



## TENDRING DISTRICT COUNCIL

### Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

**APPLICANT:** Grange Fencing Ltd - Mr  
Gary Baker  
Halesfield 21  
Halesfield  
Telford  
TF7 4PA

**AGENT:**

#### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 16/01037/FUL      **DATE REGISTERED:** 8th August 2016

Proposed Development and Location of the Land:

**Application to operate an open air storage & distribution site for Garden Fencing products. To include siting of office and welfare facilities in porta cabins, remedial and repair works to the site surface, installation of perimeter and lighting towers.**

**Storage Land adjacent Old Mercedes Building Stour Road Harwich**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following 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, titled 'Design and Access Statement', 'TITAN TN154 SPECIFICATION DRAWING', 'Location Plan', 'Lighting Column Erection in support of planning application 16/01037/FUL' and Drawing Numbers 5-16-06-03-1 (A), 5-16-06-03-1 (B), HCF0589152 PK202, HCF0589152 SL102, HCF0589152 TN154, A\_00104 Revision A, BB026 Revision E, PL161 - H, DQ2696 Revision C, A\_00103.

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

- 3 Prior to the commencement of the proposed development, the applicant shall submit a scheme of off road parking and turning for motor cars for employees and visitors to the site, in accord with current Parking Standards which shall be approved in writing by the Local Planning Authority. The car parking area shall be retained in this form in perpetuity and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety

- 4 Prior to commencement of the proposed development, HGV parking, turning and manoeuvring facilities commensurate with the largest vehicle attracted to or generated by the sites activities in accordance with a scheme to be approved in writing by the Local Planning Authority shall be provided and maintained for that sole purpose in perpetuity.

Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.

- 5 Prior to commencement of the proposed development, details of the provision for parking of powered two wheelers and bicycles, of a design that shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose in perpetuity.

Reason - To promote the use of sustainable means of transport.

- 6 No development shall take place before a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the loading and unloading of plant and materials, hours of construction, dust suppression strategy, means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason - To ensure that development is carried out in a controlled manner while minimising impacts on the surrounding residential properties and also in the interests of highway safety.

- 7 Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.

Reason - To ensure impacts to neighbouring amenities are minimised.

- 8 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Herrington Consulting Ltd, dated November 2016, and the following mitigation measures detailed within the FRA and accompanying drawing DQ2696 rev C:

The Portakabin on the site will be securely anchored to the ground to ensure that the Portakabin will remain in position throughout any flood event.

Reason - To prevent damage to the surrounding area in the event of a flood.

- 9 The working hours in connection with the B2 use hereby permitted, shall only be between 6am and 10pm Monday to Friday, between 6am and 8pm Saturdays and 6am to 10pm Sundays and Bank Holidays, and no work shall be carried out outside the

specified hours.

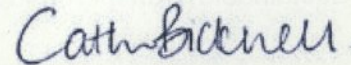
Reason - To protect existing neighbouring amenities.

- 10 The working hours in connection with the B8 use hereby permitted, shall only be between 12am and 12pm Monday to Friday, and between 6am and 6pm Saturdays, Sundays and Bank Holidays, and no work shall be carried out outside the specified hours.

Reason - To protect existing neighbouring amenities.

**DATED:** 14th December 2016

**SIGNED:**




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Catherine Bicknell  
Head of Planning

**IMPORTANT INFORMATION :-**

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL3 Minimising and Managing Flood Risk

QL5 Economic Development and Strategic Development Sites

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

COM21 Light Pollution

COM22 Noise Pollution

COM23 General Pollution

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)

- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries
- SPL3 Sustainable Design
- PP7 Employment Allocations
- PP14 Priority Areas for Regeneration
- PPL1 Development and Flood Risk
- CP1 Sustainable Transport and Accessibility

#### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

**The attached notes explain the rights of appeal.**

## NOTES FOR GUIDANCE

### WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

#### APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
  - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://acp.planninginspectorate.gov.uk>
  - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://acp.planninginspectorate.gov.uk>.
  - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://acp.planninginspectorate.gov.uk>.
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

#### ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

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**Safety Health and Environmental Information Box**

Construction Risks, Maintenance/Decommissioning Risks, Demolition/Adaptation Risks

Notes:

RevID	Detail	Issued By	Issue Date



bit  
Wellington Civic Offices, Larkin Way, Wellington, Telford,  
Shropshire, TF1 1LX  
T: 01952 384500  
W: www.bit-group.co.uk

**Project**  
Grange Fencing Planning Application

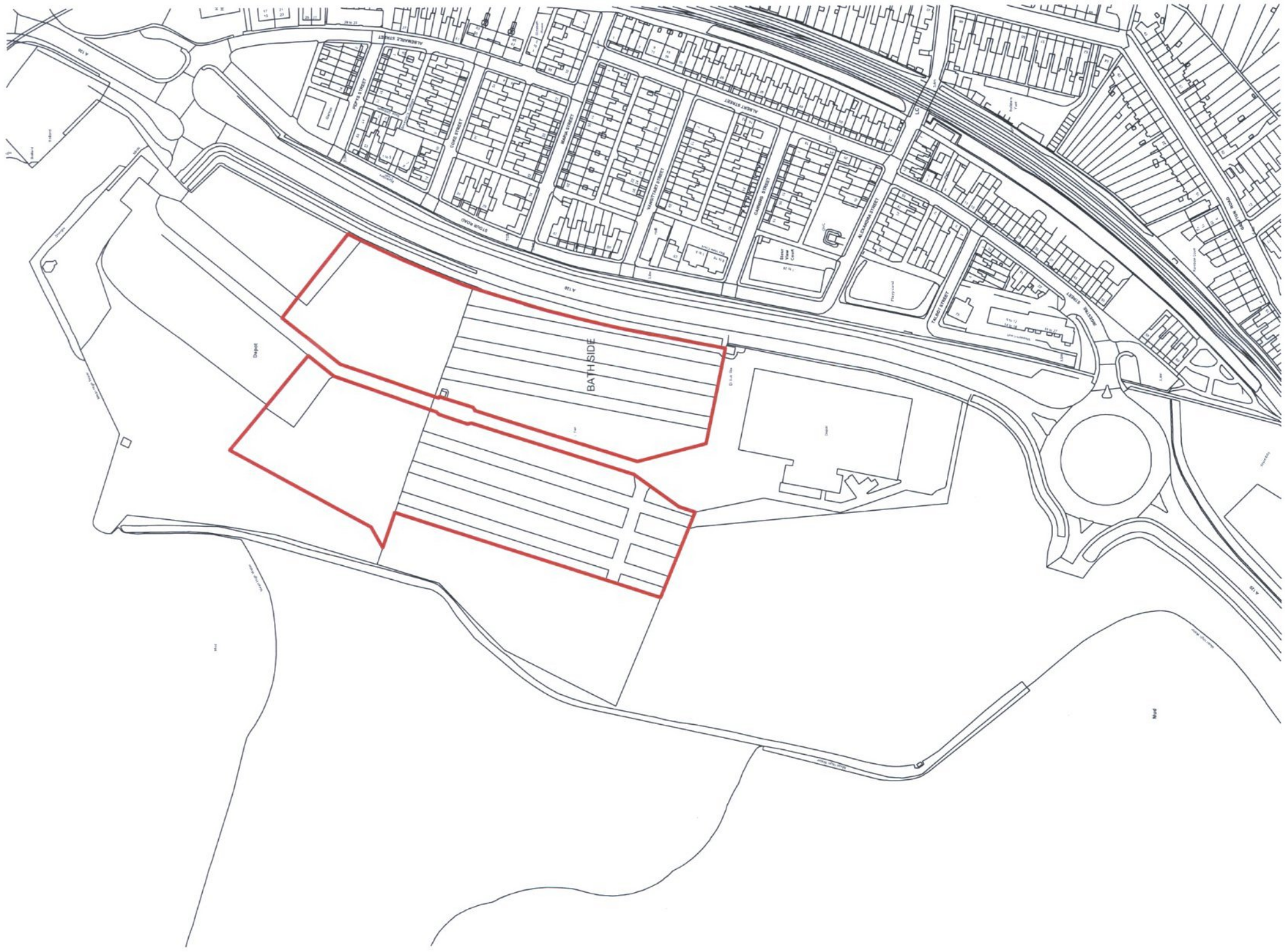
Client  
Grange Fencing

Layout Title  
Location Plan

Scale @ A3 | Status  
1:2500

Drawing Number  
project: 16083 bit

project	revision	zone	level	type	date	number	rev.
16083 bit							



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**Safety Health and Environmental Information Box**

Construction Risks, Maintenance/cleaning Risks, Demolition/adaptation Risks

Notes:

RevID	Detail	Issued By	Issue Date
A	Lighting Column positions and elevation added	JA	08.12.16



bit  
Wellington Civic Offices, Larkin Way, Wellington, Telford,  
Shropshire, TF1 1LX  
T: 01952 384500  
W: www.bit-group.co.uk

