - 7138-SA-8470-P004C, 1:200@A1
Proposed Elevations & Sections - 7138-SA-8470-P005A, 1:100@A1
Proposed Ground Floor and Roof Plans - 7138-SA-8470-P006A, 1:100@A1
Proposed Site Layout Plan - Site Signage - 7138-SA-8470-P008B, 1:200@A1
Signage Elevations - 7138-SA-8470-P009A, 1:100@A1
Proposed Site Layout Plan - Drive Totem - 7138-SA-8470-P022B, 1:200@A1
COD and Canopy Photo
COD DT Canopy Plan, 1:20@A4
Outdoor Climb Plan - E0004
Timber Knee Rail Detail
Play Frame Elevations - 7138-SA-8470-P012A, 1:50@A3

Family Public House (A3/A4)

Proposed Ground Floor Layout - H8702/51A, 1:100@A3
Proposed First Floor Layout - H8702/52A, 1:100@A3
Proposed Roof Plan - H8702/53A, 1:100@A3
Proposed Elevations - H8702/54A, 1:100@A1
Site Plan - H8702/55 Rev E, 1:500@A3

Proposed Section - H8702/57, 1:50@A1
Auto Tracking - H8702/59 Rev B, 1:500@A3
Soft Landscaping Scheme - H8702/58 Rev B, 1:500@A3
Proposed Soft Landscaping Plan - H8702/56A, 1:200@A3

Hotel (C1)

Proposed Ground and First Floor Plan - H8702/61 Rev C, 1:100@A3
Proposed Roof Plan - H8702/63 Rev C, 1:100@A1
Proposed Elevations - H8702/64 Rev C, 1:100@A3
Soft Landscaping Plan - H8702/66 Rev C, 1:200@A3

Retail Warehouse Units

Proposed Retail Floor Plan, Mezzanine Plan and Roof Plan - 1525/PA06, 1:200@A1
Proposed Retail Site Plan - 1525/PA08, 1:500@A1
Proposed Retail Elevations - 1525/PA07 Rev A, 1:200@A1

Reason - For the avoidance of doubt, in order to ensure the development is carried out in accordance with the approved details in the interests of proper planning.

- 22 The proposed landscaping associated with Picker's Ditch New Public Open Space (Area E) shall be carried out in accordance with the landscape strategy drawing 866/L20B prepared by Catherine Shelton Associates unless agreed otherwise, in writing, by the Local Planning Authority.

Reason - To ensure the Pickers Ditch Walkway New Public Open Space is laid out in line with the proposal that has been considered by the Council.

- 23 Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) the retail unit (discount foodstore) shown on drawing reference 7640M-132 hereby permitted shall not exceed 1,424 sq.m net sales area, with no more than 1,210 sq.m to be used for the sale of convenience goods and no more than 214 sq.m for the sale of comparison goods. Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floorspace shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the Local Planning Authority.

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

- 24 Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987, as amended by the Town and Country (Use Class) (Amendment) Order 2005 (or any order revoking and re-enacting that Order with or without modification) the retail unit (discount foodstore) shown on drawing reference 15-1517/008N hereby permitted shall only be used for 'discount food retail' and shall not be used for the retail sale of any of the following goods and services:

- a. Tobacco and smoking products
- b. Staffed fresh meat and fresh fish counter (excluding pre-packed meat and fish)
- c. Staffed delicatessen counter
- d. Dispensing pharmacy
- e. Dry cleaning service
- f. Staffed Photo-shop
- g. Post office services
- h. In store café

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

- 25 The terrace of Class A1 retail units as shown on Plan 1525/PA-06 hereby permitted shall not cumulatively exceed 4,775 sq.m Net Sales Area, with Gross Internal Area also restricted to this maximum quantum, inclusive of any mezzanine floorspace. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no additional mezzanine or other form of internal floor to create a first floor level shall be constructed in the terrace of retail units as shown on Plan 1525/PA-06, other than that already shown.

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

- 26 Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) no goods shall be sold from the terrace of Class A1 retail units as shown on Plan 1525/PA-06 other than: materials for maintaining and repairing the dwelling; furniture and furnishings; tiles, carpets and other floor coverings; household textiles; major household appliances; small electrical household appliances; small tools and miscellaneous accessories; major tools and equipment; garden plants and flowers; audio visual, photographic and information processing equipment; motor and cycle goods; and pets, pet food and pet related products and services (including the provision of ancillary pet care and treatment services). The terrace of retail units shall be used for no other purpose, including any other use in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted).

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

- 27 An outdoor sales area ("External Project Centre") extending to a maximum of 500 sq.m shall be permanently retained as part of Retail Unit 3, as shown on Plan 1525 PA-06.

