

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

## Alresford Parish Council

|  |                 |   |  |
|--|-----------------|---|--|
| <a href="#">24/00263/FULHH</a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr John McVelia | Householder Planning Application - removal of existing conservatory and replace with single storey extension, predominately rendered with a pitched roof to match the existing bungalow. New extension to be fitted with bi fold door to east elevation and large full width window to north elevation, to extend into the gable of the roof. | 10 Orchard Road<br>Alresford<br>Colchester<br>Essex<br>CO7 8DX |
|--|-----------------|---|--|

### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

### 02 APPROVED PLANS & DOCUMENTS

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

- Drawing No. 001
- Drawing No. 001A
- Drawing No. 002
- Drawing No. 003

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

NOTE/S FOR CONDITION:

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

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

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

---

|   |               |  |  |
|---|---------------|--|--|
| <a href="#">24/00339/WTPO</a><br>Approval - Full<br>08.04.2024<br>Delegated<br>Decision | Mr T H Fisher | Works related to Tree<br>Preservation Order<br>(96/00007/TPO) - Oak<br>tree - Reducing back to<br>previous points. | 23 Crestlands<br>Alresford<br>Colchester<br>Essex<br>CO7 8AF |
|---|---------------|--|--|

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

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

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.

### **Ardleigh Parish Council**

|   |            |   |  |
|---|------------|---|--|
| <a href="#"><u>23/01641/FUL</u></a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | G Milleare | Appearance and layout<br>amendments relating to a<br>scheme for the erection<br>of one dwelling granted<br>under planning<br>application<br>21/01769/FUL. | Guide Post Farm<br>Dead Lane<br>Ardleigh<br>Colchester<br>Essex<br>CO7 7PF |
|---|------------|---|--|

#### 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.

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

- Drawing No. 172GPF\_101
- Drawing No. 172GPF\_102
- Drawing No. 172GPF\_103
- Drawing No. 172GPF\_105
- Drawing No. 172GPF\_106
- Drawing No. 172GPF\_107
- Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment - Report No. P0355/R01 Issue 1 - June 2023 - Prepared by Sue Slaven.
- Report on Ground Investigation - Report No. P0355/R01 Issue 1 - August 2023 - Prepared by Sue Slaven.
- Letter in regards to contaminated grounds - Ref: P0355/LR01/SHS - 14 November 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 COMPLIANCE: PERMEABLE SURFACING**

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

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

**04 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED: LANDSCAPING SCHEME**

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details - drawing no. 172GPF\_106, shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the

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

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 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).

#### 06 FURTHER APPROVAL: ENERGY EFFICENCY MEASURES

CONDITION: No development shall commence above slab level for the dwelling hereby approved until a scheme for the provision and implementation of fibre optic broadband measures for the lifetime of the dwelling and its plot shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

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

The scheme shall be fully implemented prior to the first occupancy of the dwelling. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development to reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

NOTE/S FOR CONDITION:

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

The greatest threat to our planet is the belief that someone else will save it and also forgetting that small acts, when multiplied by millions of people, can transform the world. Developments will provide buildings/homes to thousands/millions of people over their lifetime. A well designed sustainable development in the beginning will restrict the contribution each person makes to that threat and help enable them to transform the world

**07 COMPLIANCE: ENERGY EFFICIENCY MEASURES**

CONDITION - The development shall be carried out in strict accordance with the 'Water, energy and resource efficiency measures' received 17th November 2023 and 'Electric Vehicle Charging' received 17th November 2023 and all these measures shall be provided and implemented in full prior to first occupation of any of the dwellings hereby approved.

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

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

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

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

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

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

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

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

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

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

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

REASON: There hereby approved dwelling is slightly larger than the 2022 consented scheme and to enable the Local Planning Authority to now retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

11 ACTION REQUIRED: HIGHWAYS TURNING SPACE

CONDITION: Prior to the first occupation of the development, details of a vehicular turning facility shall be approved, in writing, by the Local Planning Authority. The turning facility shall be constructed, surfaced and thereafter maintained free from obstruction within the site at all times for vehicular use only.

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

12 COMPLIANCE: NO UNBOUND MATERIALS

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

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

13 COMPLIANCE: PEDESTRIAN VISIBILITY SPLAYS

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

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

14 SPECIFIC RESTRICTION: ACCESS WIDTH

CONDITION: Prior to first use the access and drive shall be constructed to a minimum width of 5.5 metres for a distance of at least 6 metres measured from the nearby edge of the carriageway and shall then thereafter be retained.

REASON: In the interests of highway safety to ensure vehicles can enter and leave the site in a safe manner ensuring opposing vehicles can pass in the interest of highway safety.

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.

15 COMPLIANCE: CONSTRUCTION MANAGEMENT PLAN

CONDITION: The Construction Management Plan received on 17th November 2023 shall be implemented in its entirety and shall operate as may be approved at all times during

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

construction.

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

**Beaumont Parish Council**

**No Determination**

**Bradfield Parish Council**

|  |                              |   |   |
|--|------------------------------|---|---|
| <a href="#">24/00329/TCA</a><br>Approval - Full<br>08.04.2024<br>Delegated<br>Decision | Mr Barrow -<br>Bradfield PCC | Trees in a Conservation<br>Area Notification - 1 no.<br>Holly - Remove bough. | Church of St Lawrence<br>The Street<br>Bradfield<br>Essex |
|--|------------------------------|---|---|

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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



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

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.

### **Brightlingsea Town Council**

|   |                  |   |   |
|---|------------------|---|---|
| <a href="#">24/00242/HHPN</a><br><a href="#">OT</a><br>Prior Approval<br>Given<br>10.04.2024<br>Delegated<br>Decision | Mrs Fiona Hunter | Prior Approval<br>Application under Part 1,<br>Class A of the Town and<br>Country Planning<br>(General Permitted<br>Development) (England)<br>Order 2015 (as<br>amended) for single<br>storey rear flat roof<br>extension (Depth 4.5m,<br>maximum eaves height<br>3m and overall height<br>3m). | 20 Elm Drive<br>Brightlingsea<br>Colchester<br>Essex<br>CO7 0LA |
|---|------------------|---|---|

- 01 The proposal will be constructed in accordance with the plans submitted with the application:
- Location and Block Plan, Drawing No. 0153-A-001
  - Proposed Outline Plan, Drawing No. 0153-A-002
  - Existing and Proposed Details, Drawing No. 0153-A-100

|   |                |   |  |
|---|----------------|---|--|
| <a href="#">24/00285/FULH</a><br><a href="#">H</a><br>Refusal - Full<br>12.04.2024<br>Delegated<br>Decision | Dr J Nicholson | Householder Planning<br>Application - demolition<br>of existing garage and<br>construction of combined<br>garage and residential<br>annex at ground floor,<br>offices and w/c at first<br>floor. New access door<br>and wall to main house. | 70 Ladysmith Avenue<br>Brightlingsea<br>Colchester<br>Essex<br>CO7 0JD |
|---|----------------|---|--|

- 01 Paragraph 135 of the National Planning Policy Framework 2023 (NPPF) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment, function well and add to the overall quality of the area, and establish or maintain a strong sense of place.

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

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

This impact would be out of keeping with the pattern of surrounding development and adjacent housing, resulting in a visually intrusive development harmful to the character and appearance of this area. As such the proposal would be contrary to the above policies.

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

02 Paragraph 135 of the National Planning Policy Framework 2023 requires planning policies and decisions to create places with a high standard of amenity for existing and future users. Policy SP7 of Section 1 of the adopted Local Plan endorses this requirement.

Adopted Local Plan Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the amenities of occupiers of nearby properties.

The proposed first floor rear Juliet balcony will achieve clear views into the neighbouring gardens of 68A Ladysmith Avenue and 69 Spring Road.

Due to its positioning and close relationship with 68A Ladysmith Avenue the Juliet balcony will allow for users to achieve clear views into this neighbouring dwelling's rearward facing openings resulting in a significant increase of overlooking to this neighbour.

The siting of the development would therefore result in a significant loss of privacy to the neighbouring residents, which is contrary to the aims of the above national and local plan policies.

03 Paragraph 114 of the National Planning Policy Framework 2023 (NPPF) seeks to ensure that safe and suitable access to a development site can be achieved for all users. Policy SPL3 Part B of the adopted Local Plan states that new development (including changes of use) must meet practical requirements; ensuring access to the site is practicable and associated additional traffic can be safely accommodated and that provision is made for adequate vehicle and cycle parking. The EPOA Parking Standards 2009 set out the requirements for parking provision.

In this instance, the proposed development removes the existing garage which will be replaced by a new outbuilding that is of insufficient size to meet the parking requirements for the host dwelling and the additional accommodation proposed. The proposal would, therefore, potentially lead to vehicles being left parked in the adjoining highway, exacerbating on-street parking stress in a predominately residential area, detrimental to the general safety of all highway users, and would undermine the principle of seeking to discourage on-street parking in the locality, contrary to the above-mentioned policy and NPPF paragraph 110.

## **Clacton-on-Sea**

|  |                                      |   |   |
|--|--------------------------------------|---|---|
| <a href="#"><u>23/01821/ADV</u></a><br>Approval -<br>Advertisement<br>Consent<br>12.04.2024<br>Delegated<br>Decision | <i>Wildstone Estates<br/>Limited</i> | <i>Installation of 1 no. 48<br/>sheet digital poster.</i> | <i>Land On The East Side of<br/>Old Road<br/>Clacton On Sea<br/>Essex</i> |
|--|--------------------------------------|---|---|

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:

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

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

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

## 02 APPROVED PLANS & DOCUMENTS

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).

### Drawing No's

14016/PA/01 - Received 14.03.24  
 14016/PA/02 - Received 14.03.24  
 14016/PA/03 - Received 14.03.24  
 14016/PA/04 - Received 14.03.24  
 Cover Letter - Received 22.12.23

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.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
|---|-------------------------|-----------------|-----------------|
|---|-------------------------|-----------------|-----------------|

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 300 candelas/m<sup>2</sup> at night and 3500 candelas/m<sup>2</sup> during the day.

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>

04 CONDITION: On completion of the installation of the hereby approved poster, the existing boundary fence to the rear of the footway, must be reinstated/repared in accordance with details to have been previously agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained and maintained thereafter.

REASON: In the interests of highway safety as the site directly abuts the footway.

---

|   |                      |                                  |  |
|---|----------------------|----------------------------------|--|
| <a href="#"><u>24/00083/FUL</u></a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr Mark<br>Hamburger | Erection of a dwelling<br>house. | 22 Warwick Crescent<br>Clacton On Sea<br>Essex<br>CO15 3DG |
|---|----------------------|----------------------------------|--|

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

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

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.

Amended Site and Block Plan - Recieved 22.02.24

Drawing No. E01 Rev A

Drawing No. E02 Rev A

Drawing No. E03 Rev A

Drawing No. E04 Rev A

Drawing No. P01 Rev A

Drawing No. P02 Rev A

Drawing No. P03 Rev A

Drawing No. P04 Rev A

Drawing No. P05 Rev A

Drawing No. P06 Rev A

Drawing No. P07 Rev A

Foul Drainage Assessment

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

NOTE/S FOR CONDITION:

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

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

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

03      **CONDITION:** The hereby approved development shall not be first occupied/used until detailed proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide for mitigation in accordance with the joint Habitats Regulations

Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or demonstrate mitigation measures of an equivalent effectiveness.

These proposals may require on site or off-site mitigation, but in either case must include evidence of the completion of a necessary legal agreement to secure the proposed mitigation and/or contribution towards mitigation. Please note a legal agreement will include legal fees and may require obligations to secure monitoring and associated fees. For any on site mitigation proposals approved, it shall be carried out in full and thereafter shall be maintained as approved.

REASON: In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations. Failure to achieve satisfactory mitigation would result in harm by new residents due to the development's impact on protected sites.

**NOTE/S FOR CONDITION:**

This condition establishes the necessity to ensure the implementation of appropriate mitigation measures due to the impact of the approved development. Such mitigation may be required on-site, off-site, or a combination of both.

Typically, a contribution towards visitor management measures at the protected Habitats Site(s) is the preferred and simplest approach to fulfil the requirements of this condition. To fulfil this requirement, you can contribute funds towards a range of mitigation projects in the protected areas. It is essential to secure this provision through a legal agreement between the Council, Developer/Applicant, and site owners before occupation. If this is the approach to fulfilling this condition you wish to take, you are strongly advised to finalise the legal agreement with the Council before submitting any request to discharge this condition. Failure to conclude the agreement within the discharge of condition application timeframe may lead to the refusal to discharge the condition.

Please note if there are other obligations needed for this development, for example to secure monitoring and maintenance of a Biodiversity Net Gain Plan you may wish to combine these together as one agreement.

**04 ONGOING REQUIREMENT IMPOSED - NOISE RESTRICTIONS & WORKING TIME LIMITS**

CONDITION: No machinery (all fixed and hand machinery) on site or as may be brought on site, as defined by the red line plan with regard to this permission, shall be operated on the site (including inside any buildings) before 08:00 and after 18:00 Monday - Fridays, with works or before 08:00 and after 13:00 on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interest of the amenity of neighbouring residents having regard to the background noise levels in the area.

**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. 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.
- 2) This condition does not include vehicles (for example HGVs) capable of using the public highway in the definition of machinery as these are not fixed to the site and/or building/s nor

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

regarded as hand machinery.

05 ACTION REQUIRED: PROVISION OF CYCLE PARKING

CONDITION: The cycle parking facilities as shown on the approved plan number P06 Rev A are to be provided prior to the first occupation of the development and retained at all times.

Reason: To ensure appropriate bicycle parking is provided in accordance with Policy DM8.

06 ACTION REQUIRED: RESIDENTIAL TRAVEL PACK PRIOR TO OCCUPATION

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

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

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

07 FURTHER APPROVAL - WATER, ENERGY AND FOUL WATER DRAINAGE DETAILS

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

- Agreement of carbon level;
- Agreement of provisions to ensure the development is zero carbon ready;
- A Water-butt for the dwelling hereby approved;
- Compost bin for the dwelling hereby approved;
- Agreement of heating of the dwelling; and
- Agreement of scheme for waste reduction
- Details of foul drainage connection

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

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

NOTE/S FOR CONDITION:

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

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

The greatest threat to our planet is the belief that someone else will save it and also forgetting that small acts, when multiplied by millions of people, can transform the world. Developments will provide buildings/homes to thousands/millions of people over their lifetime. A well designed sustainable development in the beginning will restrict the contribution each person makes to that threat and help enable them to transform the world.

08 ACTION REQUIRED: REFUSE BINS AND COLLECTION AREAS

CONDITION: Prior to occupation of each dwelling hereby approved the area to be provided for storage of refuse/recycling bins as shown on the approved drawing number P07 Rev A shall be provided and then retained in perpetuity.

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

NOTE/S FOR CONDITION:

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

09 FURTHER APPROVAL - SURFACE WATER DRAINAGE DETAILS

CONDITION: Full details of surface water drainage for the site shall have been submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works on site. No part of the development shall be first occupied or brought into use until the agreed method of 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 further critical drainage related flooding.

|   |                      |   |   |
|---|----------------------|---|---|
| <a href="#"><u>24/00110/ROC</u></a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Miss Linda<br>Barber | Application under<br>Section 73 of the Town<br>and Country Planning<br>Act, for removal of<br>condition 4 (temporary<br>permission), and<br>variation of condition 3<br>(occupation dates) of<br>21/01299/FUL to allow<br>holiday occupancy for up<br>to 28 consecutive days at<br>a time excluding 14th<br>October to 28th October<br>inclusive each year. | 5 Singer Avenue<br>Jaywick<br>Clacton On Sea<br>Essex<br>CO15 2LR |
|---|----------------------|---|---|

01 CONDITION: The development shall be occupied in accordance with Flood Risk Assessment



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

and Drainage Strategy, Section 5 Mitigation Measures, paragraphs 5.9 through to 5.27, received 12th August 2021 under application 21/01299/FUL.

REASON: To ensure that occupants of the development are aware that the site is at risk of flooding.

02      CONDITION: The use hereby permitted shall be solely for holiday accommodation. No person shall occupy the site for more than 28 consecutive days.

REASON: To ensure the site is maintained as a tourist location and not for permanent occupation.

03      CONDITION: The unit shall not be occupied between 14 October and 28 October inclusive in any year.

REASON: To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

04      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.

Drawing number PA-10 Proposed plans and elevations received 13/08/2021 under 21/01299/FUL. Flood Risk Assessment and Drainage Strategy February 2019 received 12/08/2021 under 21/01299/FUL.

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

NOTES FOR CONDITION:

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

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.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>                              | <i>Applicant's Name</i>                    | <i>Proposal</i>  | <i>Location</i>   |
|--|--|--|---|
| <a href="#">24/00168/NMA</a><br>Approval Non<br>Material<br>Amendment<br>11.04.2024<br>Delegated<br>Decision | Mr Stuart Willsher<br>- Persimmon<br>House | Non Material<br>Amendment to<br>application reference<br>20/00179/FUL to add<br>bollards to block plan to<br>prevent vehicles taking<br>short cut over the<br>footpath/landscaping<br>outside Plot 32. | Oakwood Park<br>Land East of Thorpe Road<br>Little Clacton<br>Clacton On Sea<br>Essex<br>CO16 9SA |

01 APPROVED PLANS AND DOCUMENTS: REVISION TO CONDITION 17 OF 20/00179/FUL

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

24/00168/NMA Approved drawing: PH-156-002D Master Plan

Superseding the following drawing attached to 20/00179/FUL: PH-156-002C Master Plan

REASON: For the avoidance of doubt.

|  |                 |   |   |
|--|-----------------|---|---|
| <a href="#">24/00194/FULH</a><br>H<br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr Varun Chadha | Householder Planning<br>Application for proposed<br>balcony to front elevation<br>including associated<br>fenestration changes to<br>facilitate access onto the<br>balcony. | 181 Kings Parade<br>Holland On Sea<br>Essex<br>CO15 5QE |
|--|-----------------|---|---|

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

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

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

The approved red line plan drawing is BLANK received BLANK  
LIST ALL OTHER DRAWINGS

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

NOTE/S FOR CONDITION:

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

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

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

|  |               |  |  |
|--|---------------|--|--|
| <a href="#">24/00198/LUPR</a><br><a href="#">OP</a><br>Lawful Use<br>Certificate<br>Granted<br>08.04.2024<br>Delegated<br>Decision | Mr T Orsborne | Application for Lawful<br>Development Certificate<br>for Proposed Use or<br>Development for garage<br>conversion with all work<br>being internal. No<br>enlargement to building. | 12 Fleetwood Avenue<br>Holland On Sea<br>Clacton On Sea<br>Essex<br>CO15 5SE |
|--|---------------|--|--|

01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

|   |                                    |  |  |
|---|------------------------------------|--|--|
| <a href="#">24/00314/HHPN<br/>OT</a><br>HHPN - Prior<br>Approval Is<br>Refused<br>11.04.2024<br>Delegated<br>Decision | Jason Buxton and<br>Candice Fisher | Prior Approval<br>Application under Part 1,<br>Class A of the Town and<br>Country Planning<br>(General Permitted<br>Development) (England)<br>Order 2015 (as<br>amended) for erection of<br>single storey flat roof<br>extension with glazed<br>roof lanterns (Depth<br>5.3m, Maximum Height<br>3.17m, Eaves Height<br>3.17m). | 107 London Road<br>Clacton On Sea<br>Essex<br>CO15 3SS |
|---|------------------------------------|--|--|

- 01 The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres. As such it fails to meet criteria for Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

|   |  |   |  |
|---|--|---|--|
| <a href="#">24/00322/WTPO</a><br>Approval - Full<br>08.04.2024<br>Delegated<br>Decision | Georgia Edwards<br>- Firstport<br>Retirement Ltd | Works related to Tree<br>Preservation Order<br>96/00026/TPO - 1 no.<br>Oak - reduce crown to<br>previous pruning points<br>by 2m, 3 no. Sycamore -<br>repollard 3m to recent<br>pollard points. | Coleman Court<br>Station Road<br>Clacton On Sea<br>Essex<br>CO15 6PY |
|---|--|---|--|

- 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.

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

- 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="#">24/00328/HHPN<br/>OT</a><br>HHPN - Prior<br>Approval Is<br>Refused<br>12.04.2024<br>Delegated<br>Decision | Mr and Mrs<br>Wright | Prior Approval<br>Application under Part 1,<br>Class A of the Town and<br>Country Planning<br>(General Permitted<br>Development) (England)<br>Order 2015 (as<br>amended) for erection of<br>single storey rear<br>extension to form<br>kitchen/dining (Depth<br>5.2m, Maximum Height<br>4.05m, Eaves Height<br>2.45m). | 19 Southcliff Park<br>Clacton On Sea<br>Essex<br>CO15 6HH |
|---|----------------------|--|---|

- 01 The enlarged part of the dwellinghouse would have a single storey and exceeds 4 metres in height. As such it fails to meet the criteria for Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**Elmstead Market Parish Council      No Determination**

**Frating Parish Council                      No Determination**

**Frinton & Walton Town Council**

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>                              | <i>Applicant's Name</i> | <i>Proposal</i>   | <i>Location</i>  |
|--|-------------------------|---|--|
| <a href="#">24/00072/FULH</a><br><a href="#">H</a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr Simon Youell         | Addition of one storey to the existing bungalow plus single storey extensions to the front, rear and side (following demolition of the existing side conservatory, front external veranda and garden walls, roof and gable ends of the bungalow). | Hydra<br>Pork Lane<br>Great Holland<br>Frinton On Sea<br>Essex<br>CO13 0JE |

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).

Drawing Numbers

Hydra-PA-001

Hydra-PA-002\_RevB including horizontal cladding at first floor to be Cream colour (colour code RAL 9001 as indicated on approved plan).

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

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

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

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

**03 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND RESTRICTED OPENING MECHANISMS**

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the two bathroom windows in the first floor south facing elevation shall be glazed in obscured glass and fitted with restricted opening mechanisms at 10cm openable (maximum) before the development hereby permitted is first occupied/used and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

**NOTE/S FOR CONDITION**

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

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

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

**04 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS - FIRST AND SECOND FLOOR WINDOW INSERTIONS AND ALTERATIONS (NORTH ELEVATION)**

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no insertion of new openings in the first floor north facing elevation and second floor north facing roof slope shall be carried out except pursuant to the grant of planning permission on an application made in that regard.

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

|  |                  |   |  |
|--|------------------|---|--|
| <a href="#"><u>24/00196/FULH</u></a><br><i>H</i><br><i>Approval - Full</i><br><i>10.04.2024</i><br><i>Delegated</i><br><i>Decision</i> | <i>Mr S Keen</i> | <i>Replacement of existing dormer windows with french doors and a balcony area.</i> | <i>Flat 17</i><br><i>Earlswood Lodge</i><br><i>77 Naze Park Road</i><br><i>Walton On The Naze</i><br><i>Essex</i><br><i>CO14 8JY</i> |
|--|------------------|---|--|

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. 101  
Drawing No. 102  
Drawing No. 103  
Drawing No. 104

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.



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

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>24/00295/COUN</u></a><br><a href="#"><u>OT</u></a><br>Determination<br>prior approval<br>not reqred<br>11.04.2024<br>Delegated<br>Decision | Mr David Salmon | Prior Approval<br>Application under Part 3,<br>Class Q of the Town and<br>Country Planning<br>(General Permitted<br>Development) (England)<br>Order 2015 (as<br>amended) for conversion<br>of agricultural building<br>into a three bedroom,<br>single storey dwelling.<br>(Renewal of<br>21/00025/COUNOT) | Plot 2<br>Green End Farm<br>Green End Lane<br>Great Holland<br>Frinton On Sea<br>Essex<br>CO13 0JA |
|---|-----------------|--|--|

01      **CONDITION:** Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

**REASON:** In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

Drawing Numbers GNF/1 and GNF/2.

**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.

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

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

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

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

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

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

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

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

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

05      **CONDITION:** The public's rights and ease of passage over public footpath no. 4 (Frinton and Walton\_164) south of Green End Lane shall always be maintained free and unobstructed.

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

06      **CONDITION:** Prior to first occupation of the hereby approved development, 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:

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

- 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) 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 and habitats.

|  |          |  |   |
|--|----------|--|---|
| <a href="#">24/00391/TCA</a><br>Approval - Full<br>12.04.2024<br>Delegated<br>Decision | Mr Wylie | Trees in a Conservation Area Notification - <i>Laylandii</i> cypress (T1), cut back overhanging branches to property boundary. | Albany House<br>First Avenue<br>Frinton On Sea<br>Essex<br>CO13 9HA |
|--|----------|--|---|

#### 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

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

Council.

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

|  |   |  |   |
|--|---|--|---|
| <a href="#"><u>24/00521/WTRE</u></a><br><a href="#"><u>X</u></a><br>Approval - Full<br>09.04.2024<br>Delegated<br>Decision | Diane Mason -<br>Masons Tree<br>Surgery Ltd | Fell tree to ground level under section 211 Notice on the local planning authority as set out in Section 15 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. | 15 Upper Second Avenue<br>Frinton On Sea<br>Essex<br>CO13 9LL |
|--|---|--|---|

**Great Bentley Parish Council**                      **No Determination**

**Great Bromley Parish Council**                      **No Determination**

**Great Oakley Parish Council**                      **No Determination**

**Harwich Town Council**

|   |                |  |   |
|---|----------------|--|---|
| <a href="#"><u>24/00187/FULH</u></a><br><a href="#"><u>H</u></a><br>Refusal - Full<br>08.04.2024<br>Delegated<br>Decision | Ms Susan Lewis | External insulation and fibre cement cladding (light grey) to the side wall. | 2 Bell Cottages<br>Outpart Eastward<br>Harwich<br>Essex<br>CO12 3EN |
|---|----------------|--|---|

- 01      The application dwelling is a semi detached property that is symmetrical with its adjoining neighbour and positively contributes to the appearance of Harwich Conservation Area. The property is within close proximity to the New Bell Inn which is a non-designated heritage asset and a building of townscape merit. The site is also in close proximity to a number of designated heritage assets.