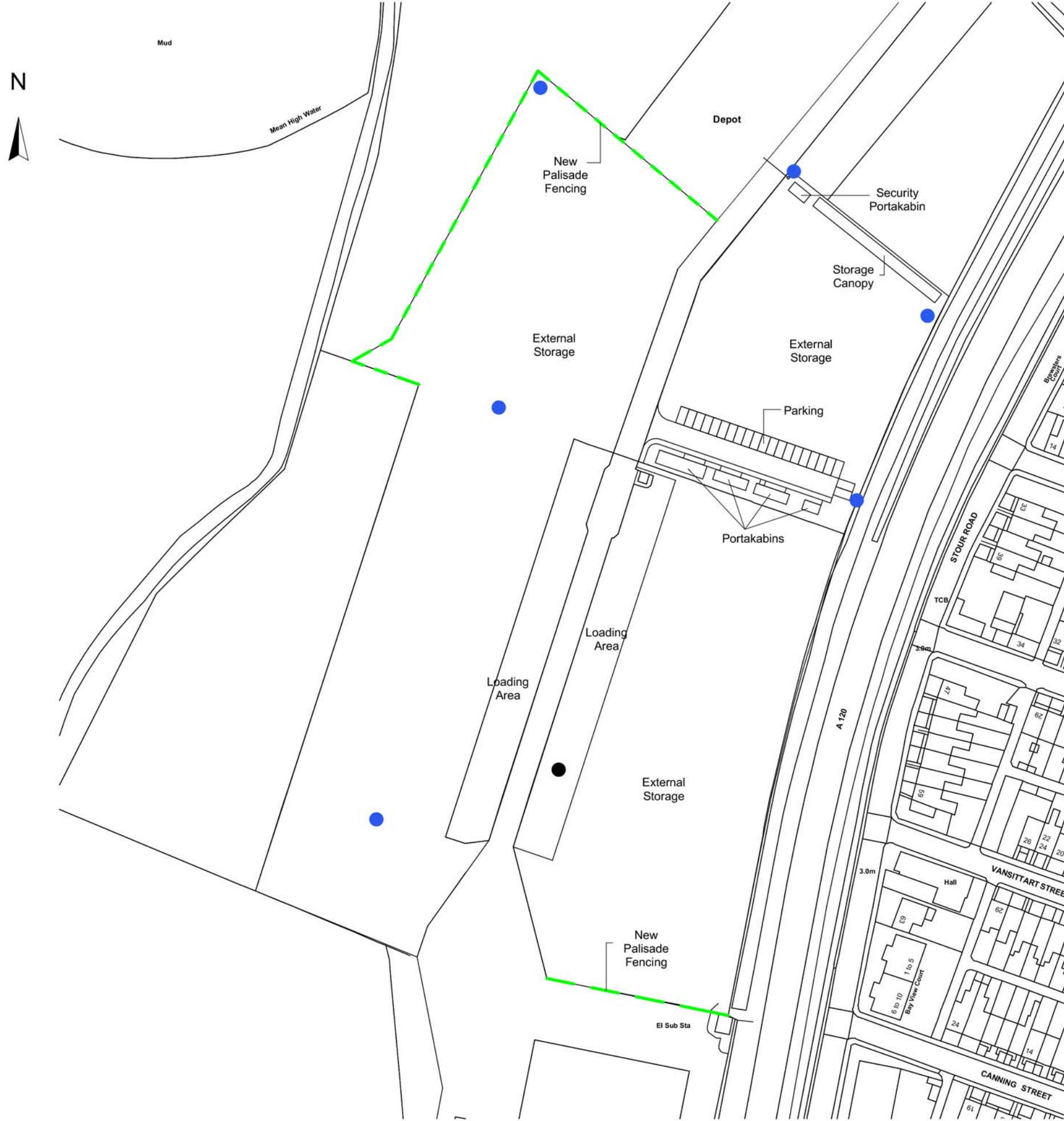
Project  
**Grange Fencing Planning Application**

Client  
**Grange Fencing**

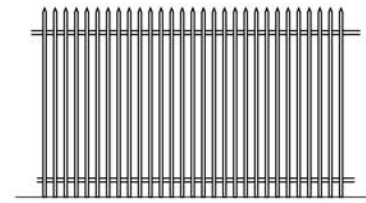
Layout Title  
**Block Plan**

Scale @ A3 Status  
1:1250,  
1:100

Drawing Number							
project	originator	zone	level	type	role	number	rev
16083	bit					A_00104	A

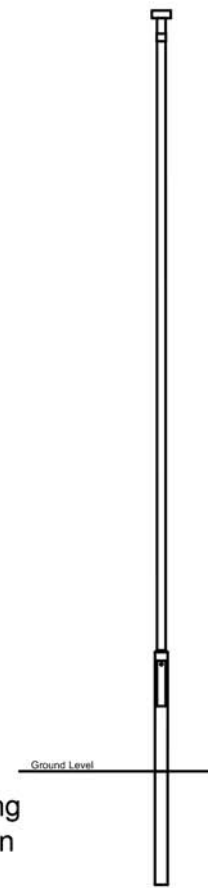


--- New 2.5m Palisade Fence



1:100

- Proposed Lighting Column
- Existing Lighting Column



Proposed Lighting Column Elevation  
1:100

1:1250