



# TENDRING DISTRICT COUNCIL

## Planning Services

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

<b>AGENT:</b>	Mr Robert Pomery Pomery Planning Consultants Ltd Pappus House Tollgate West Stanway Colchester CO3 8AQ	<b>APPLICANT:</b>	Mr Kelly Stockplace Homes Limited Mill Farm Barn Mill Lane Hartford End Felsted Essex
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### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00143/FUL

**DATE REGISTERED:** 29th January 2019

Proposed Development and Location of the Land:

**Variation of Condition 2 of planning permission 18/00735/FUL to substitute the approved layout drawing with a new layout drawing to allow access to additional land by removing one plot; and variation to condition 15 to reflect amended landscaping scheme.**

**Bramcote Thorpe Road Clacton On Sea Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** 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 and documents:

Submitted under 16/02107/FUL: Aboricultural Impact Assessment Ref TPSarb6020316, Ecological Scoping Survey dated June 2017, Contamination Assessment Report No: 15-2491r, Transport Statement dated December 2016, Flood Risk Assessment and Surface Water Management Plan Report No 10156/R01/03, and Noise Assessment dated 17th May 2017.

Submitted under 18/00735/FUL: Drawing numbers 6550 - 1101 C, 1103 F, 1111 P8, 1113 P8, 1114 P8, 1115 P6, 1260 P1, 1261 P1, 1262, 1263 P1, 1264 P1, 1265 P1, 1266 P1, 1267 P1, 1268 P1, 1269 P1, 1270 P1, 1271 P1, 1272 P2, 1360 P1, 1361 P1, 1362, 1363 P1, 1364 P1, 1365 P1, 1366 P1, 1367 P1, 1368 P1, 1369 P1, 1370 P1, 1371 P1, 1372 P2, 1504, 1506, and 2001 P1; 17-028/ 365 P2, 580 T1, 1010 T2, and 571 T1; and 6352/1601.

Construction Method Statement - Revision B.

Operation and maintenance requirements for attenuation storage tanks; Exceedance Plan 17-028-1011 P1; Withers Design Associates letter Ref: MW/17/028 dated 1st October 2018; Design Criteria for Adoptable Storm.SWS dated 23th[rd] May 18; and Surface Water Drainage Management Plan Version 2 October 2018.

Submitted under 19/00143/FUL: Drawing numbers 1026/002, NC 17.416-P-200 D, and documents titled 'Revised Ground Floor Site Plan' and 'Location Plan'.

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

- 2 The external facing and roofing materials to be used in construction shall be as shown on drawing number 6550 - 1103 F of planning permission 18/00735/FUL unless otherwise agreed in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity.

- 3 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 70 metres to the north and south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and thereafter retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

- 4 Prior to occupation of the development the vehicular parking and turning facilities, as shown on the submitted plan 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.

- 5 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

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

- 6 The means to prevent the discharge of surface water from the development onto the highway shall be as shown on drawing number 17-028-1010 T2 of planning permission 18/00735/FUL unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained as approved at all times.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 7 The wheel cleaning facility within the site and adjacent to the egress onto the highway shall be as detailed within Methodology To Reduce And Manage Off-Site Flooding, Water Run Off And Wheel Cleaning During Construction Works unless otherwise agreed in writing by the Local Planning Authority. The wheel cleaning facility shall be provided at the commencement of the development and maintained during the period of construction.

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

- 8 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason - To ensure adequate space for parking off the highway is provided in the