The proposed cladding to the side wall will deepen the window reveals and alter the symmetry of the main façade, resulting in harm to the external appearance of the existing building. Moreover, the proposed fibre cement cladding is a non traditional material and is not in keeping with the local historic character. This would also set a harmful precedent to the further detriment of the character and appearance of the Harwich Conservation Area. The proposal fails therefore to preserve or enhance the character and appearance of the Harwich Conservation Area resulting in less than substantial harm to its significance. There are no public benefits to outweigh this harm and the proposal is therefore contrary to policies SPL3 and PPL8 of the Tendring District Local Plan 2013-33 and paragraphs 205 and 208 of the National Planning Policy Framework.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>                              | <i>Applicant's Name</i> | <i>Proposal</i>  | <i>Location</i>   |
|--|-------------------------|--|---|
| <a href="#">24/00222/FULH</a><br><a href="#">H</a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr B Mason              | Householder Planning<br>Application - Single<br>storey rear extension. | 8 Bullfinch Close<br>Dovercourt<br>Harwich<br>Essex<br>CO12 4WH |

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).

Drawing No's  
8/BCD/ADD.1  
8/BCD/2

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

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

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="#">24/00292/LUPR<br/>OP</a><br>Lawful Use<br>Certificate<br>Granted<br>11.04.2024<br>Delegated<br>Decision | Mr and Mrs Lee<br>Grubb | Application for Lawful<br>Development Certificate<br>for Proposed Use or<br>Development for<br>proposed detached<br>games room. | 49 Highfield Avenue<br>Dovercourt<br>Harwich<br>Essex<br>CO12 4DR |
|---|-------------------------|---|---|

01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

|   |   |  |                                      |
|---|---|--|--------------------------------------|
| <a href="#">24/00457/NACO<br/>N</a><br>To be<br>determined by<br>another Authority<br>11.04.2024<br>Delegated<br>Decision | Five Estuaries<br>Offshore Wind<br>Farm Ltd | Consultation Received<br>from Suffolk - Application<br>for an Order Granting<br>Development Consent<br>for the Five Estuaries<br>Offshore Wind Farm. | Five Estuaries<br>Offshore Wind Farm |
|---|---|--|--------------------------------------|

### Lawford Parish Council

|  |                          |   |   |
|--|--------------------------|---|---|
| <a href="#">24/00260/VOC</a><br>Approval - Full<br>11.04.2024<br>Delegated<br>Decision | Mr and Mrs<br>Richardson | Application under<br>Section 73 of the Town<br>and Country Planning<br>Act for Variation of<br>Condition 12 (demolition<br>of agricultural building) of<br>application<br>23/01145/FUL to allow<br>for agricultural building to<br>remain, and be used as a<br>temporary storage facility<br>until new dwelling is<br>complete. | 87 Hungerdown Lane<br>Lawford<br>Manningtree<br>Essex<br>CO11 2LY |
|--|--------------------------|---|---|

01 CONDITION: The development hereby permitted shall be begun not later than 21st December 2026.

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

NOTE/S FOR CONDITION:

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

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

Drawing Numbers P01c received dated 2 November 2023, P03b received dated 23 August 2023, P04b received dated 23 August 2023, and document titled '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      **CONDITION:** The scheme of hard, soft and boundary treatment landscaping works shall be in full accordance with the details as approved within planning reference 24/00259/DISCON.

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

04      **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

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

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      **CONDITION:** Prior to first use of the access, visibility splays shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres across the entire site frontage, as measured from and along the nearside edge of the carriageway, and shall then be retained in its approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

NOTE/S FOR CONDITION:

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

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

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

NOTE/S FOR CONDITION:

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

07      **CONDITION:** Prior to first occupation of the hereby approved development, the vehicle parking area indicated on the approved plans within planning permission 23/01145/FUL shall be hard surfaced and sealed. 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 in writing with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the



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

interests of highway safety.

- 08      **CONDITION:** Any new or replacement 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.

- 09      **CONDITION:** Prior to demolition of the existing agricultural building, all mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Liz Lord Ecology, November 2023) submitted within 23/01145/FUL and thereafter maintained as approved.

**REASON:** In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations.

- 10      **CONDITION:** The Biodiversity Enhancement Strategy for protected and Priority species shall be in full accordance with the details approved within 24/00259/DISCON. 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 and habitats.

