

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

13TH JUNE 2017

AGENDA ITEM A.1

16/01084/FUL – Strangers Home The Street Bradfield Manningtree CO11 2US

Erection of shower block.

Since the application was brought to Committee in January 2017 and the Committee visited the site, it has been brought to Officers attention that the existing shower block and toilet has been renovated. It is also understood that the adjacent public house The Strangers Home is in different ownership. These points do not alter the recommendation as landownership is not a material consideration and it is Officers opinion that the application is acceptable without the applicant demonstrating a functional need.

An e-mail has been received from the Parish Council on 13th June 2017 raising the following issues:

- Parish Council nor residents have not been notified that the application is going to Committee.
- The shower block has been completely refurbished and is now of a high quality in terms of decoration and cleanliness.
- The Planning Officer's report states that the application has not provided all the information that the Planning Committee requested and yet still recommend approval.

Officers Response

- It is not standard practice to notify the Parish Council of when applications that are deferred go back to Planning Committee, this is because there is no opportunity for public speaking and no site visit takes place.
- The recommendation is still for approval as it was Officers recommendation that the original application was acceptable, without the information that was requested.

AGENDA ITEM A.2

16/02107/FUL - Bramcote Thorpe Road Clacton On Sea CO16 9SA

Demolition of existing dwelling and erection of 47 no. bungalows and 2 no. houses with garages, access and public open space.

The applicant has amended the application forms to confirm that drainage will be to mains sewer therefore overcoming the Environment Agency's holding objection.

ECC Suds Team have now confirmed they have no objection subject to the 4 conditions detailed below. These four conditions are therefore added to the recommendation:

Condition 1

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to the Greenfield 1 in 1 for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
- Infiltration testing in line with BRE 365 should be carried out.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.
- The final outfall location for the site should be established, if it is found that the site will discharge to a sewer network then confirmation of connectivity from the water company should be provided.
- Modelling must be carried out to demonstrate the safety of the proposed development from off-site flooding.
- It must be demonstrated that discharge from the site does not increase the risk of flooding offsite.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.