

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

16th April 2024

Item No. A.1

21/01718/FUL – Land Rear of Bloomfield Cottage, Grange Road, Lawford, CO11 2ND

Proposed replacement of a agricultural building with a two bed bungalow (in lieu of Prior Approval for 1 No. 2 bed dwelling, subject of application 21/00704/COUNOT)

- No updates.

Item No. A.2

23/01707/OUT – Land adjacent 34 Amerells Road, Little Clacton, CO16 9HA

Outline Planning Application with all matters reserved for the erection of two self-build/custom built dwellings.

- Extension of time date now agreed until 24th April 2024.
- Signed and dated UU to secure RAMS contribution received today, 16th April 2024. At the time of writing the completed UU is pending review by the Council's Legal Team. This update should be taken into account when reading the recommendation shown on Page 57 of the agenda.

Item No A.3

23/01280/FUL – The Stables, Heath Road, Tendring, CO16 0BX

Change of use of land for siting of five lodges to be occupied for holiday purposes only.

Paragraph 8.35 of the Officer report incorrectly states that the proposal will connect to an existing public foul sewer. The proposal is instead provided by a Package Treatment Plant, and therefore Paragraph 8.35 should be replaced with the following wording:

In relation to non-mains drainage from non-major development the Environment Agency's advice is that to comply with the Framework and PPG on foul drainage matters, an LPA needs to be satisfied that foul drainage can be provided without adverse impact on the environment. This requires ensuring that both those environmental risks outside of the control of the permit and the relevant considerations in the PPG are addressed. The LPA should also be mindful

that the developer will need to address foul drainage matters to get their environmental permit and meet building control regulations. Therefore, they should be confident that it is likely that any necessary permits and approvals can be successfully obtained.

Question 11 of the application form states that it is not intended to connect to a mains sewer. Instead, foul sewage will be disposed of by way of a package treatment plant; the declaration implies that a mains connection is not possible.

In considering the acceptability of the proposed non-mains drainage, the site is not located in close proximity to any dwelling, the site is not close to any designated site of importance to biodiversity, nor is it located within close proximity to any watercourse. The site is not located within a Drinking Water Safeguard Zone or a Source Protection Zone, and the site is sufficiently large enough to accommodate a soakaway. Furthermore, flows from a treatment plant serving five lodges served by one bedroom would be low. Taking all these factors into account, and the absence of a mains connection in close proximity to the site, the proposed foul drainage arrangements are considered to be acceptable.