



## TENDRING DISTRICT COUNCIL

### Planning Services

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

**APPLICANT:** Mr Oliver Burfoot - Burfoot  
Homes Ltd  
7 Brunel Road  
Gorse Lane Industrial Estate  
Clacton On Sea  
Essex  
CO15 4LU

**AGENT:**

#### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00719/FUL      **DATE REGISTERED:** 8th May 2019

Proposed Development and Location of the Land:

**Proposed erection of no 2. detached Bungalows with integral garages following demolition of existing dwelling and detached single garage.  
3 Stratford Road Holland On Sea Clacton On Sea Essex**

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 date of this permission.

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 plan and documents: Drawing Ref: 003, Drawing Ref: 004, Drawing Ref: 005, Drawing Ref: 006 - Amended Proposed Landscaping and Fencing, Construction Method Statement doc ref:009 and Construction and Demolition Method Statement and Environment Management Plan document ref:008.

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

- 3 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety

- 4 Prior to occupation of each dwelling the new vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3.6 metres (The standard width of 4 low kerbs), shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

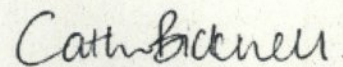
Reason - To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety

- 5 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.

**DATED:** 8th August 2019

**SIGNED:**



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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
- HG1 Housing Provision
- HG3 Residential Development Within Defined Settlements
- HG6 Dwelling Size and Type
- HG7 Residential Densities
- HG9 Private Amenity Space
- HG14 Side Isolation
- EN6A Protected Species
- EN11A Protection of International Sites European Sites and RAMSAR Sites
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)