



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Mr Andy Cameron - Wright
Ruffell Cameron
Beaver House
Plough Road Centre
Plough Road
Great Bentley
Essex CO7 8LG

APPLICANT: Mr Eddie Blake
C/o Agent

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00860/DETAIL **DATE REGISTERED:** 10th June 2019

Proposed Development and Location of Land:

Details of access, appearance, landscaping, layout and scale for approval 15/01150/OUT allowed at appeal (APP/P1560/W/15/3138). Crackstakes Farm Tan Lane Little Clacton

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **GRANT APPROVAL OF RESERVED MATTERS** pursuant to Outline Planning Permission No. 15/01150/OUT 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 plan: Site Plan P05 and Construction Method Statement P04 received 10th June 2019, Block Plan and Proposed Elevations P01b, Proposed Floor Plans P02b, Landscaping And Access Plan P03b received 29th July 2019.

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

- 2 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the first floor windows in the north elevation shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

- 3 Prior to the occupation of the proposed dwelling the internal private access shall be provided in accord with drawing numbers: P01b Site plan and block plan and P03b Landscaping and access plan.

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

- 4 There shall be no discharge of surface water onto the Highway.

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.

- 5 Prior to occupation of the development a vehicular turning facility, of a design to be previously 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.

- 6 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.

- 7 No new boundary planting shall be planted within 1 metre back from the highway boundary and any visibility splay.

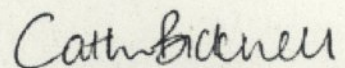
Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- 8 Prior to first occupation of the dwelling the off street parking shown on drawing number Landscaping/Access P03 revision b, shall be provided and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure that on street parking of vehicles does not occur in the interest of highway safety.

DATED: 5th 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

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