

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

NO DETERMINATIONS

Ardleigh Parish Council

<u>23/01022/ADV</u> Approval - Advertisement Consent 21.03.2024 Delegated Decision	Mrs Joanna Bradley	Part Retrospective application for proposed change of business signage to a gabion block and sign, and relocation of the sign further to the north.	SRC Martells Slough Lane Ardleigh Essex CO7 7RU
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01 ADVERTISEMENT CONSENT

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

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

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

02 2 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.

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Aerial View - Drawing No. 2303/GS/D/1
 Gabion/Sign Location Details - Drawing No. 2303/GS/S/1v2

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.

03 GABION BLOCK AND SIGN TO BE RELOCATED

CONDITION: Within one month from the date of this decision the gabion block and sign hereby approved shall be relocated away from the highway boundary and installed as indicated and in principle with amended drawing no. 2303/GS/S/1 v2.

REASON: To ensure the proposal does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

04 GRASS VERGE REPAIRED

CONDITION: Within 6 weeks from the date of this decision the grass verge where the original feature was located must be left in a fully functional repaired/renovated state, and cleared of all debris and building materials.

REASON: To preserve the integrity of the highway and in the interests of highway safety.

Beaumont Parish Council NO DETERMINATIONS

Bradfield Parish Council NO DETERMINATIONS

Brightlingsea Town Council NO DETERMINATIONS

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Clacton-on-Sea

23/01795/VOC Approval - Full 18.03.2024 Delegated Decision	Matthew Homes Limited	Application under Section 73 of the Town and Country Planning Act, to allow a variation of Condition 1 (approved plans) and Condition 11 (external facing and roofing materials) of 23/01086/VOC.	Land off Hartley Brook Road Brook Park West Little Clacton Bypass Clacton On Sea Essex
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01 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers:

001/A Location Plan
002/M Site layout
003/D Massing
004/D Refuse
005/G Boundary treatments
006/D Parking
007/G Materials
008/D Tenure
009/D Back to back distances
010/D Open space
020 HT 766 Floor plans and elevations
021 HT 906 Floor plans and elevations
022 HT 966 Floor plans and elevations
023 HT 998CH Floor plans and elevations v1
024 HT 998CH Floor plans and elevations v2
025 HT 1004CH Floor plans
026 HT 1004CH Elevations
027 HT 1102 Floor plans and elevations
028/A HT 1136 Floor plans and elevations
029 HT 1148 Floor plans
030 HT 1148 Elevations
031/B HT 1319 Floor plans and elevations
032/A HT 1319A Floor plans and elevations
033 HT 1319B Floor plans and elevations v1
034 HT 1319B Floor plans and elevations v2
035 HT 1334 Floor plans and elevations
036 HT 1424 Floor plans
038 HT 1424 Elevations v2
039 HT 1557 Floor plans
040/A HT 1557 Elevations
042 HT MA1x4 Floor plans
043 HT MA1x4 Elevations
044 HT MA1x2 Floor plans and elevations
045 HT 3B5P Floor plans and elevations
047 Apartment Block 1
048 Apartment Block 2
050 Single garage
051 Double garage
MAT23634-11F Sheets 1 to 7 Soft Landscaping proposals

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ST001D Drainage strategy
ST002D Exceedance flow
ST010D Level strategy
ST015B Refuse vehicle tracking
ST016C Fire tender tracking
ST020 Construction details permeable paving
ST021 S104 works
ST030 S38 Works sheet 1
ST031 S38 Works sheet 2
ST038E S38 Layout
ST039D Indicative adoptable lighting layout
ST040C Site sections
Soft Landscape Specification ref MAT23634-spec
Bricks as detailed in email received 09/10/2023 5:16PM and 04/09/2023 5:37PM

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

02 Prior to the occupation of any of the hereby approved dwellings or flats the internal road and footway layout shall be provided in accordance with the approved plans.

Reason: To ensure an appropriate standard of highway provision and that vehicles using the site do so in a controlled manner, in the interests of highway safety.

03 Prior to the first use of the vehicular access to the development, a 2.4 m x 17 m cycle visibility splay, as measured from and along the highway boundary, shall be provided on both sides of each vehicular access adjacent to a shared footway/ cycleway. Such visibility splays shall thereafter be retained free of any obstruction at all times and must not form part of the vehicular surface of the access.

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

04 Prior to the commencement of any above ground works, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

05 The garages and off street parking spaces as shown on the approved plans shall be provided prior to occupation of the dwelling to which they relate, and the off street parking spaces shall be retained for the sole purpose of vehicle parking thereafter.

Reason - To ensure adequate off street parking provision in the interests of highway safety.

06 Each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles. While each vehicular parking space which is bounded by walls or other construction shall have minimum dimensions of 3.1 metres x 5.5 metres.

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

07 Prior to the occupation of each dwelling/flat without a garage the cycle parking facility for that dwelling/flat shall be provided in accordance with the details approved under

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23/00237/DISCON and retained thereafter at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

08 Should contamination be found that was not previously identified during the planning application process it shall be made safe and reported immediately to the Local Planning Authority. The relevant part of the site shall then be assessed and a remediation scheme shall be submitted for approval by the Local Planning Authority. Works shall be carried out in full accordance with the approved remediation scheme.

Reason - To ensure that any unexpected contamination is appropriately remediated in the interests of public health and safety.

09 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out 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 agreed in writing by the Local Planning Authority. Any trees or shrubs 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 - To ensure the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the surrounding area.

