

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	31.7.19
Planning Development Manager authorisation:	AN	1/8/19
Admin checks / despatch completed	KNE	02/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	02/08/19

Application: 19/00151/FUL **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr Stuart Cadman - Cadman Construction Ltd

Address: Black Tiles High Street Thorpe Le Soken

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

1. Town / Parish Council

None received

2. Consultation Responses

None received

3. Planning History

TPC/97/89	Various works to trees	Current	23.02.1998
15/00913/FUL	Alterations and extension to 'Black Tiles' (including an element of demolition) and erection of 3 no. detached dwellings with associated garaging and other works.	Refused	04.08.2015
16/00529/FUL	Erection of 3 no. detached dwellings with associated garaging and ancillary works.	Approved	15.08.2016
19/00150/DISCON	Discharge of Conditions - 4) Hard and soft landscaping, 6) Materials, 7) Screen walls and fences and 15) Construction Method Statement to approved Planning Application 16/00529/FUL.	Approved	21.03.2019
19/00151/FUL	Variation of condition 2 (approved plans) of planning permission 16/00529/FUL.	Current	
19/00832/DISCON	Discharge of Conditions - 6) Materials in relation to Planning Application 16/00529/FUL.	Approved	28.06.2019

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG9 Private Amenity Space

EN17 Conservation Areas

EN20 Demolition within Conservation Areas

EN23 Development Within the Proximity of a Listed Building

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

SP1 Presumption in Favour of Sustainable Development

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

LP1 Housing Supply

LP3 Housing Density and Standards

LP4 Housing Layout

PPL8 Conservation Areas

PPL9 Listed Buildings

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice