

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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**Alresford Parish Council**

**NO DETERMINATIONS**

**Ardleigh Parish Council**

<a href="#">24/00105/FULH H</a> Approval - Full 05.03.2024 Delegated Decision	Mr and Mrs Alan Potter	Proposed single storey rear extension.	The Orchard The Street Ardleigh Colchester Essex CO7 7LD
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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 (except for Listed Building Consents).

2319-1101-  
2319-1103-P1  
2319-1202-P1

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is

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not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<a href="#"><u>24/00122/ADV</u></a> Approval - Advertisement Consent 08.03.2024 Delegated Decision	Mr Wayne Creasey - Glyn Hopkin	Consent to display 1 x Illuminated Boutique table Sign F, 1 x illuminated Pylon Sign K, 2 x Illuminated text NISSAN Signs D,E. 2 x Illuminated text Glyn Hopkin Signs G,H, 2 x Silver Fascias, Signs B,C.	Glyn Hopkin Limited Ipswich Road Colchester Essex CO4 9TF
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#### 01 ADVERTISEMENT CONSENT

CONDITION - All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additionally, all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

- 02 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

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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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Site Plan - Received 25.01.2024  
 Block Plan - Received 07.02.2024  
 Signage Specification - Drawing No. 30835v01 Page 5 of 7  
 Signage Specification - Drawing No. 30835v01 Page 6 of 7

REASON: For the avoidance

**Beaumont Parish Council                      NO DETERMINATIONS**

**Bradfield Parish Council                      NO DETERMINATIONS**

**Brightlingsea Town Council**

<a href="#"><u>24/00048/FUL</u></a> Approval - Full 07.03.2024 Delegated Decision	Mr S Pudney	Subdivision of existing first floor three bedroom flat to form 2no. one bedroom flats.	34 Queen Street Brightlingsea Colchester Essex CO7 0PH
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any

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successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

P02 Site Plan - Rec 12/01/2024

P01 C - AMENDED PROPOSED AND EXISTING ELEVATIONS, FLOOR PLANS AND BLOCK PLAN - REC 07/02/2024

PLANNING AND HERITAGE STATEMENT - REC 12/01/2024

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

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03 CONSTRUCTION HOURS

CONDITION: No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

REASON: To protect the amenity of nearby residents.

04 RESIDENTIAL TRAVEL INFORMATION PACK

CONDITION: Prior to first occupation of each dwelling, a Residential Travel Information Pack (travel pack) shall be provided to each dwelling for use of its first occupiers. The travel pack shall include a minimum of six one day travel vouchers for use with a local transport operator.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

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05 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum: -

- A communal electric car charging point.
- Agreement of a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day for the new flat.
- Agreement of scheme for waste reduction.
- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 30mbps) wireless service will be considered).

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

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

NOTES FOR CONDITION:

Slab level normally refers to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visualised above ground level or seek confirmation from the Local Planning Authority for your development.

Broadband provision is included to ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking reducing the need for unsustainable travel.

A water consumption rate of not more than 110 litres, per person, per day adopted as Planning Policy and as imposed by this condition will directly change the building regulations water consumption rate to match as a result of this policy. The introduction of effective utilities, rainwater capture for watering plants, aerators to taps and other water saving options can be considered.

06 ACTION REQUIRED: REFUSE BINS AND COLLECTION AREAS

CONDITION: Prior to first use/ occupation of the development, or in accordance with an alternative timetable for provision as may be agreed in writing by the Local Planning Authority, the area/s to be provided for storage of refuse/recycling bins as shown on the approved drawings shall be provided and then retained.

REASON: In the interest of highway safety to ensure that refuse recycling bins do not cause any obstruction or danger on the highway.

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NOTE/S FOR CONDITION:

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

07 ACTION REQUIRED: BICYCLE STORAGE

CONDITION: The powered two-wheeler/cycle parking facilities as shown on the hereby approved plan shall be provided prior to the first occupation of the development, and retained thereafter at all times.

REASON: To ensure appropriate powered two-wheeler and bicycle parking is provided in accordance with highway safety.

<a href="#"><u>24/00068/FULH</u></a> <u>H</u> Approval - Full 06.03.2024 Delegated Decision	Mr D Palfrey	Proposed front canopy over garage and front door, and cladding to rendered areas.	59 Lower Park Road Brightlingsea Colchester Essex CO7 0JX
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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 (except for Listed Building Consents).

P02  
P01b

REASON: For the avoidance of doubt.

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<a href="#">24/00075/FULH</a> <a href="#">H</a> Approval - Full 05.03.2024 Delegated Decision	Mr Alistair Gorbutt	Proposed rear single storey extension.	41 Elm Drive Brightlingsea Colchester Essex CO7 0LA
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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 (except for Listed Building Consents).

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001.A  
002.A

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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<a href="#">24/00135/FULH</a> <a href="#">H</a> Approval - Full 08.03.2024 Delegated Decision	Mr and Mrs Cook	Proposed single storey side extension to form porch and utility areas.	8 Whitegate Road Brightlingsea Colchester Essex CO7 0ES
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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



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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 (except for Listed Building Consents).

P01  
P02

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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### **Clacton-on-Sea**

<a href="#"><u>24/00077/FUL</u></a> Application Withdrawn 06.03.2024 Delegated Decision	ABK Builders Limited	Proposed conversion of dwelling house into two no. 2 bedroom self contained flats.	1 Meredith Road Clacton On Sea Essex CO15 3AQ
<a href="#"><u>24/00121/HHPN</u></a> <a href="#"><u>OT</u></a> HHPN - Prior Approval Not Required 05.03.2024 Delegated Decision	Mr A Jackson	Prior approval for proposed single storey rear extension to provide additional living accommodation, to replace existing conservatory. (4m depth, 6m width, 2.8m maximum eaves height and 3m overall height).	25 Brentwood Road Holland On Sea Clacton On Sea Essex CO15 5DR

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01 Application Form - Rec'd 25/01/24  
Block Plan - Rec'd 25/01/24

### Elmstead Market Parish Council

<a href="#"><u>23/01731/FUL</u></a> Application Withdrawn 08.03.2024	<i>Beth Chatto's Garden and Plants and South East Developments</i>	<i>New entrance road to Beth Chatto's Plants and Garden. Development of 81 dwellings with related picnic area and open space.</i>	<i>Land North of and Including Access Road to Beth Chatto's Gardens Clacton Road Elmstead Essex CO7 7DD</i>
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### Frating Parish Council

**NO DETERMINATIONS**

### Frinton & Walton Town Council

<a href="#"><u>23/01734/ROC</u></a> Application Withdrawn 07.03.2024 Delegated Decision	<i>Mr Paul Smith - Beaumont Retirement Living</i>	<i>Application under Section 73 of the Town and Country Planning Act, for removal of condition 2 (Occupation) of 22/00660/VOC to allow properties to be sold to all ages groups.</i>	<i>Land to The East of Kirby Road Great Holland Essex CO13 0HZ</i>
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<a href="#"><u>24/00018/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 06.03.2024 Delegated Decision	<i>Mr Michael Osborne</i>	<i>Addition of porch and infill link to connect the dwelling and garage/annex, new carport adjoining existing garage and dwelling to be externally clad.</i>	<i>6 Malting Lane Kirby Le Soken Frinton On Sea Essex CO13 0EH</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

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## 02 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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Site Plan Received 04.01.2024

Drawing No. X-1102 P1

Drawing No. X-1205 P1

Drawing No. X-1305 P1

Drawing No. X-1306 P1

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

### NOTE/S FOR CONDITION:

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<a href="#">24/00084/ADV</a> Approval - Advertisement Consent 07.03.2024 Delegated Decision	Tesco Stores Ltd	The installation of 3 no. non-illuminated box fascias, 1 no. box fascia with internal illumination to letters only, 1 no. projecting sign with internal illumination to letters only, 1 no. wall mounted dedicated car park sign 1 no. dibond graphic, 1 no. double sided internally illuminated gantry sign, 1 no. wall mounted dedicated car park sign and 1 no. pole mounted disabled car parking sign.	15 - 19 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LB

01 CONDITIONS:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASON: All advertisements displayed with the (express) consent of the Local Planning Authority are subject to these standard conditions by virtue of Schedule 2 to the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended).

02 APPROVED PLANS & DOCUMENTS

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successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing Numbers 01\_FRIN\_1A, 02\_FRIN\_02C, 02\_FRIN\_02D, 03\_FRIN\_03C, 03\_FRIN\_03D, 03\_FRIN\_03E, 03\_FRIN\_03F, and the letter prepared by Rok Planning received 18th January 2024.

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

NOTE/S FOR CONDITION:

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Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<a href="#">24/00137/TCA</a> Approval - Full 06.03.2024 Delegated Decision	Dale	Cypress (T1) - reduce height by 2-3m. Griselina/ pittosporum (G1) - reduce group by 2-3m in height and 2m in spread.	8 Second Avenue Frinton On Sea Essex CO13 9ER
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the

Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

<a href="#">24/00138/WTPO</a> Approval - Full 06.03.2024 Delegated Decision	Mrs Tanya Latimer - Astell Crescent Ltd	One Conifer Tree - Trim the lower branches of the tree.	1 - 6 Astell Court The Crescent Frinton On Sea Essex CO13 9BT
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#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

#### NOTE/S FOR CONDITION:

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- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

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<p><a href="#">24/00139/WTPO</a> Approval - Full 06.03.2024 Delegated Decision</p>	<p>Mrs Sylvia Bishop</p>	<p>Oak - Trim back.</p>	<p>Land to The rear of 17 Plover Close Frinton On Sea Essex CO13 0QP</p>
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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these standards may result in damage to the tree(s) and may result in legal action by the Council.

- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

<a href="#">24/00142/TCA</a> Approval - Full 06.03.2024 Delegated Decision	George Moxon - Green Robins	4 Lime Trees to be pollarded.	73 Third Avenue Frinton On Sea Essex CO13 9EF
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/00143/TCA</a> Approval - Full 06.03.2024 Delegated Decision	George Moxon - Green Robin	Encroaching limbs from trees on north side of property to be reduced in length.	Eastry 19 Third Avenue Frinton On Sea Essex CO13 9EQ

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

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<a href="#">24/00177/TCA</a> Approval - Full 06.03.2024 Delegated Decision	Mrs Tankard - Eastblock Group	1 No. Willow - Re-pollard to previous pollarding points approx 4-5m.	Flat 3 Trafalgar House 55 Fourth Avenue Frinton On Sea Essex CO13 9DY
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

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<a href="#"><u>24/00184/WTPO</u></a> Approval - Full 07.03.2024 Delegated Decision	George Moxon - Green Robins	Tree (T1) to be re- pollarded approximately 6 inches below previous pollard point.	The Cedars North 20 The Esplanade Frinton On Sea Essex CO13 9AU
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REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<a href="#">24/00192/WTPO</a> Approval - Full 06.03.2024 Delegated Decision	Mrs Bowen	T1 - Oak Tree - Reduce by 30% overall.	11 Raglan Road Frinton On Sea Essex CO13 9HH
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REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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### **Great Bentley Parish Council**

<a href="#">24/00100/WTPO</a> Approval - Full 06.03.2024 Delegated Decision	Mr Henry Fairbanks	All trees to be given a pollard.	Brothock House The Green Great Bentley Colchester Essex CO7 8QG
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REASON: To ensure that the permitted works are arboriculturally appropriate.

#### NOTE/S FOR CONDITION:

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<a href="#">24/00170/WTPO</a> Approval - Full 06.03.2024 Delegated Decision	Mr French	T1. Remove Silver Birch.	Ivy House The Green Great Bentley Colchester Essex CO7 8PH
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REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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**Great Bromley Parish Council**

**NO DETERMINATIONS**

**Great Oakley Parish Council**

<a href="#"><u>23/01803/FUL</u></a> Approval - Full 04.03.2024 Delegated Decision	Mr Spurge	Change of use of land to tourism and leisure use to accommodate 6no. holiday units and associated parking.	Great Oakley Lodge Farm Harwich Road Great Oakley Harwich Essex CO12 5AE
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

The documents titled 'Klargester BioDisc Domestic Sewage Treatment Plant', 'Construction Method Statement' and 'Planning Statement, Heritage Impact Assessment and Tourism Appraisal', and the untitled Site Location Plan received 21st December 2023, the untitled Block Plan showing the eastern section of the site received 21st December 2023, the untitled Block Plan showing the western section of the site received 21st December 2023, the untitled Plankbridge elections received dated 21st December 2023, the untitled Plankbridge floor layout plan received dated 21st December 2023, the untitled landscaping plan for the eastern section of the site received 15th January 2024 and the untitled landscaping plan for the western section of the site received 15th January 2024.

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

03      **CONDITION:** The public's rights and ease of passage over public footpath nos. 11 and 29 (Great Oakley\_168) shall be maintained free and unobstructed at all times.

**REASON:** To ensure the continued safe passage of the public on the definitive right of way and accessibility.

04      **CONDITION:** If during construction/demolition works evidence of potential contamination is encountered, works shall cease, and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) If no contamination has been discovered during the build, then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

**REASON -** To ensure that any risks from land contamination to the future users of the land and neighbouring land are minimised.

05      **CONDITION:** All changes in ground levels, soft/hard landscaping shown on the approved

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

06 CONDITION: No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

Slab level is normally refers to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visually above ground level or seek confirmation from the Local Planning Authority for your development.

While this condition does not detail in what form the materials sought shall be detailed to the Local Planning Authority, it is suggested that a plan is submitted with the details to show where the materials will be located and the extent of coverage.

07 CONDITION: The development site hereby approved is exclusively designated for holiday purposes of the occupier/s only and shall not be utilised as a person's sole or main place of residence nor permanent residential dwelling of individuals not engaged in such holiday purpose at any time, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended. Furthermore, the following restrictions shall apply:-

1. Occupation Period: The duration of occupation by any one person shall not exceed more than 100 days in any given year (Jan to Dec) and no continuous occupation period of an individual person shall exceed 28 days without a break of at least 7 days between occupation.
2. Primary Residence Prohibition: The approved development site shall only be occupied by persons who have available an alternative primary residential address, it shall not be utilised as a person's sole or main place of residence.
3. Register of Occupants: A comprehensive register containing the names, full details of permanent home addresses, and vehicle registrations (if travelling by car) of occupants shall be maintained for all periods of occupation each year. This register must be made available to the Local Planning Authority for inspection at any time in a form that can be digitally provided upon request, and all records shall be retained for a minimum of ten years.

REASON: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development without either harm or conflict with planning



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policies. The development is expressly permitted for holiday use to contribute significantly to local tourism and the economic well-being of the area. This contribution is considered paramount, justifying the exceptional approval of this development that would otherwise be a departure of the Local Plan and unsustainable development.

NOTE FOR CONDITION: Holiday Purpose: This term refers to the usage of the development site for short-term stays, primarily for recreational or leisure purposes, individuals occupying the site are doing so for holidays and vacations. Continuous Occupation: Continuous occupation, as mentioned in the condition, indicates the uninterrupted stay of an individual on the development site. In this context, the condition restricts the continuous occupation of any individual person to no more than 28 days without a break of at least 7 days between periods of occupation. This restriction is designed to ensure that the site is not used as a permanent residence and aligns with its intended holiday purpose to generate active tourism within the District.

08 CONDITION: At no time shall there be any more than the hereby approved six units on site, unless having first been agreed, in writing, by the Local Planning Authority.

REASON: To ensure that the site is not expanded to the detriment of visual amenity.

09 CONDITION: No development shall commence above slab level until/Concurrent with the first reserved matter a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- A communal electric car charging facility;
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for the units;
- Agreement of a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day;
- Agreement of heating of each unit;
- Agreement of scheme for waste reduction; and

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduce need, better use or savings in the 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:

Slab level is normally refers to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visually above ground level or seek confirmation from the Local Planning Authority for your development.

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.

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10      **CONDITION:** Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site except that approved.

**REASON:** In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

**Harwich Town Council**

<a href="#"><u>24/00092/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 04.03.2024 Delegated Decision	Mr and Mrs Farrington	Proposed conversion of garage into additional living accommodation.	9 Parade Drive Dovercourt Harwich Essex CO12 5FB
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01      **COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

**CONDITION:** The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

**NOTE/S FOR CONDITION:**

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02      **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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Site Plan - Rec'd 25/01/2024  
Block Plan - Rec'd 25/01/2024  
Drawing No. 2401/3 Revision A  
Drawing No. 2401/4 Revision A

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

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development.

**NOTE/S FOR CONDITION:**

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<a href="#">24/00336/WTRE</a> <b>X</b> Approval - Full 04.03.2024 Delegated Decision	David Fuller	Large beech tree - Remove from garden.	Mill House Paddock Close Dovercourt Harwich Essex CO12 3QP
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**Lawford Parish Council NO DETERMINATIONS**

**Little Bentley Parish Council NO DETERMINATIONS**

**Little Bromley Parish Council NO DETERMINATIONS**

**Little Clacton Parish Council NO DETERMINATIONS**

**Little Oakley Parish Council**

<a href="#">24/00180/WTPO</a> Approval - Full 06.03.2024 Delegated Decision	Mr Jenkins	T1 - reduce lime tree by 40%. T2 - reduce lime tree by 40%. T3 - prune back oak tree away from building. T4 - Re-pollard 3 lime trees.	St Marys House Clacton Road Little Oakley Harwich Essex CO12 5JL
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

**Manningtree Town Council**

**NO DETERMINATIONS**

**Mistley Parish Council**

<a href="#">24/00124/TCA</a> Approval - Full 06.03.2024 Delegated Decision	Trudi Needham	Permission to fell Leylandii tree.	7 The Park Mistley Manningtree Essex CO11 2AL
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

<a href="#"><u>24/00197/TCA</u></a>	<i>Mr Rhum</i>	<i>Trees in a Conservation</i>	<i>2 Park Cottages</i>
<i>Approval - Full</i>	<i>Lawrence</i>	<i>Area Notification - Felling</i>	<i>The Park</i>
<i>06.03.2024</i>		<i>and removal of ginko tree</i>	<i>Mistley</i>
<i>Delegated</i>		<i>and twin stem willow</i>	<i>Manningtree</i>
<i>Decision</i>		<i>felling and removal.</i>	<i>Essex</i>
			<i>CO11 2AH</i>

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in

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schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

### **Ramsey & Parkeston Parish Council**

<a href="#"><u>23/01561/FUL</u></a> Approval - Full 08.03.2024 Delegated Decision	Mr G Richardson	Erection of 1.5 storey self build eco friendly dwelling including garage, access, and residential curtilage.	Land Between Connemara and Netherfield Michaelstowe Drive Ramsey Harwich Essex CO12 5ER
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#### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

#### NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

#### 02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the

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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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

- Drawing No. MOD-73-01 Revision A
- Drawing No. MOD-73-02 Revision C
- Drawing No. MOD-73-03 Revision C
- Drawing No. MOD-73-04 Revision A
- Drawing No. MOD-73-05
- Drawing No. TS20-391-1
- Drawing No. 14315 B

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

**NOTE/S FOR CONDITION:**

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

**03 COMPLIANCE: PERMEABLE SURFACING**

CONDITION: All new parking areas and areas of hardstanding shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the site area.

REASON: In the interests of sustainable development and to minimise the risk of surface water flooding.

**04 FURTHER APPROVAL: RESIDENTIAL TRAVEL PACK PRIOR TO OCCUPATION**

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CONDITION: Prior to first occupation of the dwelling hereby approved, a Residential Travel Information Pack (travel pack) shall be provided to the dwelling for use of its first occupiers. The travel pack shall be agreed, in writing, by the local planning authority prior to provision and shall include a minimum of six one day travel vouchers for use with a local transport operator.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

NOTE FOR CONDITION: Please contact the Travel Plan Team at ECC Highways via email to [Travel.PlanTeam@essex.gov.uk](mailto:Travel.PlanTeam@essex.gov.uk) to obtain a Residential Travel Information Pack template and the associated day travel vouchers required.

05 FURTHER APPROVAL: MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: A scheme for the provision and implementation resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 30mbps) wireless service will be considered

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings of resources; reduced harm to the environment; and result in wider public benefit in accordance with the NPPF.

NOTES FOR CONDITION:

Broadband provision is included to ensure the development is able to be equipped with high-speed broadband to enable opportunities for web-based communication and homeworking reducing the need for unsustainable travel.

06 FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping 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 measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". The proposed new boundary planting shall be 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.



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REASON: In order to enhance the appearance of the development, in the interests of visual amenity and the quality of the development, and in the interests of highway safety.

07 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED: LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the local planning authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

08 COMPLIANCE: VIS SPLAYS

CONDITION: As indicated on drawing no. MOD-73-01 Rev A and prior to occupation of the development, the road junction / access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

09 COMPLIANCE: PEDESTRIAN VISIBILITY SPLAYS

CONDITION: Prior to occupation of the dwelling a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

REASON: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining highway in the interest of highway safety.

10 COMPLIANCE: TURNING HEAD

CONDITION : Prior to occupation of the development a size 5 (8m x 8m) shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

REASON: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety

11 COMPLIANCE: NO UNBOUND MATERIALS

CONDITION: No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

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REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

12 COMPLIANCE: ACCESS WIDTH

CONDITION: Prior to occupation of the dwelling, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be more than 4.6 metres (equivalent to 5 low kerbs) and shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

13 COMPLIANCE: DISCHARGE OF SURFACE WATER

CONDITION: Prior to the commencement of any works to the access, details of the means to prevent the discharge of surface water from the development onto the public highway shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved scheme shall be carried out in its entirety prior to the first use of the access and shall then be retained in the approved form.

REASON: To prevent hazards caused by flowing water or ice on the highway.

14 COMPLIANCE: BOUNDARY PLANTING

CONDITION: Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: 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.

15 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development; e) persons responsible for implementing the enhancement measures; f) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

17 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND NON OPENING WINDOW

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the first floor northern side elevation window serving bedroom 5 shown on drawing no. MOD-73-03 Revision C shall be non opening and

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glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

REASON: To protect the privacy and amenities of the occupiers of neighbouring property.

NOTE/S FOR CONDITION

Level 5 is also referred to as Privacy Level 5 and this web site may be of use, the Council accepts no responsibility for content.

<https://www.pilkington.com/en-gb/uk/householders/decorative-glazing>

If you are in any doubt as to the level referred, please contact the Local Planning Authority to discuss.

<a href="#">24/00183/NMA</a> Application Withdrawn 06.03.2024 Delegated Decision	Mr Lewis Martin	Non Material Amendment to application reference 23/01335/FULHH to retain existing roof and chimney to main house with the location of 2 small pitched roofs with valley box gutters over new first storey rear extension. Lower pitch to ground floor extension from 30 degrees to 25 degrees, relocate rear ground floor extension bedroom window from rear to side elevation and finally add a velux roof window serving the reception room to the rear ground floor extension.	Fornham Ramsey Road Dovercourt Harwich Essex CO12 4TF
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**St Osyth Parish Council**

**NO DETERMINATIONS**

**Tendring Parish Council**

<a href="#">24/00091/VOC</a> Approval - Full 08.03.2024 Delegated Decision	Stephanie Struth	Variation of Conditions 4 and 5 of 20/00041/FUL to replace the water redirection valves to reuse grey water in the garden with a set of alternative features. Change the driveway surfacing from hoggin to type 1 granite.	Crooked Timber Drummers Little Bentley Road Tendring Clacton On Sea Essex CO16 0FE
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01 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

MAP1 site layout plan received 18/01/2024.

Prana Technical Passport of the Device and Quick User's Guide received 18/01/2024.

Supporting statement of Details received 18/01/2024.

The development hereby permitted shall be carried out in accordance with the following plans approved under 20/00041/FUL:

19003-G01, 19003-G02, 19003-G03 Revision E 3RD MAR 2020, 19003-G04 and 19003-G07.

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

02 The development shall be carried out in accordance with details shown on the document titled 'Map 1' and the information detailed within 'Condition 3: Residential Curtilage' within the untitled supporting statement, as approved under planning reference 18/01125/DISCON, unless as amended by the current proposal.

Reason: In order to protect residential and visual amenity.

03 The development shall be carried out in accordance with the scheme of hard and soft landscaping works in accordance with the details as shown on the documents titled 'Map 1', 'Map 2' and the information detailed within 'Condition 4: Scheme of hard and soft landscaping' within the untitled supporting statement, as approved under planning reference 18/01125/DISCON, unless as amended by the current proposal.

Reason: In the interest of visual amenity and to protect the rural landscape character.

04 The development hereby approved shall be carried out in accordance with details as shown within 'Condition 5: Off grid and eco features of the dwelling' within the untitled supporting statement, as approved under planning reference 18/01125/DISCON, unless as amended by the current proposal. The mechanical ventilation with heat recovery units shall be maintained in accordance with the Quick User's Guide received 18/01/2024. The waste from the hereby approved composting toilet shall be disposed of in accordance with current Environment Agency guidance.

Reason: in the interests of sustainable design and pollution control.

05 The development shall be carried out in accordance with the details as shown for condition 6 under 'Conditions 6 and 7: Construction Materials' within the untitled supporting statement, as approved under planning reference 18/01125/DISCON.

Reason - in the interest of visual amenity and safeguarding the rural landscape character.

06 The development hereby approved shall be carried out in accordance with the details for Condition 7 as shown within 'Conditions 6 and 7: Construction Materials' within the untitled supporting statement, as approved under planning reference 18/01125/DISCON.

Reason - In the interests of sustainable design.

07 Prior to the occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 33 metres to the north east and south west, as measured from and along the nearside edge of the carriageway. Such

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vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all time. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary and any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the highway.

Reason: In the interest of highway safety.

08 Prior to the occupation of the development a vehicular parking and turning facility shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose. Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason: to ensure adequate space for parking off the highway is provided in the interest of highway safety.

09 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) (with or without modification), no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof) or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: In the interest of sustainable design and safeguarding a dwelling of exceptional quality in line with planning policy.

### **Thorpe-le-Soken Parish Council**

<a href="#">24/00067/FULH</a> <a href="#">H</a> Approval - Full 06.03.2024 Delegated Decision	Mr Alex Mitchell	Proposal to change the current balcony area into an extension for the main bedroom.	19 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0LG
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 APPROVED PLANS & DOCUMENTS

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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 (except for Listed Building Consents).

