

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

**No Determination**

**Ardleigh Parish Council**

<a href="#">24/00164/FULH</a> <i>H</i> Refusal - Full 25.03.2024 Delegated Decision	<i>Mr Sam Garnham</i>	<i>Retrospective planning application for construction of single storey outbuilding ancillary to and for the use of Kalm Oaks.</i>	<i>Kalm Oak Nursery Hunters Chase Ardleigh Colchester Essex CO7 7LW</i>
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01 Paragraph 135 of the National Planning Policy Framework (NPPF) (2023) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Adopted Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design, which responds positively to local character and context. Adopted Policy SPL3 Part A (b) requires that development relates well to its site and surroundings, particularly in relation to its siting, height, scale, massing, form, design and materials.

The outbuilding, due to its oversized footprint, scale, and placement, lacks subservience to the main dwelling and stands conspicuously incongruous with the predominantly open rural character of the surrounding area. While acknowledging the intention behind the application, specifically to establish an ancillary residential store and or residential storage space for the stated purposes, the justification for such a large-scale residential structure detached from the main dwelling remains insufficiently substantiated and the resultant harm and clear policy conflict as identified, are overriding factors in this instance.

Therefore, the proposal results in clear conflict with the above national and local plan policies.

**Beaumont Parish Council**

**No Determination**

**Bradfield Parish Council**

**No Determination**

**Brightlingsea Town Council**

<a href="#">24/00293/TCA</a> Approval - Full 28.03.2024 Delegated Decision	<i>Anne Beezer</i>	<i>Trees in a Conservation Area Notification - Remove Willow and replant suitable tree.</i>	<i>Anchor Hotel Waterside Brightlingsea Essex CO7 0AX</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:

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

<a href="#">24/00318/TELLI</a> <a href="#">C</a> Deemed Consent 26.03.2024 Delegated Decision	KTL	Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to swap 3 no. antennas and add 3 no. new antennas, remove 1 no. cabinet and replace with 2 no. new cabinets together with all associated ancillary works.	Telephone Mast Site 68249 Brightlingsea United Football Club North Road Brightlingsea Essex CO7 0PL
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## Clacton-on-Sea

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<a href="#">23/01071/VOC</a> Refusal - Full 25.03.2024 Delegated Decision	Mrs Butler	Application under Section 73 of the Town and Country Planning Act, to allow a variation of condition 2 (Approved Plans) of 20/01424/FUL to allow changes to windows/doors location.	129 Marine Parade East Clacton On Sea Essex CO15 5AB
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01 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness.

Construction works on the property's extensions and alterations have commenced on-site but remain incomplete. However, during an officer site visit, discrepancies were noted between the latest proposed floorplans and elevations submitted with the application and the actual situation on-site, including:

- o The proposed floor plans depict square-shaped bay windows, whereas angled bay windows have been partially constructed on the ground floor.
- o The bay windows intended for the 'living room' and 'annex kitchen/living room' on the ground floor show a 3-pane window configuration in the submitted plans, whereas the partially constructed square bays feature a different window fenestration pattern.
- o While the proposed front elevation includes six rooflights, only four rooflights have been constructed on the existing partially completed sloping roof.
- o The latest submitted drawing for the east-facing side elevation displays an asymmetrical roof profile for the main dwelling and near full-height windows in the side extension. However, the partially constructed situation reveals a more symmetrical roof profile and windows set higher from ground level, with reduced height.

These disparities between the submitted drawings and the actual construction progress not only makes it impossible for the Local Planning Authority (LPA) to accurately assess the proposal's impact on the area's character and appearance, it also makes it difficult for the LPA to accurately determine the application. Despite repeated attempts to contact the agent representing the applicant, communication has been unsuccessful. Consequently, the proposal fails to demonstrate compliance with Local Plan policies SP7 and SPL3.

<a href="#">24/00029/FULH</a> H Approval - Full 26.03.2024 Delegated Decision	Mr Tony Wyatt	Retention of extension to an existing extension/conservatory.	14 Inglebrook Clacton On Sea Essex CO15 4SL
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01 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

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such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents).

Site Plan - Received 12.01.24  
Proposed Floor Plan - Received 24.01.24  
Proposed Rear Elevation - Received 24.01.24  
Proposed Side Elevation 1 - Received 24.01.24  
Proposed Side Elevation 2 - Received 24.01.24  
Block Plan - Received 30.01.24

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

NOTE/S FOR CONDITION:

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

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

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

<a href="#"><u>24/00057/ADV</u></a> Approval - Advertisement Consent 28.03.2024 Delegated Decision	Nationwide Building Society	Replace 1 no. projecting sign, 1no. fascia sign and 1 no. logo sign. Replace 1 no. ATM surround and decals. Replace safety manifestation. Install new window message sign.	Nationwide 66 Pier Avenue Clacton On Sea Essex CO15 1QW
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01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

CONDITIONS:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

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- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

## 02 APPROVED PLANS & DOCUMENTS

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.

Document titled; Site Plan - Rec'd 15/01/2024  
 Document titled; Block Plan - Rec'd 05/02/2024  
 Drawing No. PR.00.E1  
 Document titled; 290 Logo - Rec'd 15/01/2024  
 Document titled; Heritage Projecting Sign - Rec'd 15/01/2024

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

### NOTE/S FOR CONDITION:

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

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the

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materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

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

03 ONGOING REQUIREMENT IMPOSED: LEVEL OF ILLUMINATION

CONDITION: The maximum luminance of the sign/s shall not exceed 530 candelas/m<sup>2</sup> at any time.

REASON: Any luminance in excess of this level would cause harm by reason of being detrimental to the prevailing character of the area, residential amenity, biodiversity and possible distraction to highway users.

NOTE/S FOR CONDITION:

Candelas/m<sup>2</sup> (cd.m<sup>2</sup>) is a measure of light emitted per unit area, this unit is frequently used to specify the brightness of a display device. For example, most consumer desktop liquid crystal displays have luminance of 200 to 300 cd/m<sup>2</sup>. A HDR television display can range from 450 to up to 1600 cd/m<sup>2</sup>

<a href="#"><u>24/00088/FULH</u></a> <u>H</u> Approval - Full 26.03.2024 Delegated Decision	Mr Michael Hall	Proposed rear single storey flat roof kitchen extension.	99 Chelmsford Road Holland On Sea Clacton On Sea Essex CO15 5EB
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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

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Authority as a non-material amendment following an application in that regard (except for Listed Building Consents).

Proposed Ground Floor Plan - Received 18.01.24  
 Existing and Proposed Elevations - Received 18.01.24  
 Proposed Section - Received 18.01.24  
 Roof Plan - Received 18.01.24  
 Site Plan - Received 23.01.24  
 Proposed Block Plan with Boundary Measurements - Received 02.02.24

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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<a href="#"><u>24/00286/WTPO</u></a> Approval - Full 28.03.2024 Delegated Decision	Mr Homeowner	Trees in a Conservation Area Notification - Pollard 1 x Oak Tree in the front garden.	2 Oak Close Clacton On Sea Essex CO15 4EW
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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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- 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 permitted by this consent, shall relate to the reduction of the crown of the tree to a point 1m below previous pruning cuts.

Reason - For the continued good health of the tree.

<a href="#">24/00298/HHPN OT</a> HHPN - Prior Approval Not Required 28.03.2024 Delegated Decision	Mr Graham Thornton	Prior approval for proposed single storey rear extension with flat roof. (3.7m deep from rear wall of original dwellinghouse, 2.8m to eaves, 2.85m maximum height).	6 Sheppard Close Clacton On Sea Essex CO16 8YA
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00 Drawing No. 24/0016  
Document titled; Proposed Side and Rear Elevations - Rec'd 28/03/2024

<a href="#">24/00309/DEMC ON</a> Determination prior approval not reqred 27.03.2024 Delegated Decision	FGH (Essex) Ltd	Prior Approval Application under Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for demolition of dwelling house.	Saxons 105 Holland Road Clacton On Sea Essex CO15 6HB
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01 The demolition of the buildings complies with the requirements of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

02 The development must be carried out within a period of 5 years from the date on which approval was given.

Reason - In accordance with Condition B.2 (ix) of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

03 The demolition works shall be carried out in accordance with the :

- Amended Demolition Method Statement - Scanned 11 March 2024

- Site Plan - Received 28 February 2024

Reason - In accordance with Condition B.2 (viii) of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#">24/00312/TELLI C</a> Deemed Consent 26.03.2024 Delegated Decision	FTTP Planning Team - Openreach	Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation of fixed line broadband electronic communications apparatus.	Outside 64 Hayes Road Clacton On Sea Essex CO15 1TT
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**Elmstead Market Parish Council      No Determination**

**Frating Parish Council                      No Determination**

**Frinton & Walton Town Council**

<a href="#">24/00131/VOC</a> Approval - Full 28.03.2024 Delegated Decision	Mr Shaun Watcham - Hamford Homes Ltd	Variation of Condition 2 (Approved plans) and Condition 4 (electric vehicle charging) of planning permission 22/02066/FUL in respect of changes to the fenestration, addition of electric vehicle charging and slight increase in roof height.	2A Upper Second Avenue Frinton On Sea Essex CO13 9LL
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01 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.

22/02066/FUL

The approved red line plan is drawing no. 6 revision B received 20th January 2023  
drawing no. 7 revision B (proposed site plan)  
drawing no. 7 revision A (construction details)  
drawing no. 11 revision A  
drawing no. 10 revision A  
Design and Access Statement received 25th January 2023  
Construction Method Statement received 25th January 2023

24/00131/VOC

drawing no. 9 revision C  
drawing no. 8 revision D

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

NOTE/S FOR CONDITION:

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

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

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

02 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions or alterations to the dwelling or its roofs, nor shall any buildings, enclosures,

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swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions and/or building(s) which shall previously have been submitted to and approved, in writing, by the local planning authority.

Reason - It is necessary for the local planning authority to be able to consider and control further development in the interests of visual and residential amenities.

03 The electric vehicle charging facility shown on drawing no. 8 revision D shall be installed in a working order, prior to first occupation of the dwelling and thereafter shall be maintained.

Reason - In order to promote sustainable transport.

04 As indicated on drawing no. 07 rev. B and prior to occupation of the new dwelling a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

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

05 Prior to occupation of the new dwelling the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3.6 metres (equivalent to 4 drop kerbs), shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

Reason - to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

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

Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.

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

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

08 Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

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

09 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason - To ensure appropriate cycle parking is provided in the interest of highway safety.

10 Prior to occupation of the proposed development, the Developer shall be responsible for the

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provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator).

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

11 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved drawing no. 7 revision B 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 development.

<a href="#">24/00228/ADV</a> Approval - Advertisement Consent 26.03.2024 Delegated Decision	Mr Andy Horwood - Tesco	Application for Advertisement Consent - Proposal to install 7no. fascia signs, 2no. dibond signs and 2no. vinyl signs.	Co-Op Triangle Shopping Centre Rochford Way Frinton On Sea Essex CO13 0AU
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#### 01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

##### CONDITIONS:

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

REASON: All advertisements displayed with the (express) consent of the Local Planning Authority are subject to these standard conditions by virtue of Schedule 2 to the Town and Country

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Planning (Control of Advertisements)(England) Regulations 2007 (as amended).

## 02 APPROVED PLANS & DOCUMENTS

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

SITE PLAN - REC'D 14/02/24

FASCIA V2.1

FASCIA V2.1

FASCIA V2.2

03\_5253\_02A\_R1

03\_5253\_02C\_R1

03\_5253\_03A\_R1

03\_5253\_03D\_R1

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 ONGOING REQUIREMENT IMPOSED: LEVEL OF ILLUMINATION

CONDITION: The maximum luminance of the sign/s shall not exceed 600 candelas/m<sup>2</sup> at any time.

REASON: Any luminance in excess of this level would cause harm by reason of being detrimental to

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the prevailing character of the area, residential amenity, biodiversity and possible distraction to highway users.

**NOTE/S FOR CONDITION:**

Candelas/m2 (cd.m2) is a measure of light emitted per unit area, this unit is frequently used to specify the brightness of a display device. For example, most consumer desktop liquid crystal displays have luminance of 200 to 300 cd/m2. A HDR television display can range from 450 to up to 1600 cd/m2

**Great Bentley Parish Council**

<a href="#"><u>24/00296/OHL</u></a> Deemed Consent 28.03.2024 Delegated Decision	Tom Duncan - GTC Infrastructure Ltd	Overhead Lines Application - To install a new pole.	Plough Road Great Bentley Essex CO7 8NP
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**Great Bromley Parish Council                      No Determination**

**Great Oakley Parish Council                      No Determination**

**Harwich Town Council**

<a href="#"><u>24/00221/WTPO</u></a> Approval - Full 28.03.2024 Delegated Decision	Mr Jason Riley - T.D.C	Swamp Cypress - Cut back from property.	45 Manor Lane Dovercourt Harwich Essex CO12 4EA
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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.

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

<a href="#">24/00307/WTPO</a> Approval - Full 28.03.2024 Delegated Decision	Mrs Kathryn Root	Works related to Tree Preservation Order 92/00031/TPO - One Oak tree - Pollard tree to remove all of the small branches. Reduce the crown and cut back the main thickest trunks/branches by approximately 30-35%.	8 Oakview Dovercourt Harwich Essex CO12 4UW
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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



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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.

### **Lawford Parish Council**

<a href="#">24/00128/FULH H</a> Approval - Full 26.03.2024 Delegated Decision	Mr and Mrs Farthing	Single storey side extension.	11 The Avenue Lawford Manningtree Essex CO11 2FR
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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).

Site Plan, Existing and Proposed Block Plan - Received 25.01.24  
Proposed Elevations and Floor Plans - Received 25.01.24

REASON: For the avoidance of doubt.

#### NOTE/S FOR CONDITION:

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

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

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

<a href="#">24/00150/FULH</a> <a href="#">H</a> Refusal - Full 25.03.2024 Delegated Decision	Mr and Mrs Hudson	Erection of a garden room and installation of outdoor swimming pool.	Lawford House Bromley Road Lawford Manningtree Essex CO11 2JD
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01 Paragraph 205 of the National Planning Policy Framework ("the Framework") states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

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

The site comprises of a large private amenity space surrounding the house with garden areas laid out in sections with associated enclosing boundary treatments such as walls and planting. The proposal will be sited to the southwest of the main house in a section of an area of the garden enclosed by a prominent boundary wall, which is believed to be of historic importance establishing this section of the grounds as a walled garden and separating it from other areas of the site.

The location of the proposal within the walled garden is considered to remove and block the historic connection between the site and other surrounding areas of the garden thereby appearing as an incongruous feature in respect of the setting of the listed building.

The degree of harm resulting from the proposal is less than substantial and as per paragraph 208 of the NPPF the impact of the proposal has been weighed against the public benefits. As the

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swimming pool and outbuilding will be used for the applicant's sole use there are no public benefits resulting from the scheme in this instance.

The proposal therefore fails to preserve the setting of the protected building conflicting with the above-mentioned local and national planning policies.

<b>Little Bentley Parish Council</b>	<b>No Determination</b>
<b>Little Bromley Parish Council</b>	<b>No Determination</b>
<b>Little Clacton Parish Council</b>	<b>No Determination</b>
<b>Little Oakley Parish Council</b>	<b>No Determination</b>
<b>Manningtree Town Council</b>	<b>No Determination</b>
<b>Mistley Parish Council</b>	<b>No Determination</b>
<b>Ramsey &amp; Parkeston Parish Council</b>	<b>No Determination</b>
<b>St Osyth Parish Council</b>	

<a href="#"><u>23/01370/FUL</u></a> Approval - Full 28.03.2024 Delegated Decision	St Osyth Beach Estate	Proposed demolition of existing building and redevelopment of Hutleys Shopping Parade, with additional maintenance and equipment / vehicle storage buildings.	Hutleys Shopping Parade Beach Road St Osyth Essex CO16 8TB
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#### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

#### 02 COMPLIANCE: PLANS AND SUPPORTING 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

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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.

- o Drawing no. 01 B Site Location Plan
- o Drawing no. 02 Site Plan
- o Drawing no. 04A Proposed Block Plan
- o Drawing no. 05E Proposed Site Layout Plan
- o Drawing no. 06B Proposed Front and Side Elevations
- o Drawing no. 07A Proposed Rear and Storage Building Elevations
- o Drawing no. 08 Proposed Floor Plans
- o Drawing no. 11 Amended Location Plan
- o Drawing no. 10B Amended Phasing Plan
- o 490271PLS-01 Topographical Survey
- o Planning Statement
- o Transport Statement
- o Flood Risk Assessment Revision A 02/11/23
- o Flood Warning Evacuation Plan
- o Preliminary Ecological Appraisal

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: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Having regard to approved drawing no. 10B Amended Phasing Plan, prior to the commencement of any above ground works in relation to Phase 2 (Shops and Associated Parking), a scheme of hard and soft landscaping for the entire site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels, accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for

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their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". The scheme shall include replacement hedgerow planting on the boundary with the highway and the new tree planting in the grassed area at the front of the site, as indicated on the approved plans. Furthermore, any new proposed new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay and retained free of obstruction above 600mm at all times.

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

04 COMPLIANCE: IMPLEMENTATION OF 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 Phase 2 (Shops and Associated Parking) as per approved drawing no. 10B Amended Phasing Plan 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 COMPLIANCE: PERMEABLE SURFACING

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

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

06 COMPLIANCE: FLOOD WARNING EVACUATION PLAN

CONDITION: Prior to occupation of Phase 1, the Flood Warning and Evacuation Plan shall be brought into use and shall remain in force for the duration of the construction and occupation period. The Flood Warning and Evacuation Plan shall remain a live document and be updated where required.

REASON: The site lies within Flood Zone 3 at high risk from flooding and a detailed evacuation plan is essential to safeguard future occupiers of the development.

07 FURTHER APPROVAL: PRECISE MATERIALS DETAILS

CONDITION: No above grounds work shall take place within a phase until full details of the materials to be used in the construction of all the external surfaces for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved materials and details specified and shall be

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permanently maintained as such.

REASON: In the interests of visual amenity and the quality of the development as insufficient details have been provided with the application.

**08 FURTHER APPROVAL: DEMOLITION & CONSTRUCTION MANAGEMENT PLAN**

CONDITION: Prior to any demolition or construction works, details of the demolition and construction methodology, layout plan and timetable shall be submitted to and approved, in writing, by the Local Planning Authority. This shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed. This shall include routing of all traffic and any directional signs to be installed and where.
- d) Details of any protection measures for footpaths and trees surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of measures to control the emission of dust and dirt during construction and including details of any wheel and underbody washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portaloos.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- j) Site waste management plan (that shall include reuse and recycling of materials).
- k) Scheme for sustainable construction management to ensure effective water and energy use.
- l) Scheme of review of complaints from neighbours.
- m) Registration and details of a Considerate Constructors Scheme.
- n) Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense when caused by developer.

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

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

**09 COMPLIANCE: IN ACCORDANCE WITH ECOLOGICAL RECOMMENDATIONS**

CONDITION: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details prior to first occupation of each

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phase of the development hereby approved.

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

10 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: No above slab level works shall take place within a phase until full details of the Biodiversity Enhancement Strategy for protected and Priority species for that phase have been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a. Purpose and conservation objectives for the proposed enhancement measures;
- b. detailed designs to achieve stated objectives;
- c. locations of proposed enhancement measures by appropriate maps and plans;
- d. persons responsible for implementing the enhancement measures;
- e. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to first occupation of each phase and shall be retained in that manner thereafter.

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

11 FURTHER APPROVAL: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

CONDITION: There shall be no commencement of development within a phase until full details of the Biodiversity Enhancement Strategy for protected and Priority species for that phase have been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of "biodiversity protection zones".
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period for that phase 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).

12 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS



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CONDITION: There shall be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be retained/ provided before the road junction / access is first used by the development and retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

13 ACTION REQUIRED: HIGHWAYS TURNING SPACE

CONDITION: Prior to the occupation of Phase 1, the Service Yard and Vehicle Turning Area as shown on approved drawing number 05 E Proposed Site Layout Plan shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

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

14 COMPLIANCE REQUIRED: ACCESS MATERIAL

CONDITION: No unbound material shall be used in the surface treatment of the vehicular access throughout. The bound material as implemented shall then be retained thereafter.

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

15 COMPLIANCE REQUIRED: PROVISION OF PARKING

CONDITION: Phase 2 (Shops and Associated Parking) of the development hereby approved shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

16 COMPLIANCE REQUIRED: PARKING BAY SIZES

CONDITION: Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres. 6 metres should be provided behind each parking space to allow for manoeuvring.

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

17 COMPLIANCE REQUIRED: PROVISION OF CYCLE PTW PARKING

CONDITION: The cycle / powered two-wheeler parking shall be provided in accordance with the approved plans. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

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REASON: To ensure appropriate cycle / powered two-wheeler parking is provided in the interest of highway safety and amenity.

18 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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

- Electric car charging points serving public, staff and disabled parking bays.
- Agreement of a scheme for water conservation including greywater recycling.
- Agreement of heating of each building.
- Agreement of scheme for waste reduction.
- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of connection and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 30mbps) wireless service will be considered.)

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

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

NOTES FOR CONDITION:

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

<a href="#"><u>24/00061/FULH</u></a> <u>H</u> Approval - Full 28.03.2024 Delegated Decision	Mr Leslie Poole	To install 2 x velux windows.	48 West Field Lane St Osyth Clacton On Sea Essex CO16 8GW
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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.

Document titled; Site Plan - Rec'd 15/01/24

Document titled; Proposed Elevations - Rec'd 26/01/24

Document titled; Second Floor Plan Showing Window Location - Rec'd 26/01/24

Document titled; Proposed Block Plan - Rec'd 01/02/24

Document titled; Velux Data Sheet - Rec'd 15/01/24

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

NOTE/S FOR CONDITION:

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

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/00141/FULH</a> <a href="#">H</a> Approval - Full 25.03.2024 Delegated Decision	Mr and Mrs A Poole	Erection of single storey annexe (following demolition of garage) to provide ancillary living accommodation.	79 Mill Street St Osyth Clacton On Sea Essex CO16 8EW

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).

MS.22.01

MS.24.01

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

03 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as 79 Mill Street (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

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

NOTE/S FOR CONDITION

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

**Tendring Parish Council**

**No Determination**

**Thorpe-le-Soken Parish Council**

<a href="#">24/00300/TCA</a> Approval - Full 28.03.2024 Delegated Decision	<i>Batten</i>	<i>Trees in a Conservation Area Notification - Cedar tree (T1)- cut back branches. Oak tree (T3)- reduce over extended lower lateral limbs.</i>	<i>Meadland House Damants Farm Lane Thorpe Le Soken Clacton On Sea Essex CO16 0NP</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,

<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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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.

**Thorrington Parish Council**

**No Determination**

**Weeley Parish Council**

<a href="#"><u>23/01611/FUL</u></a> Approval - Full 25.03.2024 Delegated Decision	<i>Ms Mary Doherty</i>	<i>Proposed change of use of land to mixed use comprising erection of stables for non-commercial equestrian; siting of two mobile home gypsy traveller pitches; and associated hard standing, and touring caravan parking.</i>	<i>Land On The South Side of Gutteridge Hall Lane Weeley Essex CO16 9AS</i>
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**01 COMPLIANCE: COMMENCEMENT TIME LIMIT**

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

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

**NOTE/S FOR CONDITION:**

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

**02 COMPLIANCE: APPROVED PLANS & DOCUMENTS**

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

<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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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.

- LS/PP/0018/002 Proposed Site Layout Plan / Block Plan
- LS/PP/0018/003 Site Plan, Fence and Gate Details, Manure Storage and Management Plan, Mobile Home Size and Planting Specification Details
- LS/PP/0018/002 A Site Plan with Explanatory Notes
- LS/PP/0018/005 Stables Elevations and Floor Plans
- Foul and Surface Water Drainage Strategy
- Personal Circumstances 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 COMPLIANCE WITH DETAILS & TIMESCALE REQUIRED: LANDSCAPING SCHEME**

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details approved drawing number LS/PP/0018/003, 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



<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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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.

04 COMPLIANCE: SPECIFIC RESTRICTION OF USE - GYPSIES AND TRAVELLERS ONLY

CONDITION: The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

REASON: For the avoidance of doubt and in the interests of proper planning of the development, in the interests of visual amenity and the character and appearance of the area.

05 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - 2 PITCHES ONLY

CONDITION: There shall be no more than 2 pitches on the site. On each of the 2 pitches hereby approved no more than 2 caravans shall be stationed at any time, of which only 1 caravan shall be a static caravan.

REASON: For the avoidance of doubt and in the interests of proper planning of the development, in the interests of visual amenity and the character and appearance of the area.

06 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - SIZE OF CARAVAN

CONDITION: No caravan shall exceed the 'Single Unit Mobile Home' dimensions as specified on approved drawing number LS/PP/0018/003, unless details are first agreed, in writing, by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: For the avoidance of doubt and in the interests of proper planning of the development, in the interests of visual amenity and the character and appearance of the area.

07 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - SITING OF CARAVANS

CONDITION: The pitches hereby approved shall be sited in strict accordance with the approved site layout plans and shall not be moved or re-sited anywhere else on the site, unless details are first agreed, in writing, by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: For the avoidance of doubt and in the interests of proper planning of the development, in the interests of visual amenity and the character and appearance of the area.

08 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - COMMERCIAL VEHICLES

CONDITION: No more than one commercial vehicle per pitch shall be kept on the land for use by the occupiers of the caravans hereby permitted, and it shall not exceed 3.5 tonnes in weight.

REASON: For the avoidance of doubt and in the interests of proper planning of the development, in the interests of visual amenity and the character and appearance of the area.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
09		COMPLIANCE: SPECIFIC RESTRICTION OF USE - NO COMMERCIAL USES	
CONDITION: No business or commercial activities shall take place from the site whatsoever, including any livery or riding school activities.			
REASON: To prevent the generation of unnecessary traffic in the interests of highway safety, local amenity, and character and appearance of the area.			
10		COMPLIANCE: SPECIFIC RESTRICTION OF USE - NO 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 building/s 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 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.			
11		COMPLIANCE: WASTE MANAGEMENT PLAN	
CONDITION: The equestrian element of the development hereby approved shall be carried out in accordance with the Manure Storage Plan and Manure Storage Management Plan shown on approved drawing number LS/PP/0018/003. The approved waste management plan shall be adhered to at all times, unless otherwise agreed in writing by the Local Planning Authority.			
REASON: In the interests of residential amenities to ensure that they do not suffer a loss of amenity by reason of odour.			
12		COMPLIANCE: NO BURNING	
CONDITION: As specified within the Manure Storage Management Plan shown on approved drawing number LS/PP/0018/003, there shall be no burning of horse manure on the site at any time.			
REASON: For the avoidance of doubt as the site is in the proximity of residential dwellings and therefore suitable control is necessary to protect the amenities of residents of such properties.			
13		SPECIFIC RESTRICTION OF DEVELOPMENT: NO ILLUMINATION	
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. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.			
REASON: In the interests of amenity to reduce the impact of nighttime illumination on the character of the area and in the interests of biodiversity.			

<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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14 COMPLIANCE: CONSTRUCTION HOURS

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

REASON: To protect the amenity of nearby residential properties.

15 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Prior to first occupation, provision of a 2.4 metre wide parallel band visibility splay across the entire site frontage to Gutteridge Hall Lane which shall be retained at all times. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification) no obstruction shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

REASON: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

16 COMPLIANCE: BOUND ACCESS SURFACING

CONDITION: As shown on approved drawing number LS/PP/0018/002 A (Site Plan with Explanatory Notes), the access hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 7.5 metres from the edge of the carriageway prior to first use. The bound material as implemented shall then be retained thereafter.

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

17 ACTION REQUIRED: HIGHWAYS TURNING SPACE

CONDITION: Prior to the building/s being first occupied, the vehicle turning space shown on the hereby approved plans shall be provided in its entirety and shall then be retained in its approved form and used for no other purpose.

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

18 REMOVAL OF PERMITTED DEVELOPMENT: FENCING & ENCLOSURES

CONDITION: Notwithstanding the provisions of the Town & Country Planning (General Permitted

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Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), other than the fencing and field gate details shown on approved drawing number LS/PP/0018/003, there shall be no other gates/fence and/or other means of enclosure erected at the point of access or anywhere on or within the site, unless details are first agreed, in writing, by the local planning authority. Any gates to be erected on site that may be approved, shall only open into the site and not over any area of the public highway at any time.

REASON: In the interests of proper planning of the development, in the interests of highway safety and in the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION: Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

#### 19 REMOVAL OF PERMITTED DEVELOPMENT: BUILDINGS OR STRUCTURES

CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), no sheds or amenity/utility buildings, or other buildings or structures, other than those shown on the approved plans shall be erected on the site unless details of their size, materials and location have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of proper planning of the development, in the interests of visual amenity and the character and appearance of the area.

#### 20 FURTHER APPROVAL: RESOURCE EFFICIENCIES

CONDITION: Within 3 months from the date of this permission, a scheme for the provision and implementation (including a timetable for its provision) of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall have been carried out and completed in accordance with an agreed timetable.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources and reduced harm to the environment.

#### 21 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENTS

CONDITION: Within 3 months from the date of this permission, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a. Purpose and conservation objectives for the proposed enhancement measures;
- b. detailed designs or product descriptions to achieve stated objectives;
- c. locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d. persons responsible for implementing the enhancement measures;

<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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e. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species).

<a href="#"><u>24/00288/WTPO</u></a> Approval - Full 28.03.2024 Delegated Decision	Weeley Parish Council	Trees in a Conservation Area Notification - Crown lift 1 x Oak Tree.	Weeley Playing Field Old Clacton Road Weeley Essex
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#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

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

**No Determination**

**Wrabness Parish Council**

<a href="#"><u>23/01215/FUL</u></a> Approval - Full 28.03.2024 Delegated Decision	Woodlands Burials	Proposed link-detached resomation crematorium building with staff office, kitchen, bathroom and storage above.	Oakfield Wood Burial Ground Ash Street Wrabness Essex CO11 2TG
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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 No. 24-2023-01P received 30 August 2023  
 Drawing No. 24-2023-03P received 5 September 2023  
 Drawing No. 24-2023-07P  
 Drawing No. 24-2023-08P  
 Drawing No. 24-2023-09P  
 Drawing No. 24-2023-10P  
 Design and Access Statement received 30 August 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 condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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

### 03 SPECIFIC RESTRICTION 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. Details of such application shall include specifications for the lighting proposed, its location and position within the site, height and levels of illumination proposed and accord with the lighting principles in the Lighting Design Guide for the Dedham Vale and Suffolk & Essex Coast & Heaths National Landscape for non-domestic applications. The details shall also specify that any external lighting includes cowling, or other similar device, to ensure that the lighting only illuminates the site directly. The development shall be carried out in accordance with the details as agreed and retained as such thereafter.

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

04 **CONDITION:** Prior to commencement of development details including a plan for storage and removal of trade effluent arising from the process of water cremations shall be submitted to and approved, in writing, by the Local Planning Authority.

Those details shall include, but not limited to:

- a) specification of the storage tank and a plan for its maintenance
- b) 1:50 scale plans confirming location of the storage/sections of the storage tank in the ground/details of any base to be used/elevation drawings of all external surfaces & means of enclosure around the area of the storage tank
- c) a plan for the management of the trade effluent including its disposal
- d) the process and measures for containing accidental releases to the environment and notification to appropriate agencies

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

**REASON:** To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property, and ecological systems) arising from any land/ground contamination are minimised and any necessary remediation can be carried out safely without



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unacceptable risks to workers, neighbours and other offsite receptors.

- 05      **CONDITION:** No development shall commence above slab level until a Noise Impact Assessment has been undertaken in accordance with BS4142 taking into account the different types of plant machinery required for the processes part of the development hereby approved including but not limited to extraction/ventilation, drying oven, resomators, steam generator, air compressor, heating of the building. The report shall be carried out by a qualified, competent person.

The report shall specify the services/plant/equipment on a location plan, confirm the duration of the specific noise and the noise level with an assessment of associated noise impacts on the existing character of the area and at the various noise sensitive properties. The report shall outline the mitigation measures for the development and shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved.

**REASON:** to protect the amenity of the surrounding area and nearby existing residential dwellings.

**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.

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

**CONDITION:** The hereby permitted development/use shall only operate between the hours of 09:00 and 17:00 Mondays to Friday. There shall be no working and/or use operated and/or use of plant machinery/equipment on Saturdays, Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

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

**NOTE/S FOR CONDITION:**

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

- 07      **FURTHER APPROVAL - SURFACE WATER DRAINAGE DETAILS**

**CONDITION:** No development shall commence above slab level until full details of surface water drainage have been submitted to and approved, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of

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surface water drainage has been fully installed and is functionally available for use. The surface water drainage scheme shall thereafter be maintained as approved.

REASON: To safeguard the ground water environment and minimise the risk of flooding.

08 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.

09 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.

10 MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The scheme of electricity generation via solar panels and an internal heat exchange unit shall be implemented prior to first use of the building hereby approved unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

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

11 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION:

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

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