10 Development shall be undertaken in strict accordance with the scheme for the on-site mitigation of the recreational impact of the development on protected Essex Coast European sites as approved under 23/00421/DISCON and thereafter managed and retained as approved, unless otherwise agreed in writing by the Local Planning Authority. Any approved information leaflet shall be included within the new resident's welcome pack to every new dwelling.

Reason: To encourage the future residents to remain on-site for day to day recreation/dog walking or the nearby facilities at Pickers Ditch, so as to minimise pressures upon the Essex Estuaries SAC, Colne Estuary SPA and Ramsar, Hamford Water SPA and Ramsar, Dengie SPA and Ramsar, and Blackwater Estuary SPA and Ramsar pursuant to the emerging Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.

11 The external facing and roofing materials shall be as shown on Materials Plan, drawing number 007/G, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual amenity.

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

Reason: To provide adequate intervisibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

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

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Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

<u>24/00117/FULH</u> <u>H</u> Approval - Full 20.03.2024 Delegated Decision	Mr Lee Partridge	Erection of part single-storey, part 1 ½ storey rear extension and construction of new outbuilding in rear garden.	12 Princes Road Holland On Sea Clacton On Sea Essex CO15 5LD
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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. 01 Existing Plans & Elevations
 Drawing No. 02 Proposed Plans & Elevations
 Drawing No. 03 Outbuilding Proposed Plans & Elevations

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

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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.

Elmstead Market Parish Council

NO DETERMINATIONS

Frating Parish Council

<u>23/01072/FUL</u> Refusal - Full 22.03.2024 Delegated Decision	<i>Ei Group PLC Limited</i>	<i>Proposed erection of 2no detached 3-bed dwellings with new vehicular access, including rearranging existing car park to public house.</i>	<i>Kings Arms Main Road Frating Colchester Essex CO7 7DJ</i>
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01 REASON FOR REFUSAL: HIGHWAY SAFETY AND PARKING PROVISION

Paragraph 114 of the National Planning Policy Framework December 2023 (NPPF) states that new development should ensure safe and suitable access to the site can be achieved for all users. The design of parking areas should reflect current national guidance and the content of associated standards. NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. NPPF Paragraph 116 goes onto state that, applications for development should create places that are safe, which minimise the scope for conflicts between pedestrians, cyclists and vehicles.

Adopted Tendring District Local Plan 2013-2033 and Beyond Section 2 Policy SPL3 Part B seeks to ensure that access to a new development site is practicable and that provision is made for adequate vehicle and cycle parking. Having regard to the guidance in the Essex Planning Officers Association (EPOA) Essex County Council Parking Standards 2009, the existing car park of approximately 16 spaces currently falls far short of the estimated 52 spaces with the resultant spaces of 12 (should this development be approved) only worsening the severe deficit.

The site is situated on a stretch of road designated as a Strategic Route subject to a 40-MPH speed limit. The proposed new access is located directly adjacent to an existing bus stop and shelter, close to an existing refuge island (to the east) and dedicated right hand turn lane (to the west), and close to a busy four-arm traffic signal-controlled junction. The accompanying

parking survey highlights that the demand for parking for the Public House with its existing car park is currently exceeded on occasion.

Having regard to the size of the Public House as well as its visibility and location on a Strategic Route and existing adjacent highway infrastructure, the Public House will continue to be highly attractive to vehicular passing trade. The proposal will result in a significant reduction in the size of the public house car park, the number of car parking spaces available for users of the Public House and the on-site servicing space available for deliveries associated with the Public House. Not only is the quantum of parking (to serve the Public House) considered insufficient, but the parking bay dimensions themselves fall short of minimum standards. The development will exacerbate the existing kerbside parking stress because the frequency of deliveries associated with the Public House from the kerbside of the main carriageway is likely to increase even further, and this will increase hazard to all road users to an unacceptable degree. The substantial reduction in the size of the Public House's car park will render it even less appealing for facilitating deliveries and servicing of the Public House establishment from the car park area.

Furthermore, the application fails to demonstrate that the new access to serve the 2 no. dwellings can operate in a safe and suitable manner without resulting in a detrimental impact on the local highway network, specifically regarding potential conflict and obstruction due to the location of the new access with the existing bus stop and shelter, pedestrian refuge island and dedicated right hand turn lane.

For these reasons, the proposed development would lead to an impractical and unsafe new access point to serve the dwellings, as well as an undersized and unsuitable car park that would fail to meet the anticipated demands for car parking and servicing at the Public House. This would result in an intensification of the conflict and interference that already occurs on the highway, resulting in an unacceptable degree of hazard to all road users to the severe detriment of highway safety.

The application is contrary to NPPF paragraphs 114, 115 and 116, adopted Local Plan Policy SPL3 Part B and the EPOA Parking Standards 2009.

02 REASON FOR REFUSAL: LACK OF RAMS UU

The proposed residential development lies within the Zone of Influence being approximately 4 km from the Colne Estuary (Mid-Essex Coast Phase 2) SPA and Ramsar site and the Essex Estuaries SAC. Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation. All residential development must provide a financial contribution in accordance with the adopted Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) secured through a Unilateral Undertaking.

In this case, the applicant has failed to provide a completed Unilateral Undertaking to secure the financial contribution required. The application is therefore contrary to Local Plan Policies SP2 and PPL4 and Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

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23/01792/FUL Approval - Full 18.03.2024 Delegated Decision	Mr Paul Ursell - Ursell Builders	Proposed side extension	Frinton Gospel Chapel 62 Old Road Frinton On Sea Essex CO13 9BY

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.

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Drawing No. 009-2-04 Revision P1
Drawing No. 009-2-01 Revision P1
Drawing No. 009-2-03 Revision P1

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

NOTE/S FOR CONDITION:

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<u>24/00085/FUL</u> Approval - Full 21.03.2024 Delegated Decision	Mr Lee O'Neil - Bare Care 1 Limited	Proposed removal of existing conservatory roof and windows and replacement with new insulated flat roof and double glazed windows.	Yew Trees Nursing Home 12 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EE
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REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

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SITE PLAN - REC'D 17.01.24

AAS150-600 PL1

AAS150-101 PL2

AAS150-201 PL2

PLANNING STATEMENT - REC'D 17.01.24

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

NOTE/S FOR CONDITION:

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24/00240/TCA Approval - Full 20.03.2024 Delegated Decision	Mr George Moxon - Green Robins	Trees in a Conservation Area Notification - 1 no. Mimosa - crown reduction, 1.5m height reduction. 2 no. Holly - felled.	Pightle Cottage 64 Third Avenue Frinton On Sea Essex CO13 9EE
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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

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

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

24/00244/TCA Approval - Full 20.03.2024 Delegated Decision	<i>Anglian Water Ltd</i>	<i>Trees in a Conservation Area Notification - Clusters of Vegetation to be cleared. To cut back approx. 5m.</i>	<i>Hillside Frinton On Sea Essex CO13 9LR</i>
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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

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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.

24/00270/TCA Approval - Full 20.03.2024 Delegated Decision	Waddingham	Trees in a Conservation Area Notification - Hawthorn (T1) - Remove.	Flemish House 59 Second Avenue Frinton On Sea Essex CO13 9LY
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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.

<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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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.

Great Bentley Parish Council **NO DETERMINATIONS**

Great Bromley Parish Council **NO DETERMINATIONS**

Great Oakley Parish Council

<u>24/00136/FUL</u> Refusal - Full 21.03.2024 Delegated Decision	Mr M Gunton - Oakley Carpentry Ltd	Proposed erection of two detached dwellings with garages and associated vehicular access (resubmission of 23/00161/FUL).	Harewood Surgery Harwich Road Great Oakley Harwich Essex CO12 5AD
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01 Paragraph 205 of the National Planning Policy Framework December 2023 (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. Paragraph 208 of the NPPF states that when less than substantial harm to a designated heritage asset is identified, the harm must be weighed against the public benefits of the proposed development.

Policy PPL8 (Conservation Areas) of the adopted Local Plan are considered to be consistent with the NPPF in these respects. Policy PPL8 states that development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard for the desirability of preserving or enhancing the special character and appearance of the Conservation Area, especially in terms of a. scale and design, particularly in relation to neighbouring buildings and spaces; b. materials and finishes, including boundary treatments appropriate to the context; c. hard and soft landscaping; d. the importance of spaces and trees to the character and appearance; e. any important views into, out of, or within the Conservation Area.

The proposed dwellings, by reason of their scale, extent, height and form would result in an unacceptable erosion of the Conservation Area. The identified harm would amount to 'less than substantial harm' to this designated heritage asset. Given that the Council currently have a comfortable five-year housing land supply, there would not be any public benefits that would outweigh this level of less than substantial harm identified.

Therefore, the proposals are considered to be which is contrary to the aims of the above national and local plan policies.

Harwich Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/00013/FULH H Approval - Full 18.03.2024 Delegated Decision	Mr and Mrs Armstrong	Front extension to create feature reveal, remodel and reroofing of existing house, feature side reveal for entrance, replacement of windows, addition of velux windows, conversion and alterations to existing conservatory and replacement of existing front wall and entrance.	Waters Edge Lower Marine Parade Dovercourt Harwich Essex CO12 3SR

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

The approved red line plan drawing is Drawing Number 1.3 Rev 00 received 15 January 2024
Drawing Number 1.2 Rev A
Drawing Number 1.5 Rev 00

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

<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 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 APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels.

REASON: In the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

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

Should the landscape works include any new hedgerow, please consider the following planting for a native hedge. Native hedge: 50% hawthorn, 25% blackthorn (but beware - this can spread into adjacent fields), 15% field maple, 2% holly, 2% wild privet, 2% guelder rose, 2% dog rose, 2% buckthorn.

04 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.

05 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS 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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RESTRICTED OPENING WINDOW

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window serving bedroom 3 in the south western elevation shall be fitted with a window opening restrictor, restricting the opening of the window to a maximum of 100mm and glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

NOTE/S FOR CONDITION

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

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

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

24/00383/TELLI C Deemed Consent 18.03.2024 Delegated Decision	Amen Barudwale - FTTP Planning Team	Installation of fixed line broadband apparatus.	Opp The Old Vicarage Kings Quay Street Harwich CO12 3ES
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Lawford Parish Council

24/00055/LBC Approval - Listed Building Consent 18.03.2024 Delegated Decision	Mr and Mrs Hudson	Alterations to existing range including changing to the fenestration and construction of new chimney.	Lawford House Bromley Road Lawford Manningtree Essex CO11 2JD
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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

<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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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.

- o Approved red line site plan drawing Number: 2047/22/07 received 22 January 2024
- o Number: 2047/22/06 Proposed Block Plan
- o Number: 2047/22/02 Rev: G Proposed Floor Plans and Elevations
- o Number: 2047/22/05 Door and Window Sections
- o Number: 2047/22/04 Rev: A Door and Window Elevations
- o Design and Access Statement
- o Heritage Statement

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 FURTHER APPROVAL: HERITAGE - CHIMNEY DETAILS

CONDITION: Prior to construction and reinstatement of the chimney, a detailed schedule of repairs, including specifications of external materials shall be submitted and agreed, in writing, to the Local Planning Authority for approval. Works shall be implemented in full accordance with 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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approved materials and details specified and shall be permanently maintained as such.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

24/00056/FULH H Approval - Full 18.03.2024 Delegated Decision	Mr and Mrs Hudson	Alterations to existing range including changes to the fenestration and construction of new chimney.	Lawford House Bromley Road Lawford Manningtree Essex CO11 2JD
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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.

- o Approved red line site plan drawing Number: 2047/22/07 received 22 January 2024
- o Number: 2047/22/06 Proposed Block Plan
- o Number: 2047/22/02 Rev: G Proposed Floor Plans and Elevations
- o Number: 2047/22/05 Door and Window Sections
- o Number: 2047/22/04 Rev: A Door and Window Elevations
- o Design and Access Statement
- o Heritage Statement

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

<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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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.

24/00169/FUL <i>Application Withdrawn 21.03.2024 Delegated Decision</i>	<i>Timothy and Jennifer Francis</i>	<i>Installation of 10 solar panels and a battery in the field next to property.</i>	<i>Humberlands Parringtons Farm Harwich Road Lawford Manningtree Essex CO11 2LP</i>
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Little Bentley Parish Council **NO DETERMINATIONS**

Little Bromley Parish Council **NO DETERMINATIONS**

Little Clacton Parish Council

24/00284/WTPO <i>Approval - Full 20.03.2024 Delegated Decision</i>	<i>Mrs Josephine Barnes</i>	<i>Works related to Tree Preservation Order 95/00019/TPO - Oak Tree - Reduction of overall size and cut back of lower branches.</i>	<i>35 Sunnyside Way Little Clacton Clacton On Sea Essex CO16 9PE</i>
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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.
- 02 Condition - the works here by consented by this notice, shall allow the reduction of the overall size of the crown of the tree by 35%.

Reason - to ensure that the tree is maintained in good condition, and at a size and scale of proportionate to its location.

Little Oakley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
21/02144/FUL Approval - Full 20.03.2024 Committee Decision	Ms Jane Albins - Hutchison Ports (UK) Ltd	<i>Proposed removal of vegetation, localised removal of topsoil, construction of a seawall, associated borrow dyke system and wave breaks and managed realignment of coastal flood defences by breaching of the existing seawall to create estuarine and coastal habitat comprised of approximately 76ha of intertidal mudflat, approximately 19ha of intertidal mudflat/saltmarsh transition, approximately 10ha of saltmarsh, approximately 5ha of sand and shingle and approximately 7ha of fresh/brackish water borrow dykes, together with associated engineering (including diversion of footpath), drainage and earthworks.</i>	<i>Land to The South East of Foulton Hall Harwich Road Little Oakley Essex CO12 5JA</i>

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The development shall be commenced on or before 18th March 2029.

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

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

<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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advice sought from The Bat Conservation Trust on 0845 1300228.

- 3) This decision is valid for the time limit as set out in the condition above. 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.

02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby approved shall be implemented in accordance with the following plans, drawings and documents hereby approved:

Red Line Plan Drawing Nr FP1
 PC3294-RHD-ZZ-XX-DR-C-2001 S3 P04 Planning Scheme
 PC3294-RHD-ZZ-XX-DR-C-2002 S3 P02 Proposed Seawall and Site Sections
 60718424-ACM-BB-LA-60-0001 rev. 01 Wider Context Plan
 60718424-ACM-BB-LA-70-0001 rev. 01 Illustrative Masterplan
 54/3630 Hamford Water Topographical Survey Sheets 1 to 4
 Hamford Water Realignment Environmental Statement by Royal HaskoningDHV dated 26 November 2021
 Little Oakley Managed Realignment - Supplementary Environmental Information report by Royal HaskoningDHV dated 15 December 2023
 Design and Access Statement Little Oakley Managed Realignment by Royal HaskoningDHV Dated 24 November 2021

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

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.

<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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03 WILDLIFE COMPENSATION IMPLEMENTATION AND MANAGEMENT PLAN

