



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Mr Lee French
Medusa Design
Unit 4
Stour Valley Business Centre
Brundon Lane
Sudbury
CO10 7GB

APPLICANT: Mr and Mrs Hudson
Lawford House
Bromley Road
Lawford
Manningtree
Essex
CO11 2JD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00234/FUL

DATE REGISTERED: 13th February 2019

Proposed Development and Location of the Land:

**Variation of condition 5 to Planning Application 18/00838/FUL - to allow the use of the Swimming Pool for private swimming lettings.
Lawford House Bromley Road Lawford Manningtree**

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 DWG No. 1590/17/02 Rev F and Drawing No. 1590/17/01 Rev D of planning application 18/00838/FUL and the following approved document: Planning Statement scanned 13th February 2019 and in line with the email received on 20th June from Lee French (The Agent - supporting information).

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

- 2 Prior to the completion of the swimming pool building hereby approved, a scheme of soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection 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.

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

- 3 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.

- 4 The swimming pool outbuilding hereby approved, as detailed on DWG No. 1590/17/02 Rev F and DWG No. 1590/17/01 Rev D of planning application 18/00838/FUL, shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as Lawford House, Bromley Road, Lawford and/or for lettings for private swimming sessions (as further limited by conditions 5 and 6 of this permission).

Reason - For the avoidance of doubt, the supporting information provided by the applicant confirms that the swimming pool use proposed is for the personal use of the occupiers of Lawford House and for lettings for private swimming sessions. Any intensification amounting to a material change of use would require separate detailed assessment under a planning application.

- 5 The hereby approved use of the swimming pool for private lettings shall be limited to the following hours:

Monday to Sunday 6am - 8pm

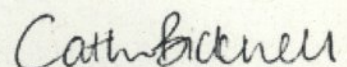
Reason - To ensure the use of the site is appropriate to the locality and to safeguard the amenities of local residents.

- 6 The hereby approved use of the swimming pool for private lettings shall be limited to a maximum of two people at a time in the swimming pool.

Reason - To ensure the use of the site is appropriate to the locality and to safeguard the amenities of local residents.

DATED: 2nd August 2019

SIGNED:



Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses