



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: KLH Architects Ltd
The Old Steelyard
Poplar Lane
Sproughton
Ipswich
Suffolk
IP8 3HL

APPLICANT: Mr Williams
Hills Residential Construction
Limited
Bridge Mill House
Brook Street Business Centre
Brook Street
Colchester
CO1 2UZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/01307/DETAIL

DATE REGISTERED: 17th August 2018

Proposed Development and Location of Land:

**Reserved matters application for 32 dwellings, land for a community facility and associated parking and infrastructure.
Land to The East of Tye Road Elmstead**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **GRANT APPROVAL OF RESERVED MATTERS** pursuant to Outline Planning Permission No. 16/00219/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 Drawing Nos:
0001 Rev. P18
0011 Rev. P01
0101 Rev. P09
0301 Rev. P02
0501 Rev. P02
0701 Rev. P02
0701A Rev. P02
0801 Rev. P09
1301 Rev. P02
1501 Rev. P02
19.4038.01

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

- 2 No above ground development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used and insufficient information has been submitted in this regard.

- 3 Prior to first occupation of the development the size 3 vehicular turning facility shown

on Drawing No. 0001 Rev. P18 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 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the adjacent carriageway.

Reason - To avoid displacement of loose material onto the carriageway in the interests of highway safety.

- 5 Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of Footway / Highway Boundary and provided with an appropriate dropped kerb crossing of the footway.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

- 6 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the footway or where no provision of footway is present, the carriageway.

Reason - To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent footway/cycleway/carriageway in the interest of highway safety.

- 7 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splays.

Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- 8 Prior to the commencement of any above ground works, details of cycle parking/storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the Essex County Council Parking Standards. The development shall be carried out in accordance with the approved details, 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.

- 9 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interests of visual amenity and the character of the area.