- CONDITION: 1) Prior to the commencement of the development hereby approved, a programme of monitoring of the potential disturbance of waterbirds within the managed realignment site due to public access along the redundant arms of the seawalls shall be prepared in consultation with the Royal Society for the Protection of Birds, Natural England, the Environment Agency, Essex Wildlife Trust and the Local Planning Authority, and submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The programme of monitoring will form part of a Compensation Implementation and Management Plan and shall comprise monitoring for a period of five years following the implementation of the development and thereafter, periodic repeat monitoring of potential disturbance of waterbirds at a frequency to be determined by the Royal Society for the Protection of Birds, Natural England, the Environment Agency, Essex Wildlife Trust and the Local Planning Authority, such frequency to be not less than every five years.
- 2) An Adaptive Management Plan will be prepared in consultation with the Royal Society for the Protection of Birds, Natural England, the Environment Agency, Essex Wildlife Trust and the Local Planning Authority and submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. This will include identification of appropriate measures that could be implemented should monitoring indicate that disturbance to waterbirds within the realignment site is occurring due to public access, such disturbance potentially resulting in the aims, objectives and targets of the site not being met. The Adaptive Management Plan shall set out the role of the Royal Society for the Protection of Birds, Natural England, the Environment Agency, Essex Wildlife Trust and the Local Planning Authority in advising when adaptive management measures should be implemented.
- 3) An annual monitoring report presenting the findings of the monitoring undertaken in accordance with paragraph (1), and where necessary recommending the implementation of adaptive management measures, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. Prior to submission of the annual report to the Local Planning Authority, HIPL shall consult the Royal Society for the Protection of Birds, Natural England, the Environment Agency, Essex Wildlife Trust and the Local Planning Authority on the draft monitoring report in order to identify whether it is necessary to recommend implementation of adaptive management measures to avoid the risk of significant disturbance to the waterbirds using the compensation site.
- 4) If the report submitted in accordance with paragraph (3) indicates that any further or different compensatory measures and/or further monitoring are needed to ensure the overall coherence of the national site network of SACs, SPAs and Ramsar sites is protected, such measures shall be reflected in an update to the Compensation Implementation and Management Plan which shall be prepared in consultation with the Royal Society for the Protection of Birds, Natural England, the Environment Agency, Essex Wildlife Trust and the Local Planning Authority and submitted to and approved in writing by the Local Planning Authority in consultation with Natural England.

REASON: To confirm that sufficient compensatory measures have been secured to ensure that the overall coherence of the national site network of SACs, SPA and Ramsar sites is protected.

04 TRANSLOCATION OF SPECIES

CONDITION: Prior to the commencement of the development hereby approved, a scheme for the translocation of species of nature conservation interest (where reasonably practicable) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England.

<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 mitigate the ecological impact of construction works.

05 FURTHER DESIGN AND PLANTING DETAILS

CONDITION: Prior to the commencement of the development hereby approved, further design and planting details for the biodiversity area identified on drawing PC3294-RHD-ZZ-XX-DR-C-2001 S3 P04 'Planning Scheme' shall submitted and approved by the Local Planning Authority.

REASON: To maximise the biodiversity value of the site.

06 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - DESIGN AND PLANTING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved design and planting 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.

07 SITE LEVELS

CONDITION: Prior to the commencement of the development hereby approved, plans to show existing and final site levels of the managed realignment site and footpaths shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels.

REASON: For the avoidance of doubt as the scope of this permission.

08 FURTHER DETAILS: VIEWING PLATFORMS

CONDITION: Detailed plan and elevation drawings of the viewing platforms depicted on drawing 60718424-ACM-BB-LA-70-0001 rev. 01 'Illustrative Masterplan' must be submitted to and approved in writing by the Local Planning Authority before work on this part of the development commences. The work must be carried out in accordance with these drawings.

REASON: In the interests of visual amenity.

09 CONSTRUCTION MANAGEMENT PLAN

CONDITION: Prior to the commencement of any work on the site, including any ground works or demolition, a Construction Management Plan as detailed in 'Appendix F Construction Traffic Management Plan' of the Environment Statement by Royal HaskoningDHV dated 26 November 2021, shall be submitted to and approved in writing by the Local Planning Authority and shall be adhered to by all ground works and construction traffic throughout the pre-construction and construction phases. The Plan shall provide for:

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- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. wheel and underbody washing facilities.
- v. temporary road works entrance and exit/ construction traffic signage.

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

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.

NOTE/S FOR CONDITION:

You are strongly advised to discuss this condition with the Local Planning Authority and if possible/available local residents likely to be affected by this development prior to submission of details.

10 VISIBILITY SPLAYS

CONDITION: Before the site access at the B1414 (Harwich Road - as shown on Red Line Site Plan FP1) is first used by construction traffic, the 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 83 metres to the north-east and 2.4 metres by 86 metres to the south-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

CONDITION: No unbound material shall be used in the surface treatment of the vehicular access within 15 metres of the highway boundary at Harwich Road access point.

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

12 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

CONDITION: Prior to the commencement of any work on the site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:

- o Measures to minimise the delivery of construction materials to the site/removal of soil and all other building /waste materials from site during peak periods
- o Agreement on travel routes for all construction vehicles associated with the development hereby approved
- o Full details of how mud and other debris will be prevented from reaching any public highway in the vicinity of the site and or further afield
- o Full details of how the construction workforce will get to and from the site with the aim of minimising any congestion on local and trunk roads.

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

REASON: To control the location and direction of all vehicle movements associated with the construction phases of the development to and from the site and in the interests of highway safety.

13 PUBLIC RIGHTS OF WAY

CONDITION: No works that will affect any of the Public Rights of Way that will be affected by the development hereby approved, shall be permitted to commence on site until such time as an Order securing the diversion of the existing definitive right of way (public footpath nos. 19 and 22 Little Oakley_ 174 and 177 respectively) has been confirmed and the new route has been constructed to the satisfaction of the Public Rights of Way team.

REASON: To ensure the continued safe passage of pedestrians on the public right of way and accessibility

14 PUBLIC RIGHTS OF WAY - MAINTAINED / UNOBSTRUCTED

CONDITION: The public's rights and ease of passage over public footpath nos. 19 and 22 (Little Oakley_ 174 and 177) shall be maintained free and unobstructed at all times.

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

15 DETAILS - GRAVEL HARDPACKED PATH

CONDITION: Prior to first use of the diverted footpaths 19 and 22, the gravel hardpacked path at the base of the footpath shall be fully installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, including details of a Surface Maintenance Regime (SMR) for the said gravel hardpacked path at the base of the footpath, the SMG to remain in place in perpetuity.

REASON: The footpath may occasionally be accessed by vehicles in order to maintain the site, this is to ensure the path remains well-drained and usable year-round and to enable the continued safe passage of the public on the definitive right of way and accessibility.

16 WRITTEN SCHEME OF INVESTIGATION

CONDITION: No development shall commence until the activities listed in parts 1 to 3 (inclusive) below have been completed.

1. A Written Scheme of Investigation (WSI) that includes a programme of archaeological evaluation shall be submitted to and approved in writing by the Local Planning Authority.
2. Evidence of the completion of the programme of archaeological evaluation identified in the approved WSI described in part 1 shall be submitted to and approved in writing by the Local Planning Authority.
3. Following the completion of the archaeological evaluation, a mitigation strategy detailing the excavation and/or preservation strategy shall be submitted to and approved in writing by the Local Planning Authority.

No development can commence on those areas of the site that the approved mitigation strategy (required under part 3) identifies as containing archaeological deposits, until the archaeological fieldwork detailed in the mitigation strategy has been completed. Within 6

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months of the completion of the archaeological fieldwork, a post excavation assessment shall be submitted to the Local Planning Authority for approval. No development can commence in the areas of the site identified as containing archaeological deposits until the post excavation assessment has been approved by the Local Planning Authority. Following the approval of the post excavation assessment, a full site archive and report shall be deposited at the local museum and a publication report shall be submitted to the Local Planning Authority.

REASON: To protect non-designated heritage assets with archaeological interest.

17 CREST LEVELS

CONDITION: The crest levels of the sea wall hereby approved and depicted on drawings PC3294-RHD-ZZ-XX-DR-C-2001 S3 P04 and PC3294-RHD-ZZ-XX-DR-C-2002 S3 P02 shall be maintained at a minimum of 4.80 metres Above Ordnance Datum Newlyn throughout the lifetime of the development.

REASON: To prevent increased off site flood risk.

18 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT AND PHASING PLAN

CONDITION: Prior to the commencement of the development hereby approved, a Construction Phasing and Environmental Management Plan (CPEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CPEMP shall provide details of the scheduled timing/phasing of development for the overall construction period as well as protection measures to be carried out during the construction phases concerning the following green infrastructure:

- i. the Hamford Water Special Protection Area (SPA), Site of Special Scientific Interest (SSSI), Ramsar Site, and Special Area of Conservation (SAC); and
- ii. any on-site vegetation that is to be retained within the portion of the site that is not to be tidally inundated.

The approved CPEMP shall be adhered to throughout the construction phases of the development hereby approved.

REASON: To ensure that the development is appropriately phased in this sensitive location and to ensure the construction and environmental impacts during the construction phases are kept within acceptable limits.

19 BIODIVERSITY GAIN PLAN

CONDITION: Prior to the commencement of the development hereby approved, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Gain Plan shall include the following:

- a) a biodiversity metric tool calculation;
- b) pre-development and post-development plans that show the location of on-site habitat;
- c) a timetable for implementation of the biodiversity enhancement measures; and
- d) details of initial aftercare and long-term maintenance (where relevant).

The development shall be implemented in accordance with the Biodiversity Gain Plan and shall be retained in that manner thereafter.

REASON: To provide a biodiversity net gain on site.

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20 LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

CONDITION: Prior to the commencement of the development hereby approved, a Landscape Ecological Management Plan (LEMP), which includes management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority. Following the first use of the development, for a minimum period of 10 years, the LEMP shall be carried out as approved and the applicant or any successor in title must maintain yearly logs of maintenance which must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the management and maintenance of this green infrastructure asset.

21 ECOLOGICAL MITIGATION AND COMPENSATION STRATEGY

CONDITION: Prior to the commencement of the development hereby approved, an Ecological Mitigation and Compensation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include detailed habitat and protected species surveys, description of effects of habitats and species, and specific mitigation measures for affected species. If effective mitigation for a particular protected species is not possible, on or off site compensation shall be defined. The development shall be implemented in accordance with the Ecological Mitigation and Compensation Strategy.

REASON: To minimise and, if necessary, offset impact on protected species.

22 PERMISSIVE RIGHTS OF WAY MAINTAINED UNOBSTRUCTED

CONDITION: The public's rights and ease of passage over the permissive footpaths as shown on approved drawing number PC3294-RHD-ZZ-XX-DR-C-2001 S3 P04 (Planning Scheme) shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage of the public on the permissive footpaths and to ensure accessibility is maintained.

23 FURTHER DETAILS: FOOTPATH APPEARANCE AND MATERIALS

CONDITION: Prior to the commencement of the development hereby approved full details of the appearance of the surface materials to be used on all the diverted footpaths within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented in full prior to first use of any of the diverted footpaths on the site.

REASON: In the interests of visual amenity.

Manningtree Town Council

NO DETERMINATIONS

Mistley Parish Council

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24/00246/TCA Approval - Full 20.03.2024 Delegated Decision	Mr Chris Brayshaw	Trees in a Conservation Area Notification - T1 - Oak - Reduce crown by 1 - 1.5m. T2 - Spruce - Reduce in height by 1 metre and prune sides to balance. T3 - Spruce - Reduce in height by 1 metre and prune sides to balance. T4 - Spruce - Reduce in height by 1 metre and prune sides to balance. T5 - Conifer - Fell to ground level due to being too close to established Oak tree. T6 - Strawberry tree - Reduce height by 1 - 1.5 metres and prune sides to balance. T7 - Sycamore - Pollard back to previous points.	Firtree House 1 Erskine Road Mistley Manningtree Essex CO11 1LU

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

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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.

24/00279/TCA Approval - Full 20.03.2024 Delegated Decision	Sue Barrott	Trees in a Conservation Area Notification - Reduce lower branches of 2 neighbouring sycamore trees back to boundary line. Reducing neighbouring Holly tree back to boundary line.	Evergreen Cottage The Park Mistley Manningtree Essex CO11 2AN
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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.

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Ramsey & Parkeston Parish Council

23/01375/FUL Approval - Full 20.03.2024 Committee Decision	Mr Les Nicol - North Essex Support Team	Proposed permanent siting of 4 no. storage containers to rear of property to be used as storage.	Parkeston Railway Club Hamilton Street Parkeston Harwich Essex CO12 4PQ
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

The approved red line plan drawing is Drawing Number: 0132-A-001 Drawing Name: Location and Block Plan received 24 November 2023

Drawing Number: 0132-A-002 Revision Status: 03 Drawing Name: Proposed Outline Plan and Elevations received 19 February 2024

Drawing Number: 0132-A-100

Flood Risk Assessment by Dr Robin Saunders CEng dated October 2023

Statement of Use received 19 October 2023

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

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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 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES

CONDITION: The hereby permitted use shall only operate between the hours of 8.00am and 5.00pm Monday to Saturday. There shall be no use operated on Sundays and Bank Holidays. There shall be no deliveries to the use arranged for outside of these approved hours.

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

NOTE/S FOR CONDITION:

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

04 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON EXTERNAL OPEN-AIR STORAGE

CONDITION: No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the containers included in the approved red line site plan related to this permission, except pursuant to the grant of separate planning permission on an application made in that regard.

REASON: The external storage of these items would be harmful to the local amenity, character and appearance of the area.

NOTE/S FOR CONDITION:

This condition shall engage and restricts the operation of the development from the first

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commencement of the use and/or operation hereby approved. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development would be refused due to the risk of harm and this condition is considered necessary, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.

05 COMPLIANCE REQUIRED: FLOOD RISK

CONDITION: Within one month of the date of the permission for the use hereby approved, the existing container (and any replacement) shall be anchored to the ground in accordance with details that shall have first been approved, in writing, by the local planning authority.

REASON: To provide additional safety measures in the event of a flood in the interest of public safety.

06 COMPLIANCE: REMOVAL OF CONTAINER

CONDITION: Within 3 months of the date of the permission for the use hereby approved, the old container shown on Drawing Number: 0132-A-002 Revision Status: 03 Drawing Name: Proposed Outline Plan and Elevations received 19 February 2024 shown as a dotted red line shall be removed from the site.

REASON: To satisfactorily protect the character and appearance of the area.

07 COMPLIANCE REQUIRED: FURTHER CONTAINERS

CONDITION: The siting of the three further containers on the application site for the use hereby approved shall not commence until the old container shown on Drawing Number: 0132-A-002 Revision Status: 03 Drawing Name: Proposed Outline Plan and Elevations received 19 February 2024 shown as a dotted red line has been removed from the site.

REASON: To satisfactorily protect the character and appearance of the area.

08 COMPLIANCE REQUIRED: FLOOD RISK

CONDITION: Upon siting of the further three containers (and any replacement) for the use hereby approved, they shall be immediately anchored to the ground in accordance with details that shall have first been approved, in writing, by the local planning authority.

REASON: To provide additional safety measures in the event of a flood in the interest of public safety.

09 COMPLIANCE REQUIRED - CONTAINERS QUANTUM AND SITING

CONDITION: For the avoidance of doubt there shall be no more than 4 containers placed on the site at any one time and such containers shall only be sited in the locations outlined on approved Drawing Number: 0132-A-002 Revision Status: 03 Drawing Name: Proposed Outline Plan and Elevations received 19 February 2024, no variations to the location of the storage containers or their replacements shall take place without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual and residential amenity and to ensure sufficient parking provision

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is retained.

10 SPECIFIC RESTRICTION OF DEVELOPMENT - ILLUMINATION RESTRICTION

CONDITION: There shall be no means of external illumination installed and/or operated on/at the site except pursuant to the prior grant of a planning permission on an application made in that regard.

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

St Osyth Parish Council

22/01400/DOVU 5 <i>Deed of Variation Approved 19.03.2024 Delegated Decision</i>	<i>Rian O'Dell</i>	<i>Application to vary the S106 Agreement to outline planning permission 18/00379/OUT to change the destination for the open space contribution from Bockings Elm play area to Priory Meadow.</i>	<i>820 St Johns Road Clacton On Sea Essex CO16 8BS</i>
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23/01751/VOC <i>Approval - Full 21.03.2024 Delegated Decision</i>	<i>Julie McNulty - Environment Agency</i>	<i>Variation of Conditions 2 (approved plans) and 7 (temporary footbridge) of planning permission 23/00181/FUL to make amendments to the approved scheme.</i>	<i>Cockett Sea Wall The Promenade Belsize Avenue Jaywick Essex</i>
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01 COMPLIANCE: APPROVED PLANS AND 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.

