

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

1st August 2023

Item No. A.1

22/00953/FUL – Land at 55 Harwich Road, Lawford, Manningtree, CO11 2LS

Proposed erection of two 3-bedroom dwellings (in lieu of Prior Approval for 3 dwellings, subject of application 20/01708/COUNOT).

- The second sentence of Paragraph 6.5 of the committee report refers to one proposed dwelling being two storeys, this particular dwelling is however a 1.5 storey cottage with restricted full head height to elements of the first floor.
- Provision of water, energy and resource efficiency measures have been submitted which includes as a minimum an electric vehicle charging point for each dwelling, a water-butt and compost bin for each dwelling and a scheme for waste reduction. Confirmation that heating and hot water for both dwellings will be provided by air source heat pumps all of which are considered acceptable. The measures will be secured by condition on the grant of planning permission, therefore planning condition 13 will change to read:

MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: Prior to occupation, the scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development set out in the energy statement titled 'Water, energy and resource efficiency measures' and the document titled 'EV Charging Specification' both received 24 July 2023 shall be fully implemented unless otherwise agreed in writing by the Local Planning Authority.

The scheme shall be constructed and the measures provided, made available for use and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

NOTE/S FOR CONDITION:

The greatest threat to our planet is the belief that someone else will save it and also forgetting that small acts, when multiplied by millions of people, can transform the world. Developments will provide buildings/homes to thousands/millions of people over their lifetime. A well

designed sustainable development in the beginning will restrict the contribution each person makes to that threat and help enable them to transform the world.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

RECOMMENDATION

- The Officer recommendation of approval remains unchanged, now with a completed unilateral undertaking for a financial contribution towards RAMS.