



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT:	Graham Macnamara - Graham Macnamara RIBA Architect 66 Walton Road Kirby-le-Soken Essex CO13 0DF	APPLICANT:	Mr Steve McGrath The Cedars North 20 The Esplanade Frinton On Sea Essex CO13 9AU
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00893/FUL

DATE REGISTERED: 17th June 2019

Proposed Development and Location of the Land:

Removal of low level brick wall and construction of new rendered wall with railings.

The Cedars North 20 The Esplanade Frinton 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 plans: Drawing No. 1908/01A and Drawing No. 1908/02B scanned 5 August 2019.

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

- 3 The render to be used on the wall will be painted cream to match the colour of the main dwelling.

Reason - In the interests of the visual amenity, as the site is situated within the conversation area.

- 4 Prior to construction of the new wall, details of the foundation design shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure that no harm is caused to the roots of the protected tree, in the interests of visual amenity.

- 5 Prior to the first use of the revised vehicular access a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

- 6 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.

- 7 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 0.5 metres from the back edge of the footway.

Reason - In the interest of highway safety.

DATED: 12th August 2019

SIGNED:

Catherine Bicknell

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

EN17 Conservation Areas

TR1A Development Affecting Highways

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

SPL3 Sustainable Design

PPL8 Conservation Areas