



TENDRING DISTRICT COUNCIL

Planning Services

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

APPLICANT: Mr Stuart Cadman - Cadman
Construction Ltd
Cadman House
Off Peartree Road
Stanway
Colchester
CO3 0NW

AGENT:

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00151/FUL

DATE REGISTERED: 29th January 2019

Proposed Development and Location of the Land:

**Variation of condition 2 (approved plans) of planning permission
16/00529/FUL.**

Black Tiles High Street Thorpe Le Soken Clacton On Sea

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 begun before the expiration of three years from the 15th August 2016.

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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 08285/PO4 E received 29th January 2019, 08285/P-05-D received 20th March 2019, 08285/P-01-E received 20th March 2019, 5307-D received 5th April 2016, 08285/P-02-F received 20th March 2019 and 08285/P-03-G received 20th March 2019.

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

- 3 The development hereby approved must be carried out in strict accordance with the Tree Survey Drawing Title TS & AIA Drawing No: 5307 - D dated 5th April 2016.

Reason - In the interests of visual amenity and the character and appearance of the Thorpe-le-Soken Conservation Area.

- 4 The development shall take place in accordance with those details shown on drawing number 08285/P04F, received 19th March 2019.

Reason - This is a publicly visible site within the Thorpe-le-Soken Conservation Area where an appropriate landscaping scheme is a visually essential requirement.

- 5 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 - To ensure the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the Conservation Area.

- 6 The development shall be carried out in accordance with those details shown on drawing number 08285/P-FINISHES and accompanying Finishing Schedule received by the Local Planning Authority on 20th March 2019. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure that materials of an acceptable quality appropriate to the area and Conservation Area are used.

- 7 The screen walls and fences shall be erected prior to the dwellings to which they relate being occupied in accordance with those details shown on drawing number 08285/P04F received on 19th March 2019 and thereafter be retained in the approved form.

Reason - In the interests of visual and residential amenity.

- 8 Prior to the first occupation of the proposed dwellings, the proposed vehicular access from High Street shall be constructed to a width of 4.8m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason - To ensure that all vehicles using the private drive access do so in a controlled manner, in the interests of highway safety.

- 9 Prior to the proposed access onto the High Street being brought into use, a 1.5m x 1.5m pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction clear to ground. These splays must not form part of the vehicular surface of the access.

Reason - To ensure adequate intervisibility between drivers of vehicles using the proposed access and pedestrians in the adjoining highway, in the interests of highway safety.

- 10 No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6m of the highway boundary.

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

- 11 Prior to the proposed access onto Vicarage Lane being brought into use, the vehicular visibility splays shown on Drawing 08285/P04E received 29th January 2019 shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

Reason - To ensure adequate intervisibility between drivers of vehicles using the proposed access and those in the adjoining highway, in the interests of highway safety.