

<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 Determination**

**Ardleigh Parish Council**

<a href="#"><u>24/00109/COUN OT</u></a> Prior aprv req - deemed appl refused 13.03.2024 Delegated Decision	Mr R Rendall - Boxford Suffolk Farms Ltd	Prior Approval Application under Part 3, Class Q, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of agricultural buildings to five dwellings.	Pole House 36 Harwich Road Lawford Manningtree Essex CO11 2LS
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- 01 The development under Class Q(b) will see significant alterations to Building 4 (Dwelling 5), with the insertion of new cladding, and because of the new cladding, the inevitable requirement for a new roof, to replace existing panels and roof. There is also a lack of structural evidence to demonstrate that the existing frame is capable of supporting the extensive cladding and roof required to ensure the building can function as a dwellinghouse. Significant and transformative building operations would be required to the extent that very little of the original building would remain. Within this context the necessary building operations would not comprise a conversion for the purposes of Class Q(b) and the proposal is therefore contrary to item Q.1. (I) (i) and (ii), and Q.2 (1) (f) of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q..

<a href="#"><u>24/00201/WTPO</u></a> Approval - Full 13.03.2024 Delegated Decision	Mr Joe White	Maple Tree - Cut back overhanging branches.	Ash Lodge Mary Warner Road Ardleigh Colchester Essex CO7 7RP
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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

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

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.

#### **Beaumont Parish Council**

<a href="#">24/00208/COMC ON</a> Approval - Discharge of Condition 13.03.2024 Delegated Decision	Mr Anthony Gallagher	Confirmation of compliance with condition 1 of 21/00224/FUL to confirm commencement of development.	Beaumont Barn Hollands Farm Beaumont Road Great Oakley Harwich Essex CO12 5BH
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#### **Bradfield Parish Council**

<a href="#">23/01207/FUL</a> Approval - Full 14.03.2024 Delegated Decision	Mr Douglas Church	Proposed change of use of existing annexe and the separation of land to create a separate dwelling.	Chapel Cottage Heath Road Bradfield Manningtree Essex CO11 2XD
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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:

<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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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 approved red line plan drawing is Drawing No. 13-2023-01PB received 10 January 2024  
Drawing No. 13-2023-02PB  
Drawing No. 13-2023-03P

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 ACCESS MATERIAL

CONDITION: The access/s hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 5 metres from the edge of the carriageway prior to first use. The bound material as implemented shall then be retained thereafter.

REASON: In the interests of highway safety to prevent hazards caused by loose materials on the highway.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. 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.

04 RESIDENTIAL TRAVEL INFORMATION PACK

CONDITION: Prior to first occupation of the dwelling, 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.

05 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS EXTENSION AND ALTERATIONS

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

06 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS BUILDINGS, STRUCTURES AND ENCLOSURES

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

07 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: Prior to first occupation 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:-

<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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- An electric car charging point per dwelling
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings.
- 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 new dwellings.
- 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:

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.

#### 08 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENT STRATEGY CONDITION

Prior to first occupation of the dwelling 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).

<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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09 ACTION REQUIRED: HIGHWAYS TURNING SPACES

CONDITION: Prior to the dwelling being first occupied, the vehicle turning spaces shown on the hereby approved plans shall be provided in their entirety and shall then be retained in their approved form and used for no other purpose.

REASON: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

10 ACTION REQUIRED: HIGHWAYS PARKING PROVISION

CONDITION: The dwelling shall not be occupied until the areas shown on approved drawings for the purposes of parking of vehicles has been provided and made functionally available. The parking areas shall then be retained and remain free of obstruction.

REASON: To ensure the provision of adequate on-site space for the parking of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

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<a href="#">24/00155/FULH</a> <a href="#">H</a> Refusal - Full 11.03.2024 Delegated Decision	Mr Mark Newson	Proposed garage.	Glendoveer Wix Road Bradfield Manningtree Essex CO11 2UX
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01 Paragraph 135 of the National Planning Policy Framework 2023 (NPPF) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment, function well and add to the overall quality of the area, and establish or maintain a strong sense of place.

Adopted Tendring District Local Plan Section 1 (TDLPS1) Policy SP7 seeks high standards of design that responds positively to local character and context. Policy SPL3 states that development must relate well to its site and surroundings particularly in relation to its siting, height, scale and massing. Furthermore, the development must respect or enhance existing street patterns.

The application site comprises of a two-storey detached dwelling located within the development boundary of Bradfield. The house is set back from the main highway with a large area to the front used for parking with vehicular access and gate, fencing and planting. The surrounding houses to the north are similar in terms of size and design also benefiting from a large open space to the front.

The proposal will comprise of a new double garage set forward of the main house and sited approximately 1.3m back from the front boundary. The garage will exceed 4m in height and due to its height and size will appear as noticeable and prominent feature within Wix Road. The site does benefit from existing planting and fencing to the front which will offer some screening of the garage; however, this is not considered significant enough to suitably reduce the impact of the proposal on the character and appearance of the site and locale.

The proposed development, by way of its height, bulk, scale and massing would prevent the building from appearing as an ancillary or subservient outbuilding to the host dwelling thereby representing an incongruous and prominent feature which would be detrimental to the visual amenity of the site and locale.

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

The proposed new outbuilding is therefore considered to be contrary to the above-mentioned policies as it does not reflect the character of the locality and causes significant harm to the appearance of the streetscene within Wix Road. The proposal would have a significant adverse effect on visual amenity and the character of the surrounding area contrary to the above policies and NPPF.

02 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 1 states that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric, although the Plan recognises that the scope for a listed building to adapt to modern life and requirements will itself depend upon a number of considerations and it will not always be possible to incorporate modern design solutions without also causing harm to its special character fabric, or appearance.

The site is located in close proximity to two listed buildings "Thatched Cottage" and "The Brambles" which are positioned to the south. The proposed garage would be set in a prominent location forward of the host dwelling and therefore occupying views towards these listed buildings. These views will detract from the positive contribution that these protected buildings present within Wix Road, therefore having a significant impact upon their appearance and setting.

The current proposal would therefore result in significant harm the setting of the nearby listed buildings, resulting in a low degree of less than substantial harm to their significance, as per paragraph 205 of the NPPF. There are insufficient public benefits to outweigh this harm and the proposal is therefore contrary to the above-mentioned policies of the Tendring District Local Plan 2013-33 and the relevant sections of the NPPF.

**Brightlingsea Town Council                      No Determination**

**Clacton-on-Sea**

<a href="#"><u>23/01559/FUL</u></a> Approval - Full 12.03.2024 Delegated Decision	Mrs Estelle Mirza	Erection of new dwelling with access from Wash Lane.	Garden South of 22 Wash Lane Clacton On Sea Essex CO15 1UR
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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 COMPLIANCE: APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (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. MWL-01 C

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 ACTION AND DISCHARGE REQUIRED: SURFACE WATER DISCHARGE PREVENTION

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 site onto the public highway shall be submitted to and approved in writing by the Local Planning 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

04 COMPLIANCE: ACCESS MATERIAL

CONDITION: The access and parking areas hereby approved shall have a bound material surface. The bound material as implemented shall then be retained thereafter.

REASON: In the interests of highway safety to prevent hazards caused by loose materials on the highway.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. 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.

05 COMPLIANCE: RESIDENTAIL TRAVEL PACK

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.

06 COMPLIANCE: ENERGY EFFICIENCY MEASURES

CONDITION - The development shall be carried out in strict accordance with the 'Water, energy and resource efficiency measures' scanned 03 Nov 2023 and 'Electric Vehicle Charging' Scanned 03 Nov 2023 and all these measures shall be provided and implemented in full prior to first occupation of any of the dwellings hereby approved.

REASON - To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

07 FURTHER APPROVAL: ENERGY EFFICIENCY MEASURES

CONDITION: No development shall commence above slab level for the dwelling hereby approved until a scheme for the provision and implementation of fibre optic broadband measures for the lifetime of the dwelling and its plot 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

<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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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 dwelling. 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 to reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

NOTE/S FOR CONDITION:

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.

#### 08 COMPLIANCE: CONSTRUCTION MANAGEMENT PLAN

CONDITION: The development hereby approved shall be carried out in accordance with the accompanying Construction Method Statement scanned 03 Nov 2023. The said methodology as approved shall be implemented in its entirety and shall operate as approved at all times during construction.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

#### 09 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.

#### 10 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 scheme shall include replacement hedgerow planting on the boundary with the highway and the new tree planting in the grassed area at the front of the site, as indicated on the approved plans. Furthermore, any new 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.

<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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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.

11 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.

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 less than 3 metres, 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.

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

13 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS EXTENSION AND ALTERATIONS

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

14 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.

<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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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).

<a href="#">23/01608/FULH H</a> Approval - Full 12.03.2024 Delegated Decision	Mr and Mrs Davey	New roof to existing conservatory.	1 Middleton Close Clacton On Sea Essex CO16 8YT
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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).

168MC\_103 received 08/03/2024

168MC\_104 received 08/03/2024

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.

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

<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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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="#">24/00071/FULH</a> <a href="#">H</a> Approval - Full 15.03.2024 Delegated Decision	Mr and Mrs Loxdale	Single storey rear extension (Following demolition of conservatory).	10 Kenilworth Road Holland On Sea Clacton On Sea Essex CO15 5NX
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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 15/01/2024  
Drawing No. 01 Revision 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.

<a href="#">24/00116/ADV</a> Approval - Advertisement Consent 13.03.2024 Delegated Decision	Topps Tiles Ltd	One internally illuminated flex face, and three non illuminated poster frames.	Unit E Clacton Trade Park Old Road Clacton On Sea Essex CO15 1HX
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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

<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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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 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 23.01.2024

Block Plan - Drawing No. TQRQM24040114805208

Proposed Elevations - Drawing No. 01

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

### **Elmstead Market Parish Council**

<a href="#">24/00175/WTPO</a> Approval - Full 13.03.2024 Delegated Decision	Mr P.H. Cowell	T1 Oak - reduce by 30%, T2 Oak - remove 2x lower branches and reduce by 50%.	Partridge Cottage Old School Lane Elmstead Colchester Essex CO7 7AN
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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

<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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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.

#### **Frating Parish Council**

#### **No Determination**

#### **Frinton & Walton Town Council**

<a href="#">24/00002/FULH H</a> Approval - Full 14.03.2024 Delegated Decision	Ms Courtney Collis	Proposed roof extension/alteration including dormer windows and balcony area.	Salthouse Cliff Parade Walton On The Naze Frinton On Sea Essex CO14 8HX
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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



<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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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.

23.CC.P03  
 23.CC.P04  
 23.CC.P06  
 23.CC.P05 B  
 23.CC.P05 B  
 23.CC.P07  
 DESIGN AND ACCESS STATEMENT - Rec 02.01.2024

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.

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 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS

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 second floor windows serving the ensuite/ dressing room and bathroom within the rear elevation shall be glazed in obscured glass before the development hereby permitted is first occupied/used 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.

<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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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="#"><u>24/00113/TELC OM</u></a> <i>Determination prior approval not reqred 13.03.2024 Delegated Decision</i>	<i>Cornerstone</i>	<i>Prior Approval Application under Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for removal of existing 2 no antennas and the installation of replacement 2 no. antennas.</i>	<i>Rooftop of Kings House 28 The Esplanade Frinton On Sea Essex CO13 9AS</i>
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01 The siting and appearance of any—

- (i) mast;
- (ii) electronic communications apparatus installed, altered or replaced on a mast;
- (iii) antenna or supporting apparatus;
- (iv) radio equipment housing; or
- (v) development ancillary to radio equipment housing,

which has been constructed, installed, altered or replaced in a manner which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as practicable;

02 The siting of any development is such that it—

- (i) does not prevent pedestrians from passing along a footway;
- (ii) does not prevent access to premises adjoining a footway; and
- (iii) is determined having regard to—
  - (aa) the needs of disabled people; and
  - (bb) the guidance document "Inclusive Mobility" issued by the Department for Transport in December 2021.

03 Any electronic communications apparatus provided in accordance with this permission is removed from the land or building on which it is situated—

- (i) if such development was carried out in an emergency, at the expiry of the relevant period; or
  - (ii) in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes;
- and such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/00133/FULH</a> <a href="#">H</a> Approval - Full 15.03.2024 Delegated Decision	Mr and Mrs White	Single storey rear extension.	8 Stansted Way Frinton On Sea Essex CO13 0BG

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.

Drawing No. P01b

Drawing No. P02

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

<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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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="#">24/00232/TCA</a> Approval - Full 13.03.2024 Delegated Decision	Mr Barry	Trees in a Conservation Area Notification - T1, reduce silver birch 30%. T2, remove Robina. T3, remove roadside Hawthorne	1 Audley Way Frinton On Sea Essex CO13 9PG
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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

<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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tree owner before works to a tree(s) are carried out.

<a href="#">24/00233/TCA</a> Approval - Full 13.03.2024 Delegated Decision	Mrs Dore	Trees in a Conservation Area Notification - T1, trim back Holly by 1 metre neighbour-side. T2, Boundary cutback on Holly/ Ivy.	25 Third Avenue Frinton On Sea Essex CO13 9EQ
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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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/00323/AGRIC</a> <i>Determination prior approval not reqred 14.03.2024 Delegated Decision</i>	<i>Mr A Brown - Hamford Farming</i>	<i>Prior Approval Application under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for agricultural lean-to extension for fertiliser storage.</i>	<i>Dairy House Farm Little Clacton Road Great Holland Frinton On Sea Essex CO13 0EX</i>
01	The development complies with the provisions of Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018; Statutory Instrument No. 343. The erection of the building for the purposes of agriculture are acceptable subject to the following conditions:		
1.	The development must not begin before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.		
2.	The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out where prior approval is not required, in accordance with the details submitted with the application.		
3.	The development must be carried out where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given.		
<a href="#">24/00330/TELLI</a> <a href="#">C</a> <i>Deemed Consent 13.03.2024 Delegated Decision</i>	<i>FOTP Planning Team - Openreach</i>	<i>Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation of fixed line broadband electronic communications apparatus.</i>	<i>Outside 15 The Laundry Room Frinton and Walton CO13 0LE</i>
<a href="#">24/00364/ECEX</a> <i>To be determined by another Authority 14.03.2024</i>	<i>Sarah Wright</i>	<i>Ecclesiastical Exemption - Proposed alterations to the buildings.</i>	<i>Emmanuel Church New Pier Street Walton On The Naze Essex CO14 8EB</i>

**Great Bentley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">22/01818/FUL</a> Approval - Full 11.03.2024 Delegated Decision	S Caslin - Taylor Wimpey London	Full planning permission for the erection of 154 dwellings, informal recreation space, a local area of play and associated development.	Land to The South of Weeley Road Great Bentley Essex

01 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.

21.1607.100H Proposed Site Layout Uplift Scheme (154 Units)  
21.1607.101F Proposed Overlay Site Layout Uplift Scheme (154 Units)  
21.1607.300B Parking Layout  
21.1607.301B Density Plan  
21.1607.302B Material Plan  
21.1607.303E Garden Areas  
21.1607.304B Refuse Strategy  
21.1607.305B Storey Heights  
21.1607.306B Affordable Housing Plan  
21.1607.307B Distribution Plan  
21.1607.308A Affordable Cluster Plan  
21.1607.309B Adaptable and Affordable Dwellings Plan  
21.1607.310B Land Use Plan  
21.1607.350 Street Scene AA and BB  
21.1607.360 Street Scene CC A (1-3)  
21.1607.361 Street Scene CC B (4-5)  
21.1607.370 Proposed Street Scene DD (Substation)

21.1607.400A NA22 (Blandford) - Variant 1 Plans and Elevations  
21.1607.401A NA22 (Blandford) - Variant 2 Plans and Elevations  
21.1607.402A NA22 (Blandford) - Variant 3 Plans and Elevations  
21.1607.403A NA22 (Blandford) - Variant 4 Plans and Elevations

21.1607.410B NA34 (Coltford) - Variant 1 Plans and Elevations  
21.1607.411B NA34 (Coltford) - Variant 2 Plans and Elevations  
21.1607.412B NA34 (Coltford) - Variant 3 Plans and Elevations  
21.1607.413B NA34 (Coltford) - Variant 4 Plans and Elevations

21.1607.420A NA32 (Byford) - Variant 1 Plans and Elevations  
21.1607.421A NA32 (Byford) - Variant 2 Plans and Elevations  
21.1607.422B NA32 (Byford) - Variant V3 Plans and Elevations  
21.1607.423A NA32 (Byford) - Variant 4 Plans and Elevations  
21.1607.424 NA32 (Byford) - Variant 5 Plans and Elevations  
21.1607.425 NA32 (Byford) - Variant 6 Plans and Elevations

21.1607.430A NA43 (Lanford) [no bay] - Variant 1 Plans  
21.1607.431A NA43 (Lanford) [no bay] - Variant 1 Elevations

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
21.1607.432A NA43 (Lanford) [no bay] - Variant 2 Plans			
21.1607.433C NA43 (Lanford) [no bay] - Variant 2 Elevations			
21.1607.434A NA43 (Lanford) [no bay] - Variant 3 Plans			
21.1607.435A NA43 (Lanford) [no bay] - Variant 3 Elevations			
21.1607.440B NA44 (Manford) - Variant 1 Plans			
21.1607.441B NA44 (Manford) - Variant 1 Elevations			
21.1607.442 NA44 (Manford) - Variant 2 Plans			
21.1607.443 NA44 (Manford) - Variant 2 Elevations			
21.1607.450A NA51 (Wayford) - Variant 1 Plans			
21.1607.451A NA51 (Wayford) - Variant 1 Elevations			
21.1607.460B NT30 (Ardale) [no bay] - Variant 1 Plans			
21.1607.461B NT30 (Ardale) [no bay] - Variant 1 Elevations			
21.1607.464A NT30 (Ardale) [no bay] - Variant 3 Plans			
21.1607.465A NT30 (Ardale) [no bay] - Variant 3 Elevations			
21.1607.466A NT30 (Ardale) [no bay] - Variant 4 Plans			
21.1607.467A NT30 (Ardale) [no bay] - Variant 4 Elevations			
21.1607.470A NT31 (Kingdale) - Variant 1 Plans			
21.1607.471A NT31 (Kingdale) - Variant 1 Elevations			
21.1607.472 NT31 (Kingdale) - Variant 2 Plans			
21.1607.473 NT31 (Kingdale) - Variant 2 Elevations			
21.1607.480 House Type NT42 (Waysdale) [no bay] - Variant 1 Plans			
21.1607.481 House Type NT42 (Waysdale) [no bay] - Variant 1 Elevations			
20.1464.482A House Type NT42 (Waysdale) [no bay] - Variant 2 Plans			
20.1464.483A House Type NT42 (Waysdale) [no bay] - Variant 2 Elevations			
21.1464.484C House Type NT42 (Waysdale) [no bay] - Variant 3 Plans			
20.1464.485C House Type NT42 (Waysdale) [no bay] - Variant 3 Elevations			
20.1464.486B House Type NT42 (Waysdale) [no bay] - Variant 4 Plans			
20.1464.487B House Type NT42 (Waysdale) [no bay] - Variant 4 Elevation			
21.1607.490A (Woodman) - Variant 1 Plans			
21.1607.491A (Woodman) - Variant 1 Elevations			
21.1607.494A (Woodman) - Variant 3 Plans			
21.1607.495A (Woodman) - Variant 3 Elevations			
21.1607.496A (Woodman) - Variant 4 Plans			
21.1607.497A (Woodman) - Variant 4 Elevations			
21.1607.560 3B M4(3)-3B M4(3) Plans and Elevations			
21.1607.700A Typical Sole Ownership Single and Double Garages Plans and Elevations			
21.1607.701 Typical Shared Garage Combination Plans and Elevations			
21.1607.SOA Rev J - Accommodation Schedule			
22.5290.01.E Soft Landscape Proposals (Sheet 1 of 7)			
22.5290.02.E Soft Landscape Proposals (Sheet 2 of 7)			
22.5290.03.D Soft Landscape Proposals (Sheet 3 of 7)			
22.5290.04.D Soft Landscape Proposals (Sheet 4 of 7)			
22.5290.05.D Soft Landscape Proposals (Sheet 5 of 7)			
22.5290.06.D Soft Landscape Proposals (Sheet 6 of 7)			
22.5290.07.D Soft Landscape Proposals (Sheet 7 of 7)			
22.5290.08.E Soft Landscape Proposals Overall			
22.5290.09.C Soft Landscape Proposals SuDS Basin			



<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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22.5290.10.C Soft Landscape Proposals SuDS Basin - Wider Area

48737/C/001 E Highway Contours & FFLs  
 48737/C/002 F Drainage Layout  
 48737/C/003 F Highway Limits of Adoption  
 48737/C/005 C Construction Access  
 48737/C/009 A FFL'S and Flow Route Arrows  
 48737/C/010 Fire Tracking  
 48737/C/011 Refuse Tracking  
 48737-21638-CIV-1110-Rev C - Minor Works GA  
 48737-21638-CIV-1112-Rev B - Minor Works Signs and Lines  
 48737-21638-CIV-2020-Rev C - Temporary Access GA  
 Flood Risk Assessment and Sustainable Urban Drainage Assessment, by Richard Jackson  
 Consultants, dated August 2022,

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.

02 The development shall be carried out in accordance with the demolition and construction method statement approved under discharge of condition applications 22/01562/DISCON and 22/00329/DISCON.

Reason - Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

03 The surface water drainage system Maintenance Plan and other relevant detail as approved under discharge of condition applications 22/01860/DISCON, 22/00333/DISCON and 22/00920/DISCON, and the hereby approved Flood Risk Assessment and Sustainable Urban

<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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Drainage Assessment, by Richard Jackson Consultants, dated August 2022, shall be implemented in accordance with the approved details and programme for delivery and thereafter retained. The applicant or any successor in title shall maintain yearly logs of maintenance which shall be carried out in accordance with the approved Maintenance Plan. These yearly logs of maintenance shall be made available for inspection upon request by the Local Planning Authority.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment.

04 No dwellings shall be occupied until all relevant foul water strategy works have been carried out in accordance with the foul water strategy approved under discharge of condition application reference 21/02025/DISCON. The foul water strategy shall thereafter be maintained in accordance with the approved details.

Reason - To prevent environmental and amenity problems arising from flooding.

05 The site shall be remediated in accordance with the measures and timescale approved under discharge of condition applications 22/01858/DISCON, 22/01395/DISCON and 21/01949/DISCON. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the LPA. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the LPA within 21 days of the report being completed and shall be approved in writing by the LPA.

Reason - To protect future residents against any potential contaminants present on the site.

06 The development shall be carried out in accordance with the Construction Management Plan approved under discharge of condition application 22/01562/DISCON, unless otherwise agreed in writing by the local planning authority.

Reason - To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

07 The temporary construction access, as shown in principle on drawing 48737/c/005 b Amended construction access, shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway shall not be less than 7.3 metres retained at that width for 22 metres within the site and shall be provided with an appropriate kerb radius of no less than 15 metres. Upon completion of the development / numbered occupancy, the temporary construction vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / cycleway / kerbing. Full details to be agreed in writing with the Local Planning Authority.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety.

08 The temporary Traffic Regulation Order and Traffic Management signage either side of the temporary construction access shall accord with the details approved under discharge of condition application 22/01767/DISCON.

<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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Reason - To ensure to ensure that vehicles can enter and leave the highway in a controlled manner and the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety.

09 There shall be no discharge of surface water onto the Highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

10 The temporary road junction / access at its centre line shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres by 97 metres to the south-east and 2.4 metres by 90 metres to the north-west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / 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 road junction / access and those in the existing public highway in the interest of highway safety.

11 No unbound material shall be used in the surface treatment of the vehicular access within 10 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety in accordance.

12 The development shall be carried out in accordance with the details of the footways (including layout, levels, gradients, surfacing, traffic calming and means of surface water drainage) approved under discharge of condition application 22/01562/DISCON, unless otherwise agreed in writing by the local planning authority.

Reason - To ensure that footways are constructed to an acceptable standard, in the interests of highway safety.

13 The development shall be carried out in strict accordance with the approved Preliminary Ecological Appraisal (EECOS, June 2021), Reptile Survey (EECOS, September 2021), Bat Survey (EECOS, September 2021), Biodiversity Net Gain Design stage Report (EECOS, October 2022), the relevant information contained in the associated soft landscape proposals as shown on drawing number 21.5138.01 REV P (Sheet 1 of 7) and drawing number 21.5138.02 REV R (Sheet 2 of 7) approved as part of application reference 22/01768/VOC. The mitigation measures shall be carried out in accordance with the approved documents and plans, and in line with the approved programme for their implementation. The mitigation measures shall thereafter be retained in perpetuity.

Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity.

14 The Biodiversity Nett Gain enhancement measures shall be implemented in accordance with the details approved under discharge of condition application 22/01395/DISCON shall be retained in that manner thereafter.

Reason - In order to demonstrate measurable net gains and allow the LPA to discharge its duties under the NPPF (2023) as updated by the Environment Act 2021.

15 Prior to first occupation of the residential development hereby approved, the Biodiversity Enhancement Layout measures shall be implemented in accordance with the details

<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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approved under discharge of condition application 22/01954/DISCON and all features shall be retained in that manner thereafter.

Reason - To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

16 The development shall be carried out in accordance with the Landscape and Ecological Management Plan (LEMP) approved under discharge of condition application 22/02054/DISCON, unless otherwise agreed in writing by the local planning authority.

Reason - To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

17 Within 2 months of the date of this decision, a scheme of soft landscaping works for the entire site shall be submitted to and approved in writing by the local planning authority. The scheme shall include any proposed changes in ground levels and also 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 scheme shall also provide details of the hard and soft landscaping for the footpath connection across the centre of the site.

Reason - In the interests of visual amenity and the character of the area.

18 Structural landscaping shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development and other landscaping in a phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees, shrubs or hedge which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In order to ensure a satisfactory development in terms of landscape appearance, character and functionality and ensure the earliest and practicable implementation of new planting required to mitigate the impact of the development.

19 The connection of the footpath to Weeley Road, culvert over the existing drainage ditch adjacent to Weeley Road and surface material used for the path across the site shall be carried out in accordance with the details approved under discharge of condition application 23/00756/DISCON. The approved details shall be implemented in full, retained and maintained in perpetuity by the Management Company responsible for the site. These works shall be fully completed and operational prior to the occupation of any residential dwelling hereby approved or any related Section 73 application following the original planning approval.

Reason - In the interests of Highway Safety and in the interests of adequate drainage provision.

20 The development shall be carried out in accordance with the archaeological investigations, findings and reports approved under discharge of condition application 23/00101/DISCON.

Reason - In the interests of preserving, any possible historic artefacts found on the host site.

21 The fencing/boundary treatment approved under discharge of condition application

<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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23/00101/DISCON shall be erected prior to the development hereby approved becoming operational and thereafter be retained in the approved form.

Reason - In the interests of safety and residential amenity.

22 The development shall be carried out in accordance with the approved noise survey Noise Impact Assessment Report reference: RP01-20666-R0 dated 10 May 2021 approved under discharge of condition application reference 21/01947/DISCON. Any agreed mitigation measures shall be installed prior to first occupation and thereafter retained in perpetuity.

Reason - In order to safeguard the amenities of adjoining residential occupiers and the details are needed prior to the start of work so that measures can be incorporated into the build.

23 The development shall be carried out in accordance with the Cycle/Footpath link to Birch Avenue Plan, Hoggin Path Detail and External Works Masterplan approved under discharge of condition application reference 22/00747/DISCON. The approved details shall be completed prior to the occupation of any dwelling hereby permitted. Thereafter, the pedestrian/cycle link between the site and Birch Avenue and the pedestrian/cycle connection between the site and the existing Public Footpath Number 11 to the north east shall be retained as such in perpetuity.

Reason - To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

24 No dwelling shall be occupied until details of the Travel Information Pack, which accords with Sections 5 and 6 of the submitted Transport Assessment dated October 2022, has been submitted to and approved in writing by the Local Planning Authority. The approved details of the Travel Information Pack shall then be implemented in accordance with the approved details and provided to each dwelling on the site prior to its first occupation.

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

25 All new driveways and parking areas shall be made of porous materials, or provision shall be made to direct run-off from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

26 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.

27 No clearance of trees and scrub or shrubs shall be carried out during the bird nesting season (i.e. March to August inclusive), unless supported by a survey, undertaken by a suitably qualified ecologist, who has examined the site within a 7 day period prior to commencement of works on the site. If any nesting birds are found on site and/or are recorded either by the ecologist during their inspection or subsequently discovered all works must cease in that area until all the young have fledged and the recommencement of tree, scrub and shrub clearance have been previously approved by the above-mentioned ecologist.

<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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Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity.

<a href="#">24/00144/FULH</a> <a href="#">H</a> Approval - Full 13.03.2024 Committee Decision	Housing Portfolio Holder - Tendring District Council	New vehicular access.	3 Thorrington Road Great Bentley Colchester Essex CO7 8QE
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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.

Drawing No A2024/04/01 Revision A  
Photograph showing annotated measurements (Received 8th February 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

<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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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 HIGHWAYS CONDITION

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

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

**Great Bromley Parish Council**

**No Determination**

**Great Oakley Parish Council**

<a href="#"><u>24/00036/FUL</u></a> Refusal - Full 11.03.2024 Delegated Decision	Mr and Mrs Brown	Proposed erection of three dwellings (in lieu of prior approval for three dwellings, subject of application 21/00788/COUNOT). re submission of 22/01138/FUL.	Stonehall Farm Buildings Stonehall Lane Great Oakley Harwich Essex CO12 5DD
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01 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 180 of the National Planning Policy Framework (2023) adds that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and should protect and enhance valued landscapes.

Policy PPL3 of the local plan requires that the quality of the district's landscape and its distinctive local character will be protected and, where possible, enhanced. Any development which would significantly harm landscape character or quality will not be permitted.

Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials and

<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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should respect or enhance local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features.

The erection of three dwellings (in lieu of the Prior Approval for three dwellings) would, if approved, result in an increased footprint, scale, massing and forward projections adjacent to Stonehall Lane, which fails to enhance the setting of the locality. Furthermore, the overall design is not of a traditional appearance, failing to retain the traditional and historic proportions and features of the building and overall rural character of the area. Accordingly, the development would be a harmful addition to the character of the area, thereby failing to accord with the above local and national planning policies.

**Harwich Town Council**

**No Determination**

**Lawford Parish Council**

<a href="#"><u>24/00090/FULH H</u></a> Approval - Full 14.03.2024 Delegated Decision	L. Edgar and K. Broom	Proposed demolition of existing detached outbuilding and erection of proposed replacement outbuilding. (Revised submission to approval 23/00569/FULHH).	12 Grange Road Lawford Manningtree Essex CO11 2JB
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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.

304-01 C



<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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SITE PLAN - REC'D 19.01.24

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 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as 12 Grange Road Lawford Manningtree Essex CO11 2JB (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed annexe would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the principal dwelling, there is potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

NOTE/S FOR CONDITION

Unless otherwise stated, this condition applies to the site outlined in red and to all new development that forms any net increase in residential accommodation and may include change of use of buildings, change of use of land for the siting of caravans or similar, new buildings and extensions.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/00234/WTPO</a> Approval - Full 13.03.2024 Delegated Decision	Mr Baxter	T1 - Holly Tree - Reduce by 2-3m overall. T2 - Holly Tree - Reduce by 1m-15m. T3/4/5 - Fell 3 Holly Stems. T6 - Holly Tree - Remove deadwood and reduce remainder of tree back (approx 3-4m off height). T7 - Acacia Tree - fell to ground level. T8 - Remove Deadwood. T9 - Sweet Chestnut Tree - Remove deadwood. T10 - Acacia - Remove deadwood. T11 - Holly Trees - reduce branches to give 1-1.5m clearance from Garage.	2 Lawford Place Lawford Manningtree Essex CO11 2PT

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

<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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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.

### Little Bentley Parish Council

<a href="#">24/00086/FULH</a> <a href="#">H</a> Approval - Full 15.03.2024 Delegated Decision	Mr St Claire	Proposed two storey side extension.	4 Jubilee Cottages Rectory Road Little Bentley Colchester Essex CO7 8SN
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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.

Drawing No. P01b

Drawing No. P02

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

<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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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.

**Little Bromley Parish Council                      No Determination**

**Little Clacton Parish Council                      No Determination**

**Little Oakley Parish Council                      No Determination**

**Manningtree Town Council**

<a href="#">24/00108/LBC</a> Approval - Listed Building Consent 15.03.2024 Delegated Decision	Arman Maqbool - Manningtree Dental and Implant Centre	Proposed new timber stud partition to form dental surgery.	Manningtree Dental Practice First and Second Floors 17 High Street Manningtree Essex CO11 1AG
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**01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 consent becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal 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 approved red line plan drawing is BLANK received BLANK  
LIST ALL OTHER DRAWINGS

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.

**Mistley Parish Council**

<a href="#"><u>24/00066/FULH</u></a> <i>H</i> <i>Approval - Full</i> <i>12.03.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Ms Louise Letch</i>	<i>Construction of two storey extension on rear south west corner of existing building, and first floor extension to rear north east corner of existing building.</i>	<i>The Harbourage 22 New Road Mistley Manningtree Essex CO11 2AG</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.

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.

2156/03

2156/04

2156/11

2156/05

2156/06

2156/07

2156/08

2156/10

HERITAGE STATEMENT - REC'D 21.02.24

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

<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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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="#">24/00290/NMA</a> Approval Non Material Amendment 13.03.2024 Delegated Decision	Tungsten Colchester - Tungsten Colchester Ltd	Non-material amendment of condition 36 of the outline planning permission 19/01706/OUT.	Land South West of Horsley Cross Roundabout Clacton Road Horsley Cross Essex CO11 2NZ
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01 No unit shall be occupied until full written details of measures to control odours, including extraction systems have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details thereafter.

Reason - To control and limit odour in the interests of nearby local amenity and since the application does not include the necessary details for consideration.

**Ramsey & Parkeston Parish Council                      No Determination**

**St Osyth Parish Council**

<a href="#">23/01820/LBC</a> Refusal - Listed Building Consent 11.03.2024 Delegated Decision	R.A, T.R, D.R & A.I Sargeant	Internal fixtures and fittings and service runs to Darcy House.	St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ
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01 Paragraph 200 of the National Planning Policy Framework (2023) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF requires that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

<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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Local Plan Policy PPL9 confirms that proposals for new development affecting a listed building, or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance, and fabric.

St. Osyth Priory is of national heritage importance and the most notable heritage site within the district. It contains an exceptional Grade 1, Grade 2\* and Grade 2 group of listed buildings, a scheduled ancient monument and registered garden and park.

In this instance further information has not been forthcoming clearly outlining the details of the service runs and fixtures. The additional information requested included sections showing where the service runs were being located and internal elevations showing the details and location of the boxed in units to be placed, as well as any other details to understand the impact of the proposal upon the historic fabric of the building.

It is acknowledged that this proposal to agree the fixtures and fittings would facilitate bringing the building back into use giving it a long-term viable use as a function centre. However, based on the information provided, the proposal could lead to less than substantial harm to this designated heritage asset through inappropriate installation of services which would detract from the historic and architectural interest of the building. The potential harm to the historic fabric from the installation of the AC units outweighs the public benefits, particularly when it is considered that a more sympathetic design solution could be demonstrated.

The proposals are therefore contrary to the aforementioned national and local planning policies.

<a href="#"><u>24/00033/FULH</u></a> <u>H</u> Approval - Full 11.03.2024 Delegated Decision	Mr T Proctor	Installation of a new velux roof light to front elevation and new dormer window to rear elevation.	264 Point Clear Road St Osyth Clacton On Sea Essex CO16 8JL
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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



<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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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. TP-P01  
Drawing No. TP-P02 A  
Drawing No. TP-P03 A  
Drawing No. TP-P05

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.

**Tendring Parish Council**

<a href="#"><u>23/01785/FUL</u></a> Approval - Full 15.03.2024 Delegated Decision	<i>Elysium Healthcare Ltd</i>	<i>Erection of a bus stop with shelter.</i>	<i>Land at Entrance to Oaktree Manor Heath Road Tendring Clacton On Sea Essex CO16 0BX</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.

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.

000-P2

101-P1

102-P1

102-P2

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

<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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and used as necessary for compliance purposes and/or enforcement action.

### 03 HIGHWAYS CONDITION

There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

## Thorpe-le-Soken Parish Council

<a href="#">23/00993/VOC</a> Approval - Reserved Matters/Detailed 13.03.2024 Committee Decision	Catherine Williams - Bellway Homes	Application under Section 73 of the Town and Country Planning Act, to allow a variation of Condition 1 (Approved plans) of 17/01482/DETAIL to replace drawing numbers 102 and 2 Rev. E with drawing numbers 102 Rev. A and 2 Rev. F.	Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF
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### 01 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

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

17/01482/DETAIL Approved Plans and Documents:

17.011/901 P1	Affordable Housing Plots 4-6 - Proposed Elevations, Floor Plans and Roof Plan
17.011/902 P1	Affordable Housing Plots 7-10 - Proposed Elevations, Floor Plans and Roof Plan
171650-003 A	Level Strategy
3 A	S106 Open Space Plan
TLS:001 P2	House Type 2b Bungalow - Proposed Floor Plan and Roof Plan
TLS:002 P2	House Type 2b Bungalow - Proposed Elevations
TLS:003 P1	House Type 2b Bungalow - Proposed Floor Plan and Roof Plan
TLS:004 P1	House Type 2b Bungalow - Proposed Elevations
TLS:005 P1	House Type 2b Bungalow - Proposed Floor Plan and Roof Plan
TLS:006 P1	House Type 2b Bungalow - Proposed Elevations
TLS:011 P1	House Type Almond (Country Brick) - Proposed Floor Plans and Roof Plan
TLS:017 P1	House Type Campbell (Std Brick) - Proposed Elevations, Floor Plans and Roof Plan
TLS:018 P1	House Type Campbell (Render) - Proposed Elevations, Floor Plans and Roof Plan
TLS:019 P1	House Type Campbell (Std Brick-Modern) - Proposed Floor Plans and Roof Plan
TLS:023 P1	House Type Cherry (Std Brick) - Proposed Floor Plans and Roof Plan
TLS:025 P1	House Type Elm (Std Brick-Modern) - Proposed Floor Plans and Roof Plan
TLS:027 P1	House Type Fitzgerald - Proposed Floor Plans and Roof Plan
TLS:028 P1	House Type Fitzgerald - Proposed Elevations
TLS:033 P1	House Type Japonica (Town Render) - Proposed Elevations, Floor Plans and Roof Plan
TLS:037 P1	House Type Mulberry (Std Brick-Modern) - Proposed Elevations and Floor Plans
TLS:041 P1	House Type Osbourne (Std Brick-Modern) - Proposed Elevations and Floor Plans

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
TLS:042 P1	House Type 1 Bed Maisonette (Std Brick) - Proposed Floor Plans and Roof Plan		
TLS:043 P1	House Type 1 Bed Maisonette (Std Brick) - Proposed Elevations		
TLS:044 P1	House Type 2b & 3b - Proposed Floor Plans and Roof Plan		
TLS:060 P1	Street Elevations Key		
TLS:070 P2	Detached Single Garage - Proposed Elevations and Floor Plan (Sheet 1 of 7)		
TLS:071 P2	Detached Double Garage - Proposed Elevations and Floor Plan (Sheet 2 of 7)		
TLS:072 P2	Detached Double Carport - Proposed Elevations and Floor Plan (Sheet 3 of 7)		
TLS:076 P1	Attached Single Garage - Proposed Elevations and Floor Plan (Sheet 4 of 7)		
TLS:077 P1	Attached Single Garage - Proposed Elevations and Floor Plan (Sheet 5 of 7)		
TLS:078 P1	Attached Double Garage - Proposed Elevations and Floor Plan (Sheet 6 of 7)		
TLS:079 P1	Attached Double Garage - Proposed Elevations and Floor Plan (Sheet 7 of 7)		
TLS:007 P2	Amended House Type 3b Bungalow - Proposed Floor Plan and Roof Plan		
TLS:008 P2	Amended House Type 3b Bungalow - Proposed Elevations		
TLS:009 P2	Amended House Type 3b Bungalow - Proposed Floor Plan and Roof Plan		
TLS:010 P2	Amended House Type 3b Bungalow - Proposed Elevations		
TLS:012 P2	Amended House Type Almond (Country Brick) - Proposed Elevations		
TLS:013 P2	Amended House Type Almond (Country Render) - Proposed Floor Plans and Roof Plan		
TLS:014 P2	Amended House Type Almond (Country Render) - Proposed Elevations		
TLS:015 P2	Amended House Type Campbell (Std Brick-Modern) - Proposed Elevations and Floor Plan		
TLS:016 P2	Amended House Type Campbell (Town Brick) - Proposed Elevations, Floor Plans and Roof Plan		
TLS:020 P2	Amended House Type Campbell (Std Brick-Modern) - Proposed Elevations		
TLS:021 P2	Amended House Type Cherry (Town Brick) - Proposed Elevations, Floor Plans and Roof Plan		
TLS:022 P2	Amended House Type Cherry (Town Render-Front Gable) - Proposed Elevations and Floor Plan		
TLS:024 P2	Amended House Type Cherry (Std Brick) - Proposed Elevations		
TLS:026 P2	Amended House Type Elm (Std Brick-Modern) - Proposed Elevations		
TLS:029 P2	Amended House Type Fitzgerald - Proposed Floor Plans and Roof Plan		
TLS:030 P2	Amended House Type Fitzgerald - Proposed Elevations		
TLS:031 P2	Amended House Type Japonica (Std Brick-Modern) - Proposed Elevations and Floor Plan		
TLS:032 P2	Amended House Type Japonica (Country Brick) - Proposed Elevations and Floor Plan		
TLS:034 P2	Amended House Type Japonica-Corner Turner (Country Brick) - Proposed Elevations		
TLS:035 P2	Amended House Type Japonica-Corner Turner (Country Render) - Proposed Elevations		
TLS:036 P2	Amended House Type Walnut (Std Brick-Modern) - Proposed Elevations and Floor Plans		
TLS:038 P2	Amended House Type Mulberry (Country Brick) - Proposed Elevations and Floor Plans		
TLS:039 P2	Amended House Type Mulberry (Town Brick) - Proposed Elevations, Floor Plans and Roof Plan		
TLS:041 P2	Amended House Type Osbourne (Std Brick-Modern) - Proposed Elevations and Floor Plans		
TLS:045 P2	Amended House Type 2b & 3b - Proposed Elevations		
TLS:046 P1	House Type Fitzgerald (Plot 41) - Proposed Floor Plans		
TLS:047 P1	House Type Fitzgerald (Plot 41) - Proposed Elevations		
TLS:048 P1	House Type Japonica (Country Brick) - Proposed Elevations, Floor Plans and Roof Plan		
TLS:061 P2	Amended Street Elevations (Sheet 1 Of 5)		
TLS:062 P2	Amended Street Elevations (Sheet 2 Of 5)		
TLS:063 P2	Amended Street Elevations (Sheet 3 Of 5)		
TLS:064 P2	Amended Street Elevations (Sheet 4 Of 5)		

<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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TLS:065 P2 Amended Street Elevations (Sheet 5 Of 5)  
 TLS:801 P2 Amended Site Location Plan  
 171650-011 Drainage Construction Details (Sheet 1 Of 2)  
 171650-012 Drainage Construction Details (Sheet 2 Of 2)  
 171650-013 Attenuation Basin Cross Sections

23/00993/VOC Approved Plans and Documents (superseding previous versions):

TLS:806 P2 Affordable Housing Site Layout  
 171650-002 C Surface And Foul Water Drainage Strategy  
 171650-003 B Level Strategy  
 2 F Open Space Landscape Masterplan  
 3 C Amended S106 Open Space Plan  
 TLS:803 P7 Materials Finishes  
 TLS:804 P2 Parking Plan  
 TLS:805 P2 Refuse Strategy  
 TLS:806 P2 Affordable Housing Layout  
 TLS:808 P2 Cycle/Pedestrian Routes  
 TLS:809 P2 Road Hierarchy Plan  
 TLS:810 P2 Storey Heights Plan  
 TLS:811 P2 Constraints Plan  
 TLS:800 P17 Amended Site Layout  
 TLS:802 P3 Amended Block Plan  
 TLS:807 P3 Amended Enclosures Layout  
 - Lighting Calculation Received 08.01.2024  
 101A Detailed Hard and Soft Landscaping Scheme  
 102A Detailed Hard and Soft Landscaping Scheme  
 103A Detailed Hard and Soft Landscaping Scheme

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

### Thorrington Parish Council

<a href="#"><u>24/00050/LBC</u></a> <i>Approval - Listed Building Consent 11.03.2024 Delegated Decision</i>	<i>Mr C Aungier</i>	<i>Extension to existing summer house to create new annexe accommodation.</i>	<i>Pear Tree Cottage Clacton Road Thorrington Colchester Essex CO7 8EY</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 consent becoming lapsed and unable to be carried out. If

<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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commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

- 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 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 Numbers. PA-01-B, PA-02-A

**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.

<a href="#"><u>24/00051/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 11.03.2024 Delegated Decision	Mr C Aungier	Extension to existing summer house to create new annexe accommodation.	Pear Tree Cottage Clacton Road Thorrington Colchester Essex CO7 8EY
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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.