Location Plan ENV0001929C-JAC-ZZ-00-DR-C-1002 C02
Block Plan ENV0001929C-JAC-ZZ-00-DR-C-1003 C02
General Site Arrangement ENV0001929C-JAC-ZZ-00-DR-C-1001 C03
Revetment Plan ENV0001929C-JAC-ZZ-00-DR-C-1004 C02
Revetment Tie-ins ENV0001929C-JAC-ZZ-00-DR-C-1005 C03
Revetment Cross-sections ENV0001929C-JAC-ZZ-00-DR-C-1010 and 1011 C02
Proposed Seawall GAENV0001929C-JAC- ZZ-XX-DR-S-2010 C02
Cross Sections ENV0001929C-JAC-ZZ-XX-DR-S-2015 and 2016 C02

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Setting out (Piles) ENV0001929C-JAC-ZZ-XX-DR-S-2020 to 2025 C03
 Setting out (Wall & Base) ENV0001929C-JAC-ZZ-XX-DR-S-2030 to 2032 C02
 Setting out (Downstands) ENV0001929C-JAC-ZZ-XX-DR-S-2035 to 2037 C02
 East tie in GA ENV0001929C-JAC- ZZ-XX-DR-S-2040 C02
 West tie in GA ENV0001929C-JAC- ZZ-XX-DR-S-2045 C02
 Structure at Cockett Wick Outfall GA ENV0001929C-JAC- ZZ-XX-DR-S-2050 C02
 Structure at Bonds Sluice GA ENV0001929C-JAC- ZZ-XX-DR-S-2055 C02
 Flood barrier definition drawing ENV0001929C-JAC- ZZ-XX-DR-S-2060 P01
 Handrail layout ENV0001929C-JAC- ZZ-XX-DR-S-2061 C02
 Precast Seaward Downstand ENV0001929C-JAC- ZZ-XX-DR-S-2070 C02
 Pile Head Details ENV0001929C-JAC- ZZ-XX-DR-S-2120 C02
 SuDS Water quantity and Quality - LLFA Technical Assessment Proforma
 Traffic Management & Logistics Plan Rev. 02
 Reptile Capture & Relocation Scope
 Amended Environmental Report
 Appendix B - TDC Screening Opinion
 Appendix C - MMO Screening Opinion
 Appendix D - Sea Defence Improvement Scheme - Ecology
 Appendix E - MCZ Assessment
 Appendix F - HRA Stage 1
 Appendix G - Landscape and Visual Impact Appraisal
 Appendix I - Water Framework Directive Compliance Assessment
 Appendix J - Heritage Appraisal
 Appendix K - Geoarchaeological Assessment
 Appendix L - Transport Assessment
 Appendix M - Noise Report
 Appendix N - Biodiversity Net Gain Report
 Appendix O - Flood Risk Assessment

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

02 COMPLIANCE: REPTILE MITIGATION STRATEGY

CONDITION: The Reptile Mitigation Strategy as approved under Discharge of Condition Application reference 23/01050/DISCON shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter, unless otherwise agreed in writing by the local planning authority.

REASON: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

03 COMPLIANCE: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

CONDITION: The construction environmental management plan for biodiversity (CEMP: Biodiversity) as approved under Discharge of Condition Application reference 23/01050/DISCON 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).

04 COMPLIANCE: BIODIVERSITY ENHANCEMENT STRATEGY

<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: The Biodiversity Enhancement Strategy for protected and priority species as approved under Discharge of Condition Application reference 23/01050/DISCON shall be implemented in accordance with the approved details prior to beneficial use of the development and shall be retained in that manner thereafter, unless otherwise agreed in writing by the local planning authority.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

05 COMPLIANCE: CONSTRUCTION MANAGEMENT PLAN

CONDITION: The details of construction methodology, layout plan and timetable for the development (including remediation works / decommissioning of the site compound) as approved under Discharge of Condition Application reference 23/01050/DISCON shall be implemented in its entirety and shall operate as approved at all times during construction, unless otherwise agreed in writing by the local planning authority.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process.

06 COMPLIANCE: STOPPING UP AND DIVERSION ORDER

CONDITION: Other than the rock delivery, rock placement and site compound set up associated with the development hereby approved, no other works shall take place until the public right of way diversion route for public footpath nos. 18, 29 and 31 (Clacton_ 167) has been constructed in accordance with the Essex County Council Diversion Order approved on 29 June 2023 and associated Public Right of Way - Diversion Route B20.005.05.001 - Rev03.

The Order came into effect on 10 July 2023 and may continue in force for 6 months, or until the works have been completed, whichever is the earlier, at which time public footpath nos. 18, 29 and 31 (Clacton_ 167) shall be re-opened and unobstructed at all times, unless otherwise agreed in writing by the local planning authority in consultation with Essex County Council Highway Authority.

REASON: The new sea wall will be integrated into the existing sea wall, therefore causing a further obstruction to part of public footpath no. 29 (Clacton_ 167). This condition is required in the interests of pedestrian accessibility, to ensure the continued safe passage of pedestrians on the public right of way during and after construction.

Tendring Parish Council

24/00268/TCA Approval - Full 20.03.2024 Delegated Decision	Mr Phillip Hyman	Trees in a Conservation Area Notification - Weeping Willow - Requires pollarding. Cotton Tree - To be pollarded. Conifer - To be removed. Silver Birch - To be Pollarded. Conifer - To be trimmed.	Churchfields The Street Tendring Essex CO16 0BL
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

<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: 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.

Thorpe-le-Soken Parish Council	NO DETERMINATIONS
Thorrington Parish Council	NO DETERMINATIONS
Weeley Parish Council	NO DETERMINATIONS
Wix Parish Council	NO DETERMINATIONS
Wrabness Parish Council	NO DETERMINATIONS