



# TENDRING DISTRICT COUNCIL

## Planning Services

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

**AGENT:** Mr Peter Le Grys - Stanfords  
The Livestock Market  
Wyncolls Road  
Colchester  
CO4 9HU

**APPLICANT:** Mr Panrucker  
C/o Agent

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00337/FUL

**DATE REGISTERED:** 1st March 2019

Proposed Development and Location of the Land:

**Proposed erection of two dwellings.  
120 Golf Green Road Jaywick Essex CO15 2RN**

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 plans, drawing numbers 1858-01, 1858-02, the untitled amended site location plan received 13 June 2019, the document titled 'Planning Statement' which also incorporates a Flood Risk Assessment, and the document titled 'Flood Management Plan & Flood Evacuation Plan'.

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

- 3 Prior to occupation, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of footway and provided with an appropriate dropped kerb crossing of the footway.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

- 4 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.

- 5 Prior to occupation, and as per the Essex Parking Standards, 6 metres should be



provided behind each parking space to allow for manoeuvring.

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

- 6 Any new boundary planting shall be planted a minimum of 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.

- 7 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme 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 - To enhance the visual impact of the proposed works.

- 8 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 - To enhance the visual impact of the proposed works.

- 9 Finished first floor levels shall be set no lower than 7 metres above Ordnance Datum (AOD).

Reason - To reduce the risk of flooding to the development and future occupants as the site lies within Flood Zone 3a.

- 10 On commencement of development the Flood Risk Assessment, Flood Management Plan and Flood Evacuation Plan shall be immediately brought into use and shall remain in force for the duration of the construction and occupation period. The Flood Management Plan and Flood Evacuation Plan shall remain live documents and be updated where required.

Reason - The site lies within Flood Zone 3a at high risk from flooding and a detailed evacuation plan is essential to safeguard future occupiers of the development

- 11 The flood resilient measures shown within Paragraph 6.9 of the document titled 'Planning Statement' shall be incorporated during the buildings construction. These measures shall be maintained in perpetuity thereafter.

Reason - The site falls within Flood Zone 3a at high risk of flooding.