



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 & Mrs Curtis
C/o Agent

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00236/FUL **DATE REGISTERED:** 13th February 2019

Proposed Development and Location of the Land:

**Replacement of former pig farrowing building with a three bed dwelling and widening of entrance (in lieu of prior approval for a dwelling subject of application 17/01559/COUNOT).
Hill Farm Crown Lane Tendring Clacton On Sea**

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 strict accordance with the following approved plans (including materials details): Drawing No 951/18/2A, Drawing No 951/18/1A and 1:500 Block Plan.

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

- 3 The demolition works shall be carried out in accordance with the Conclusions and Recommendations set out within sections 5.2 and 5.3 of the Bat and Barn Owl Survey Report dated 8th July 2019 Ref: 1503.

Reason - To avoid to avoid disturbance or harm to torpid bats.

- 4 Site clearance works shall only be carried out during October to February in accordance with the Conclusions and Recommendations set out within section 5.7 of the Bat and Barn Owl Survey Report dated 8th July 2019 Ref: 1503.

Reason - To avoid the bird nesting season.

- 5 Prior the commencement of any above ground works details of the bin storage and oil tank and any screen or structure 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 by the Local Planning Authority.

Reason - In order to protect the rural character and appearance of the area as insufficient details have been submitted with the application.

- 6 No above ground works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which 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." The scheme shall incorporate the recommendations set out within section 6.3 of the Bat and Barn Owl Survey Report dated 8th July 2019 Ref: 1503.

Reason - In the interest of visual amenity and the rural character of the area.

- 7 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 - In the interest of visual amenity and the rural character of the area.

- 8 No above ground level works shall take place until precise details of the provision, siting, design and materials of all screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen fences shall be erected prior to the occupation of the development and thereafter be retained in the approved form unless otherwise agreed in writing by the Local Planning Authority. The details shall incorporate the recommendations set out within section 6.3 of the Bat and Barn Owl Survey Report dated 8th July 2019 Ref: 1503.

Reason - To ensure that the development is appropriate within its rural setting.

- 9 Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the dwelling hereby permitted shall not be extended or ancillary buildings or structures erected within the curtilage without the prior written approval of the Local Planning Authority following the submission of a planning application.

Reason - In order to protect the rural character and appearance of the area.

- 10 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), other than those approved under Condition 8, there shall be no provision of fences, walls or means of other enclosures erected on the site.

Reason - To retain the open character of the locality in the interests of visual amenity.

- 11 Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5