

promoting sustainable development and transport in accordance with policies DM9 and DM10.

3. 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.

4. Each vehicular parking space which is bounded by walls or other construction shall have minimum dimensions of 3.4 metres x 5.5 metres.

Reason: To encourage the use of off-street parking and to ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8

5. 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:

In main urban areas with frequent and extensive public transport, cycling and walking links, the EPOA Parking Standards recommend that a reduced parking standard provision may be applied to residential developments. A reduced parking standard provision level can be applied to this proposal as it is located very close to regular public transport services and public car parking facilities.

Informative 2:

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

Essex County Council
Archaeology

An archaeological evaluation carried out as a condition on 17/01708/FUL revealed possible medieval burial remains and structural features which relate to the adjacent Church of St John and/or the manorial site of Great Clacton Hall. The remains are significant and as a consequence the application has been re-designed to avoid the burial remains that were uncovered during the evaluation. The siting of plots 7,8 and 9 varies from the original proposal and this area has not yet been fully evaluated as it was beyond the original evaluation area. There is some evidence from the earlier evaluation for some recent disturbance across parts of the site which may have impacted upon surviving archaeological remains; however a geophysical evaluation carried out during works to the Church shows the potential continuation of the wall revealed in Trench 2 across the car park site. There were also a number of

postmedieval remains associated with Great Clacton Hall that are likely to extend and survive across the remainder of the site that will be impacted upon by the construction of the houses, infrastructure and possibly landscaping.

The areas where archaeological remains are likely to be destroyed will need to be recorded through excavation and any works carried out in areas where archaeological remains are likely to be preserved will require archaeological monitoring.

A detailed programme of geophysical survey could be carried out in the areas of house plots 7, 8 and 9 and southwards towards the current Church and graveyard which may help to identify the potential for further burials prior to groundworks commencing. This may be dependent upon geological factors and levels of previous disturbance.

The following recommendations are made in line with the Department for Communities and Local Government National Planning Policy Framework:

RECOMMENDATION: A Programme of geophysical survey, archaeological excavation and monitoring

1. No development or preliminary ground-works can commence until a programme of archaeological geophysical evaluation has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority.

2. No development or preliminary ground-works can commence until a programme of archaeological excavation and monitoring has been secured in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority.

3. No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the local planning authority.

4. Following completion of the archaeological fieldwork, the applicant will submit to the local planning authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Further Recommendations:

A professional team of archaeologists should undertake the archaeological work. A brief outlining the level of archaeological investigation will be issued from this office on request. Tendring District Council should inform the applicant of the recommendation and its financial implications.

If you have any questions about this advice, please do not hesitate to contact me.

The application is for the construction of 9 almshouse-type dwellings.

The Site is located adjacent to the Grade I listed Church of St John the Baptist (List entry ID: 1317259) and Grade II Great Clacton Hall (List entry ID: 1111525). The south and west boundary of the proposal site is adjacent to the Great Clacton Conservation Area.

I have no in principle objection to this proposal which has the potential to create a sympathetic development in a sensitive location. With regard to the block plan my only comment pertains to Blocks 1-6, where I consider the reduction of one unit at the northern extent would enhance the development and make it appear less cramped against existing boundaries.

Should this application be approved I recommend conditions are attached pertaining to:

- o Requirement for samples of brick and roof materials;
- o Details of all windows and doors;
- o Details/samples of floor/surface treatment; and
- o A detailed landscaping plan.

3. Planning History

17/00989/FUL	Construction of 9no. almshouse-type two bed dwellings.	Approved	
17/01492/FUL	Planning permission for one camera pole.	Withdrawn	27.11.2017
17/01493/ADV	Continued display of 4 no. car-park information signs.	Approved	06.12.2017
17/01708/FUL	Construction of 9no. almshouse-type two bed dwellings.	Approved	22.12.2017

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN6A Protected Species

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

EN29 Archaeology

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG6 Dwelling Size and Type

HG7 Residential Densities

HG9 Private Amenity Space

HG14 Side Isolation

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL1 Spatial Strategy

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

COM6 Provision of Recreational Open Space for New Residential Development

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

HP5 Open Space, Sports & Recreation Facilities

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

CP1 Sustainable Transport and Accessibility

PPL4 Biodiversity and Geodiversity

PPL7 Archaeology

PPL8 Conservation Areas

PPL9 Listed Buildings

SP1 Presumption in Favour of Sustainable Development

SP2 Spatial Strategy for North Essex

SP6 Place Shaping Principles

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

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 consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal

Site Description

The application site, which measures approximately 0.20 hectares, forms part of the car-park to the former Somerfields store at 30 North Road, Clacton, now used in part as a gymnasium and Dominoes Pizza. The site is currently open with temporary fencing to its boundaries.

The site is a rectangular parcel of land with the Abbey Care Home, a Grade II listed building known as Great Clacton Hall, to the west, a row of lock-up garages to the north, dwellings on Martinsdale to the east and the Grade I listed St John's Church to the south.

The site falls within the Settlement Development Boundary for Clacton-on-Sea within both the Adopted Tendring Local Plan 2007 and the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Description of Proposal

This application seeks full planning permission for the erection of 9 Alms-house-type dwellings. Six of the dwellings are to be located to the eastern section of the site, with the remaining three more central within the site. To the north are nine allocated parking spaces.

Site History

Under planning reference 17/01708/FUL, a similar scheme for nine Alms-house style dwellings was granted planning permission. The layout however differed, with eight dwellings located in a terraced formation to the east of the site.

However, following this permission being granted, an archaeological evaluation was undertaken where significant remains were uncovered to the south-eastern corner of the site, approximately at the location of plots 7 and 8. This current application has therefore revised the layout to ensure this part of the site is not developed upon.

Assessment

1. Principle of Development

The site is situated within the defined settlement limits of Clacton-on-Sea as defined by both the adopted Tendring District Local Plan (2007) and emerging Publication Draft (2017), and therefore the principle of residential development in this location is acceptable subject to the detailed considerations as set out below.

2. Design, Layout and Appearance

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The scheme is largely in-keeping with previously approved 17/01708/FUL, in that the dwellings are all of an Alms-house design that is considered to be acceptable in this location. The dwellings will all be terraced and incorporate pleasing features such as window detailing and chimneys which help to soften the developments overall appearance.

The layout, as previously mentioned, has been amended in order to avoid development to the south-eastern corner of the site. The consequence of this in comparison to the previous planning permission is that three dwellings are to be located in a more central location within the plot; previously only plot 9 was in this location. This amendment is considered to be an acceptable adjustment given the discovery of archaeological remains, and will largely accord with the previously accepted layout.

Policy HG9 of the Saved Tendring Local Plan 2007 states that private amenity space for a dwelling of one bedroom should be a minimum of 50 square metres. The amenity space provision meets this criterion for all dwellings, with some comfortably exceeding these minimum standards.

3. Heritage Impact

Paragraph 189 of the National Planning Policy Framework (2019) states that in determining applications, local planning authorities should require an applicant to describe the significance of

any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 193 of the National Planning Policy Framework (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 196 of the National Planning Policy Framework (2019) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy EN17 of the Adopted Local Plan states that development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area. The sentiments of this policy are carried forward within Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Policy EN23 of the Adopted Local Plan states that development that would adversely affect the setting of a listed building, including group value and long distance views, will not be permitted. The sentiments of this policy are carried forward within Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

To the west of the site is Great Clacton Hall, a Grade II Listed Building, while to the south is Grade I Listed Church of St John the Baptist. The site is also adjacent to the Great Clacton Conservation Area, which is located to the south and west. As such a key consideration of this application is the impact of the proposed works to the setting of these important buildings and the Great Clacton Conservation Area.

It is noted that within previous application 17/01708/FUL, there were initial concerns that the dwellings to the east of the site were too close to the Grade I Listed church and could detract from its setting. Amended plans were provided to skew these dwellings at such an angle that the section closest to the church was pulled away in order to give greater views of the church. Within this application given that this approach has remained and that there are two less dwellings to this eastern section, there is considered to be a slight improvement to the setting of this Grade I Listed Building. Further, plots 7, 8 and 9 maintain a 10m distance to the Grade II Listed Building to the west and 20m distance to the Grade I Listed Building to the south, which again is largely in accordance with the previous permission.

As per the previous permission, the removal of the currently derelict car-park, lighting columns and metal barrier is considered to be a positive enhancement, as the current state of the site seriously detracts for the setting of both the listed buildings. The replacement of the existing tarmac car-park with the proposed communal amenity area would enhance both the setting of the church and conservation area, linking through to the open grassed area surrounding it and the footways will allow a greater appreciation of the church itself.

The Council's Historic Environment consultant has stated no objections subject to conditions relating to details of external materials, doors, windows and floor/surface treatment. A slight concern has been raised that the scheme would be enhanced with the removal of one unit, to ensure the development is not so closely related to the northern boundary. However, given that there is an extant permission for a similar layout, it would not be reasonable to request this.

Therefore the Alms-house design and modest size and scale of the dwellings are considered to be wholly appropriate for the location adjoining the church and its open grounds, while the creation of a grassed area with paths and planting to the area immediately in front of the listed church would be a significant enhancement of its setting as well as the setting of the Great Clacton Conservation Area. The works are therefore considered to be in accordance with the above local and national policies.

4. Highway Safety

Essex Highways Authority have raised no objections to the proposal subject to a condition relating to the use of no unbound materials. A further condition relating to the submission of a Residential Travel Information Pack was requested, however given the scheme is not a major development it would not be reasonable to include this on this occasion.

Furthermore, Adopted Car Parking Standards state that for a dwelling of one bedroom, provision should be made for a minimum of one parking spaces measuring 5.5m x 2.9m or a garage, if being used as one of the parking space, should have a minimum internal measurement of 7m x 3m. The submitted plans demonstrate that each of the nine dwellings will have one parking space that meet the above measurements.

5. Tree and Landscape Impacts

The application site is reasonably well populated with established trees of moderate proportions that make a positive contribution to the character and appearance of the area. The site plan provided shows the retention of all existing trees.

It is apparent that the trees on the northern and eastern boundaries have been heavily reduced in the past. Taking into account the potential future use of the land it would not be unreasonable for similar reduction works to be carried out to ensure that the trees are retained at a size proportionate to their location.

Taking into account the size, position, previous maintenance regime and likely future need to control the size of the trees it is not considered expedient to make them the subject of a tree preservation order. Nevertheless it is desirable to retain them for the softening effect that they will have on the development.

Conditions to show how retained trees will be physically protected for the duration of the construction phase of the development of the land, and to show details of soft landscaping, will be included within this decision.

6. Impact to Residential Amenities

Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The size and design of the dwellings are the same as previous permission 17/01708/FUL. The layout does slightly differ, but will still retain sufficient spacing to surrounding dwellings so as to not cause any adverse impacts in respect of loss of light/outlook/privacy.

The layout plan indicates the retention of the perimeter fencing already erected and provides good screening to surrounding properties. This, and the modest scale and single storey nature of the proposal, will ensure that no appreciable loss of amenity would result. In relation to the care-home nearby, it is considered that the new proposal - being single storey - would not cause any harm to amenity, due to the separation distances involved.

7. Archaeology

An archaeological evaluation carried out as a condition on 17/01708/FUL revealed possible medieval burial remains and structural features which relate to the adjacent Church of St John and/or the manorial site of Great Clacton Hall. The remains are significant and as a consequence the application has been re-designed to avoid the burial remains that were uncovered during the evaluation. The siting of plots 7, 8 and 9 varies from the original proposal and this area has not yet been fully evaluated as it was beyond the original evaluation area. There is some evidence from the earlier evaluation for some recent disturbance across parts of the site which may have

impacted upon surviving archaeological remains; however a geophysical evaluation carried out during works to the Church shows the potential continuation of the wall revealed in Trench 2 across the car park site. There were also a number of post medieval remains associated with Great Clacton Hall that are likely to extend and survive across the remainder of the site that will be impacted upon by the construction of the houses, infrastructure and possibly landscaping.

The areas where archaeological remains are likely to be destroyed will need to be recorded through excavation and any works carried out in areas where archaeological remains are likely to be preserved will require archaeological monitoring.

A detailed programme of geophysical survey could be carried out in the areas of house plots 7, 8 and 9 and southwards towards the current Church and graveyard which may help to identify the potential for further burials prior to groundworks commencing. Accordingly conditions reflecting this will be included within this decision.

8. Legal Obligations

Policy COM6 of the adopted Tendring District Local Plan 2007 states "For residential development below 1.5 hectares in size, developers shall contribute financially to meet the open space requirements of the development in proportion to the number and size of dwellings built".

There is currently a deficit of 41.08 hectares of equipped play in the Clacton/Holland area. However as the application will consist of 1 bedroom properties for over 60's there will be no impact to current play facilities. Therefore no contribution is being requested on this occasion.

9. Habitats Regulation Assessment

Following Natural England's recent advice and the introduction of Zones of Influences around all European Designated Sites (i.e. Ramsar, Special Protection Areas and Special Area of Conservation). Within Zones of Influences (which the site falls within) Natural England are requesting financial contributions to mitigate against any recreational impact from new dwellings.

Legal advice has been sought in relation to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which supports the view that Tendring District Council can seek financial contributions in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). A Habitat Regulations Assessment has therefore been undertaken to confirm that the mitigation will be the RAMS level contribution as recommended by Natural England. It is therefore considered that this contribution is sufficient to mitigate against any adverse impact the proposal may have on European Designated Sites. The contribution is secured by unilateral undertaking. There is therefore certainty that the development would not adversely affect the integrity of European Designated Sites in accordance with policies EN6 and EN11a of the Saved Tendring District Local Plan 2007, Policy PPL4 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Other Considerations

Clacton is non-parished so no comments are required.

There has been one letter of support received.

6. Recommendation

Approval

7. 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 numbers 1923/1, 1923/2, 1923/3, 1923/4, 1923/5, 1923/6, 1923/7, and documents titled 'Location Plan' and 'Planning/Heritage & Design & Access Statement'.

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

- 3 No unbound material shall be used in the surface treatment of the vehicular access.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

- 4 The occupation of the nine dwellings hereby approved shall be limited to persons over the age of 60 years.

Reason - The application has requested provision of accommodation for the elderly and has not therefore provided the required parking and amenity areas normally required for a general housing development scheme.

- 5 No above ground works shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - In the interest of the visual appearance of the area.

- 6 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E 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), no provision of extensions, roof alterations, buildings, enclosures, swimming or other pools shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - The site is not of sufficient size to accommodate dwellings of an increased size and the restricted size of the plots is such that any other developments need to be fully assessed.

- 7 No development or preliminary ground-works can commence until a programme of archaeological geophysical evaluation has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been previously approved in writing by the local planning authority.

Reason - An archaeological evaluation has revealed possible medieval burial remains and structural features which relate to the adjacent Church and/or the manorial site of Great Clacton Hall. There is therefore further potential for below ground archaeological deposits.

- 8 No development or preliminary ground-works can commence until a programme of archaeological excavation and monitoring has been secured in accordance with a Written Scheme of Investigation, which has been previously approved in writing by the local planning authority.

Reason - An archaeological evaluation has revealed possible medieval burial remains and structural features which relate to the adjacent Church and/or the manorial site of Great Clacton Hall. There is therefore further potential for below ground archaeological deposits.

- 9 No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of

archaeological fieldwork, as detailed in the mitigation strategy, which has been previously approved in writing by the local planning authority.

Reason - An archaeological evaluation has revealed possible medieval burial remains and structural features which relate to the adjacent Church and/or the manorial site of Great Clacton Hall. There is therefore further potential for below ground archaeological deposits.

- 10 Following completion of the archaeological fieldwork, the applicant will submit to the local planning authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the local planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason - An archaeological evaluation has revealed possible medieval burial remains and structural features which relate to the adjacent Church and/or the manorial site of Great Clacton Hall. There is therefore further potential for below ground archaeological deposits.

- 11 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 ensure the protected tree on site is not damaged during the construction of the proposed dwellings.

- 12 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include hard surfacing materials and 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 enhance the visual impact of the proposed works.

- 13 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 enhance the visual impact of the proposed works.

- 14 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the new windows, rooflights, doors and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to the curtilage of a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

8. Informatives

Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Legal Agreement Informative - Recreational Impact Mitigation:

This application is the subject of a legal agreement and this decision should only be read in conjunction with this agreement. The agreement addresses the following issues: mitigation against any recreational impact from residential developments in accordance with Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Highways Informatives:

In main urban areas with frequent and extensive public transport, cycling and walking links, the EPOA Parking Standards recommend that a reduced parking standard provision may be applied to residential developments. A reduced parking standard provision level can be applied to this proposal as it is located very close to regular public transport services and public car parking facilities.

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.