

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	13/08/2019
Planning Development Manager authorisation:	AN	13/08/2019
Admin checks / despatch completed	SB	13/08/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	B/08/19

**Application:** 19/00236/FUL **Town / Parish:** Tendring Parish Council

**Applicant:** Mr & Mrs Curtis

**Address:** Hill Farm Crown Lane Tendring

**Development:** 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).

### 1. Town / Parish Council

Tendring Parish Council No comments received.

### 2. Consultation Responses

ECC Highways Dept

A site visit has been undertaken and the information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposal is located off the access road leading to Hill Farm. The application makes reference to the widening of the existing access junction with Crown Lane. The proposal allows adequate room and provision for off Rstreet parking and turning, for the proposed dwelling therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. The existing access road leading to Hill Farm will become a shared private drive. The applicant has adequate room to provide vehicle passing place adjacent to the proposed access drive shown on the block plan, therefore:

2. Prior to first occupation a suitable vehicle passing place shall be provided within the curtilage with minimum dimensions of 5 metres wide x 6 metres in length. Details to be agreed with the Local Planning Authority

Reason: To ensure that vehicles can pass clear of the limits of the highway in the interests of highway safety in accordance with policy DM1.

3. No unbound materials shall be used in the surface treatment of the widened vehicular access with Crown Lane within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

4. Prior to the occupation of the proposed dwelling the proposed private drive shall be constructed to a width of 5.0 metres for at least



the first 6 metres from the back of Highway Boundary (at its junction with Crown Lane).

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 in accordance with policy DM1.

5. 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 in accordance with Policy DM8

6. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

7. Prior to occupation of the proposed dwelling, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

8. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority

Informative 2: o Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

Informative 4: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.