

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	01/08/2019
Planning Development Manager authorisation:	TF	01/08/2019
Admin checks / despatch completed	xnl SB	02/08/19 02/08/19.

**Application:** 19/00234/FUL **Town / Parish:** Lawford Parish Council

**Applicant:** Mr and Mrs Hudson

**Address:** Lawford House Bromley Road Lawford

**Development:** Variation of condition 5 to Planning Application 18/00838/FUL - to allow the use of the Swimming Pool for private swimming lettings.

### 1. Town / Parish Council

Lawford Parish Council      Council has no objection to this application

### 2. Consultation Responses

ECC SuDS Consultee      Having reviewed the planning application and the associated documents which accompanied the planning application, we have identified that this application does not relate to surface water drainage and therefore we shall have no further comments accordingly in relation to this application.

ECC Highways Dept      From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:

1.      Prior to any lettings a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority 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 in accordance with policy DM1
2.      Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.  
Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.
3.      Each Blue badge parking space shall have a minimum dimension of 3.9 metres x 6.5 metres.  
Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's

Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1:

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at: [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

SMO1 ' Essex Highways  
Colchester Highways Depot,  
653 The Crescent,  
Colchester.  
CO4 9YQ.

Historic England

Do not wish to offer any comments and suggest that Council seek the views of local specialist conservation and archaeological advisers, as relevant.

### 3. Planning History

17/01237/FUL	Various alterations to existing property to facilitate a single storey rear extension.	Approved	19.09.2017
17/01238/LBC	Various alterations to existing property to facilitate a single storey rear extension.	Approved	19.09.2017
18/00838/FUL	Proposed swimming pool.	Approved	29.08.2018

### 4. Relevant Policies / Government Guidance

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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

EN23 Development Within the Proximity of a Listed Building

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