Proposed Floor Plan and Elevations - Rec'd 15/01/24  
 Site Plan - Rec'd 15/01/24  
 Existing and Proposed Floor Plans and Elevations - Rec'd 22/01/24  
 Proposed Block Plan - Rec'd 24/01/24

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<a href="#"><u>24/00152/NMA</u></a> Approval Non Material Amendment 05.03.2024 Delegated Decision	Mr Richard Winsborough - Scott Residential Ltd	Non-Material Amendment to application reference 21/01397/FUL varied by 23/00304/VOC for minor design alterations to ensure that the property design is consistent across the entire site.	Land East of Henderson Road Thorpe Le Soken Essex CO16 0NF
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01 CONDITION: The development hereby permitted shall be carried out in accordance with the following approved drawings / documents, 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 be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

24/00152/NMA Approved drawings:

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- o 942-27C Plot 21 and 22 Floor Plans and Elevations
- o 942-28D Plot 23 - 26 Floor Plans and Elevations
- o 942-29D Plot 27 Floor Plans and Elevations
- o 942-30D Plot 28 Floor Plans and Elevations

Superseding the following drawings attached to 23/00304/VOC:

- o 942-27A Plot 21 and 22 Floor Plans and Elevations
- o 942-28A Plot 23 - 26 Floor Plans and Elevations
- o 942-29A Plot 27 Floor Plans and Elevations
- o 942-30A Plot 28 Floor Plans and Elevations

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

<a href="#">24/00327/WTRE</a> <b>X</b> Approval - Full 04.03.2024 Delegated Decision	Peter Standing	Four dead trees - Fell to ground level.	Dairy Cottage Hall Lane Thorpe Le Soken Clacton On Sea Essex CO16 0JG
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### Thorrington Parish Council

<a href="#">24/00045/FUL</a> Approval - Full 08.03.2024 Delegated Decision	Mr M Horne - T & M Vehicles Ltd	Erection of temporary storage building (for 3 years) for vehicle servicing and maintenance.	Woodlands Business Park Tenpenny Hill Thorrington Essex CO7 8JD
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#### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

#### NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

#### 02 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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

185-02 P3

185-03 P3

185-04 P3

PLANNING DESIGN AND ACCESS STATEMENT Rec 11/01/24

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

#### 03 COMPLIANCE - TEMPORARY PERMISSION

CONDITION: The development is hereby approved is for a temporary period of 3 years from the date of this decision, by which date the building shall be removed in its entirety and the land returned to its original state and use.

REASON: To accord with the requirements of the application, this is secured as temporary permission. Furthermore, the appearance of the container is not considered appropriate to warrant the granting of a permanent permission in the interests of preserving the visual amenity of the surrounding area. This temporary permission allows time for an application for a suitable permanent scheme to come forward.

#### 04 ACTION REQUIRED - EXTERNAL LIGHTING

CONDITION: No external lighting shall be installed until a lighting design scheme has been submitted to and approved in writing by the Local Planning Authority.



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All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - In the interests of residential amenity.

**05 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES**

CONDITION: The hereby permitted development/use shall only operate between the hours of 08:00hrs and 18:00hrs Mondays to Fridays and between the hours of 08:00hrs and 1400hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

**NOTE/S FOR CONDITION:**

- 1) This condition shall engage and restricts the operation of the development from the first commencement of the use. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development would be refused due to the risk of harm and this condition is considered necessary, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.
- 2) If the development operates outside of the hours stated this may result in unlawful development/use at risk of Enforcement Action. You are encouraged to discuss any concerns with this condition with the Local Planning Authority.

**Weeley Parish Council NO DETERMINATIONS**

**Wix Parish Council NO DETERMINATIONS**

**Wrabness Parish Council**

<a href="#"><u>24/00193/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 08.03.2024 Delegated Decision	Chrissie and Jonathan Cheeseman	Demolition of existing outbuildings and construction of 3 bay garage. (resubmission of 23/01420/FULHH)	Wrabness House Wheatsheaf Lane Wrabness Manningtree Essex CO11 2TB
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**01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

CONDITION: The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

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REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 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 (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

2023-787-002 A  
2023-787-010 B  
Design and Access Statement Rec 08.02.2024

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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