Reason - To enable the Local Planning Authority to retain control over the uses on the site in the interest of safeguarding the vitality and viability of Clacton on Sea town centre.

- 28 None of the three units shown within the retail terrace identified on Plan 1525 PA-06 shall be amalgamated with other units or subdivided to form separate units.

Reason - To enable the Local Planning Authority to retain control over the uses on the site in the interest of safeguarding the vitality and viability of Clacton on Sea town centre.

- 29 The maximum gross floor areas of the following 'main town centre' uses proposed as part of the development shall not exceed:

- Family Pub / Restaurant (Class A3/A4) - 741 sq.m
- Restaurant / Drive Thru (Class A3/A5) - 632 sq.m
- Hotel (Class C1) - 1,118 sq.m

Reason - To enable the Local Planning Authority to retain control over the uses on the site in the interest of safeguarding the vitality and viability of Clacton on Sea town centre.

Conditions for OUT only

- 30 None of the 'residential development' or 'employment development', as identified within the 'Outline Planning application site' on the approved Parameters Plan 1525/PA03 shall commence until plans and particulars of "the reserved matters" relating to appearance, landscaping, layout and scale have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - The application as submitted does not provide sufficient particulars for consideration of these details.

- 31 Application for approval of the reserved matters for the 'residential development' or 'employment development', as identified within the 'Outline Planning application site' on the approved Parameters Plan 1525/PA03 shall be made to the Local Planning Authority before the 2nd July 2021.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 32 The 'residential development' or 'employment development' shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 33 The maximum number of dwellings to be contained in the residential phase of the development shall be 200 and the reserved matters will only show dwellings within the area of the site shown for residential development on the approved Parameters Plan 1525/PA03.

Reason - To ensure the dwelling numbers and location of residential development reflect what has been assessed through the determination of the outline planning application.

- 34 No residential development shall commence until a Residential Travel Plan has been submitted to and agreed in writing with the Local Planning Authority. The plan shall follow Essex County Council's latest guidance and will identify measures to encourage sustainable travel to and from the site alongside disincentives to driving alone. The development shall be implemented in accordance with the approved travel plan.

Reason - To encourage sustainable modes of transport as an alternative to reliance on the private car.

- 35 The 'employment development' shall be in Use Class B1 (a, b and/or c) and the reserved matters shall provide for a minimum 1.3 hectares of the land within the area identified on the 'Outline Planning application site' on the approved Parameters Plan 1525/PA03.

Reason - To ensure the potential employment benefits of the development can be fully realised in accordance with the proposed mix of uses on the site.

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.

Building Control Informative

Agent should demonstrate that there is sufficient fire fighting access to comply with B5 of Approved Document B, Volume 2.

Highway Informatives

- o The A133 underpass is a highway structure and therefore any works at or in the vicinity of the underpass should be agreed with the Highway Authority prior to commencement of the works.

- o In making this recommendation the Highway Authority has assumed the proposal site internal layout would not be laid out and constructed to adoptable standards and that the applicant would not offer it to the Highway Authority for adoption.
- o Prior to any works taking place in the highway the developer should enter into an agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works.
- o All or some of the above requirements may attract the need for a commuted sum towards their future maintenance (details should be agreed with the Highway Authority as soon as possible).
- o All highway related details should be agreed with the Highway Authority.
- o The proposal should be in accordance with the Parking Standards Design and Good Practice Supplementary Planning Document dated September 2009.
- o Under Section 23 of the Land Drainage Act 1991, prior written consent from the Lead Local Flood Authority (Essex County Council) is required to construct any culvert (pipe) or structure (such as a dam or weir) to control or alter the flow of water within an ordinary watercourse. Ordinary watercourses include ditches, drains and any other networks of water which are not classed as Main River. If the applicant believes they need to apply for consent, further information and the required application forms can be found at www.essex.gov.uk/flooding. Alternatively they can email any queries to Essex County Council via watercourse.regulation@essex.gov.uk. Planning permission does not negate the requirement for consent and full details of the proposed works will be required at least two months before the intended start date.

The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpath no.8 (Clacton) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with the Highway Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

Site Workers - Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

No vehicles associated with the development shall affect the ease of passage along the PROW.

Highway Works - All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: Essex Highways, Colchester Highways Depot, 653 The Crescent, Colchester, C04 9YQ.

Cost of Works - The Highway Authority cannot accept any liability for costs associated with a developers improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Anglian Water Informative - Trade Effluent

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/ repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

S106 Informative

The applicant is reminded that this permission is linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO