

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

19th March 2025

Item No. A.1

24/01507/FUL - Land adjacent to 55 Church Road Elmstead Essex CO7 7AW

Planning Application - The erection of six self-build bungalows and associated infrastructure.

- Correction to Section 10.2 Conditions and Informatives, Condition 5 Hard and Soft Landscaping Scheme, approved plan drawing number. Condition now reads:

5. FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels, accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with the agreed measures for their protection set out within the AIA and in compliance with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". The scheme shall be in general conformity with the indicative landscape details shown on the **approved drawing no. MAS/761/1 C Proposed Site Layout Plan** subject to any new boundary planting being planted a minimum of 1 metre back from the highway boundary and any visibility splay and retained free of obstruction above 600mm at all times.

REASON: In order to enhance the appearance of the development, in the interests of visual amenity and the quality of the development, and to ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

Item No. A.2

24/01915/VOC - Land at Connaught Road Weeley Essex CO16 9EL

Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) of application 21/02014/FUL, approved at appeal APP/P1560/W/22/3291996, to enable changes to the floor plans and roof elevations.

- Amendment to Section 10.2 Conditions and Informatives, Condition 1 Approved Plans and Documents:

Amended plans received correcting the site layout plan to include the new roof arrangement to Plot 1 and rooflight positions on all plots. Condition now reads:

1. COMPLIANCE: APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local planning authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local planning authority as a non-material amendment following an application in that regard.

- 1763 P07B Ordnance Survey (1:1250 Location Plan)
- 2402-TP-01-C Amended Plot 1 - Proposed Floor Plans and Elevations (including materials details)
- 2402-TP-02-C Amended Plots 2, 4 and 6 - Proposed Floor Plans and Elevations (including materials details)
- 2402-TP-03-C Amended Plots 3, 5 and 7 - Proposed Floor Plans And Elevations (including materials details)
- 1763 P04B Garage Elevations

REASON: For the avoidance of doubt and in the interests of proper planning.

Item No. A.3

24/01910/FUL - Rear of 140 Point Clear Road St Osyth Essex CO16 8JA

Planning Application - Erection of two detached self-build bungalows.

- No updates.

Item No. A.4

25/00061/FUL – Clacton Rugby Club Valley Road Clacton On Sea Essex CO15 6NA

Planning Application - Proposed extension and alterations to provide changing area toilets and showers for female and youth teams.

- Revised Drawing Nos. 5000 25 2 Rev B. & 5000 25 3 Rev B received 14.03.25. Condition 2 to be revised in the event of approval.