Drawing Numbers. PA-01-B, PA-02A

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 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as Pear

<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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Tree Cottage (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed annexe would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the principal dwelling, there is potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

#### NOTE/S FOR CONDITION

Unless otherwise stated, this condition applies to the site outlined in red and to all new development that forms any net increase in residential accommodation and may include change of use of buildings, change of use of land for the siting of caravans or similar, new buildings and extensions.

<a href="#">24/00052/LUPR</a> <a href="#">OP</a> Lawful Use Certificate Granted 11.03.2024 Delegated Decision	Mr C Aungier	Application for a proposed lawful development certificate to locate a mobile home within the back garden of a residential property to be used by a family member as ancillary living accommodation.	Pear Tree Cottage Clacton Road Thorington Colchester Essex CO7 8EY
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01 In this instance the mobile home proposed falls within the definition of a caravan as defined by The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006).

Moreover, the proposal would be incidental to the residential use of the host dwelling on site and would not result in a material change of use of the land. The proposal would therefore not constitute development as defined in Section 55 of the Town and Country Planning Act 1990 and would not require planning permission.

#### Weeley Parish Council

<a href="#">23/01819/FUL</a> Approval - Full 15.03.2024 Committee Decision	Mr Rose and Mrs Lumber - Lawford Homes Ltd	Erection of 3 dwellings and associated ancillary buildings, drainage systems, boundary treatments, hard surfacing with vehicular access from Thorpe Road.	Land South of Verity Gardens Weeley Clacton On Sea Essex CO16 9FA
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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.



<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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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.

**NOTES 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 of 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. 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 approved red line plan drawing is Drawing 21/12/100 Rev.E received 22.12.2023.

- Sketch Site Plan - 21/12/SK101
- Proposed Block Plan - 21/12/101 Rev. F
- Proposed Site Plan - 21/12/102 Rev. F
- Parking Plan - 21/12/103 Rev. F
- Waste and Recycling Collection Plan - 21/12/104 Rev. F
- Boundary Treatment Plan - 21/12/105 Rev. F
- Proposed Materials Plan - 21/12/106 Rev. F
- External Works Materials Plan - 21/12/106 Rev. F
- Plot 1 Floor Plans & Elevations - 21/12/110
- Plot 2 Floor Plans & Elevations - 21/12/111
- Plot 3 Floor Plans & Elevations - 21/12/112
- Proposed Outbuildings - 21/12/113
- Detailed Planting Proposals - Plot 1-3 - 2467-LLA-ZZ-00-DR-L-0218 Rev.P05
- Landscape Specification & Details - 2467-LLA-ZZ-00-DR-L-0301 Rev. P01
- Preliminary Phase 2 Report No 212518B dated November 2021
- Preliminary Ecological Appraisal Report dated 02/01/2024

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

**NOTES 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.

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. 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.

**03 FURTHER APPROVAL - CONSTRUCTION MANAGEMENT TO BE AGREED (PRE COMMENCEMENT)**

**CONDITION:** Prior to the commencement of development details of the construction methodology and timetable shall be submitted to and approved, in writing, by the Local Planning Authority. This shall normally expect to incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed. This shall include routing of all traffic and any directional signs to be installed and where.
- d) Details of any protection measures for roads adjoining the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of measures to control the emission of dust and dirt during construction and including details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portaloos.
- i) Details of the erection and maintenance of security hoarding.
- j) Scheme for sustainable construction management to ensure effective water and energy use.
- k) Scheme of review of complaints from neighbours.
- l) Registration and details of a Considerate Constructors Scheme

The said methodology as may be approved shall be implemented in its entirety and shall operate as may be approved at all times during construction.

**REASON:** To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

04 COMPLIANCE REQUIRED: - WASTE STRATEGY

CONDITION: The storage and collection areas for refuse/recycling bins as shown on drawing number 21/12/104 revision F shall be provided prior to first occupation/use and thereafter retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety to ensure that refuse/recycling bins do not cause any obstruction or danger on the highway and in the interests of an attractive well-designed development that is not detrimental to visual amenity.

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:-

- An electric car charging point per dwelling
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings.
- 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 new dwellings.
- Agreement of heating of each dwelling/building
- 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

<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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considered.

06 ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

CONDITION: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Geosphere Environmental, January 2024). This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details prior to occupation.

REASON: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

07 PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

CONDITION: Prior to commencement of development a Construction Environmental Management Plan (CEMP: Biodiversity) shall have been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following. a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including a precautionary method statement for reptiles. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

08 PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and Priority species shall have been 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 or product descriptions to achieve stated objectives; c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) 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 as approved thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its

<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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duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species).

09 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 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.

10 HIGHWAYS PROVISION OF PARKING AND TURNING

CONDITION: The hereby approved development shall not be first occupied until such time as the areas for purposes of manoeuvring and parking (including garage spaces, visitor parking and cycle stores) of vehicles have been provided and made functionally available. The areas shall then be retained as approved and remain free of obstruction thereafter.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking and layout is provided to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

11 FURTHER APPROVAL - SCREEN WALLS AND FENCES

CONDITION: Prior to first occupation of the development hereby approved details of all gates / fences / walls or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include position, design, height and materials of the enclosures, and shall include details of a suitable means of enclosure along the boundary of Plot 1 and Verity Gardens. The enclosures as approved shall be provided prior to the occupation of the development hereby approved and shall be permanently maintained as such.

REASON: In order to secure the satisfactory development of the site and in order to protect the privacy of the occupiers of adjoining dwellings.

12 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.

13 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS ENCLOSURES

<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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CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no fence, gate, wall or any other means of enclosure shall be erected forward (west) or north of Plot 1 except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

14 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS NEW OPENINGS

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 reenacting that Order with or without modification), no new openings shall be inserted in the north elevation of Plot two except pursuant to the grant of planning permission on an application made in that regard.

REASON: In the interests of the amenities of the occupants of neighbouring property.

**Wix Parish Council**

<a href="#">24/00095/FULH</a> <a href="#">H</a> Approval - Full 13.03.2024 Delegated Decision	Mr Lee and Mrs Kirsty Tucker	Proposed ground floor rear extension following removal of conservatory structure.	Fieldon Bradfield Road Wix Manningtree Essex CO11 2SJ
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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

<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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Listed Building Consents).

0468/PL/03 A  
0468/PL/04 A  
0468/PL/05 A

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.

**Wrabness Parish Council**

**No Determination**