

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	08/08/19
Planning Development Manager authorisation:	AN	12/8/19
Admin checks / despatch completed	SB	13/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	EK	13/08/19

Application: 19/00910/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr Lord - WLH Farms

Address: Wellwick Farm Colchester Road St Osyth

Development: Variation of condition 2 (approved drawings) for approved application 18/00940/FUL to amend layout of holiday homes, and reduce from five to four.

1. Town / Parish Council

Mr Parish Clerk St Osyth Parish Council No objection.

2. Consultation Responses

Natural England Thank you for your consultation.

Natural England currently has no comment to make on the variation of condition 2.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

ECC Highways Dept It is noted that this application only concerns condition 2. Highway Authority does not object to the proposals as submitted and as set out in the Planning, design and access statement.

Informative 1: 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.

3. Planning History

00/01622/TELCO M	One 15-metre monopole complete with three cross polar antennas, two dish antennas, one radio equipment housing and development ancillary thereto	Determinati on	02.11.2000
07/01552/TELLIC	Installation of Telecommunications equipment.	Determinati on	04.10.2007

4. **Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN1 Landscape Character

EN6 Biodiversity

EN6A Protected Species

ER16 Tourism and Leisure Uses

ER20 Occupancy Timescales

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

TR3A Provision for Walking

TR7 Vehicle Parking at New Development

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

CP1 Sustainable Transport and Accessibility

PP8 Tourism

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of