



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Miss Lindsey Wright - Brooks
 Leney
 Hyntle Barn
 Hill Farm
 Hintlesham
 Ipswich
 Suffolk
 IP8 3NJ

APPLICANT: Mr Lord - WLH Farms
 C/O Agent

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00910/FUL

DATE REGISTERED: 19th June 2019

Proposed Development and Location of the Land:

Variation of condition 2 (approved drawings) for approved application 18/00940/FUL to amend layout of holiday homes, and reduce from five to four. Wellwick Farm Colchester Road St Osyth 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 15 August 2021.
 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:
 18/00940/FUL - document titled 'Preliminary Ecological Appraisal Report'
 19/00910/FUL - documents titled 'Location Plan', 'Planning, Design and Access Statement' dated May 2019, and drawing numbers 1497HSL, 4567 (5110) and J4566(S5111).
 Reason - For the avoidance of doubt and in the interests of proper planning.
- 3 The holiday homes shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of holiday homes on site and of their main home addresses. The register shall be made available at all reasonable times for inspection by the Local Planning Authority.
 Reason - To ensure the holiday homes are at no time used as full-time residential accommodation.

- 4 No development 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.

Reason - To soften and enhance the appearance of the proposed development, especially when viewed from the public right of way.

- 5 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 soften and enhance the appearance of the proposed development, especially when viewed from the public right of way.

- 6 No development shall take place until the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - To protect the retained trees on site.

- 7 Development shall be carried out in full accordance with the recommendations as highlighted within Section 6 of the Preliminary Ecological Appraisal Report submitted within application 18/00940/FUL and maintained in perpetuity thereafter.

Reason - In order to enhance the development of the site for local wildlife.

- 8 Prior to the first use of any of the hereby approved holiday homes, at the junction of the Public Footpath No 2 (St Osyth) and Colchester Road and then at 50m intervals to and from the site access, M.O.T. approved signage indicating vehicle speeds no greater than 15 mph and pedestrians in the road signs shall be erected and maintained in clear view of pedestrians and motorists, and retained thereafter.

Reason - To ensure the continued safe passage of pedestrians on the definitive right of way.

DATED: 13th August 2019

SIGNED:

Cath Brennan