- 11      **CONDITION:** The external lighting shall be in full accordance with the details as submitted and approved within 24/00259/DISCON. There shall be no other means of external lighting installed and/or operated on/at the site except that approved.

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

- 12      **CONDITION:** Prior to the first occupation of the hereby approved dwellinghouse, the existing agricultural building (subject of 23/00739/COUNOT and shown as being demolished on drawing P01c) on the site must be completely demolished and all materials resulting therefrom shall be cleared from the site.

**REASON -** The development hereby permitted has only been supported on the basis that the existing agricultural building be removed from the site to justify their replacement with a single dwelling which ordinarily would be contrary to the development plan which directs new development to sites within settlement development boundaries.

|  |                  |  |  |
|--|------------------|--|--|
| <a href="#">24/00389/TCA</a><br>Approval - Full<br>12.04.2024<br>Delegated<br>Decision | Mrs Dora Nichols | Trees in a Conservation Area Notification - Oak tree to have 3 branches removed. Spruce tree to be removed as swaying considerably in wind - worries regarding root plate. | Forge Cottage<br>Wignall Street<br>Lawford<br>Manningtree<br>Essex<br>CO11 2JL |
|--|------------------|--|--|

- 01      **COMPLIANCE REQUIRED: COMPLETION TIME LIMIT**

**CONDITION:** The work authorised by this Decision Notice must be completed within two years of the

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

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.

### **Little Bentley Parish Council**

|   |   |   |  |
|---|---|---|--|
| <a href="#"><u>24/00401/AGRIC</u></a><br><i>Determination<br/>prior approval<br/>not reqred<br/>11.04.2024<br/>Delegated<br/>Decision</i> | <i>Mr W King - W L<br/>King and Son</i> | <i>Prior Approval<br/>Application under Part 6,<br/>Class A of the Town and<br/>Country Planning<br/>(General Permitted<br/>Development) (England)<br/>Order 2015 (as<br/>amended) for an<br/>agricultural open sided<br/>building.</i> | <i>Old Oaks Farm<br/>Tendring Road<br/>Little Bentley<br/>Colchester<br/>Essex<br/>CO7 8SH</i> |
|---|---|---|--|

- 01 The development must not begin before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.

The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out where prior approval is not required, in accordance with the details submitted with the application.

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

The development must be carried out where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given.

**Little Bromley Parish Council**                      **No Determination**

**Little Clacton Parish Council**                      **No Determination**

**Little Oakley Parish Council**                      **No Determination**

**Manningtree Town Council**

|   |                                  |   |  |
|---|----------------------------------|---|--|
| <a href="#"><u>24/00243/LBDIS</u></a><br><a href="#"><u>C</u></a><br>Refusal -<br>Discharge of<br>Condition<br>11.04.2024 | G Schurr and L<br>Heighton Ginns | Discharge of condition<br>application for<br>21/00995/LBC (Allowed<br>on Appeal<br>APP/P1560/Y/21/328574<br>7) - Partial discharge of<br>conditions 3 and 4 (rear<br>doors only). | West View<br>37 South Street<br>Manningtree<br>Essex<br>CO11 1BQ |
|---|----------------------------------|---|--|

**Mistley Parish Council**

|  |                   |  |  |
|--|-------------------|--|--|
| <a href="#"><u>24/00248/FULH</u></a><br><a href="#"><u>H</u></a><br>Approval - Full<br>11.04.2024<br>Delegated<br>Decision | Miss Gilly Thorne | Householder Planning<br>Application - Removal of<br>existing extension and<br>replace with<br>3806x6000mm single<br>storey extension finished<br>in timber cladding. New<br>first floor window to side<br>elevation. Rear<br>fenestration altered to<br>suit new extension. New<br>detached annex to be<br>formed to the rear of the<br>property, to be finished in<br>a timber cladding and flat<br>roof. | 2 Park Cottages<br>The Park<br>Mistley<br>Manningtree<br>Essex<br>CO11 2AH |
|--|-------------------|--|--|

01      COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

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.

0127-A-001  
0127-A-002  
0127-A-200  
0127-A-201

DESIGN AND ACCESS STATEMENT - Rec 19/02/24

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

### NOTE/S FOR CONDITION:

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

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

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

## 03 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as 2

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

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

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

#### NOTE/S FOR CONDITION

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

|   |           |  |  |
|---|-----------|--|--|
| <a href="#">24/00377/WTPO</a><br>Approval - Full<br>12.04.2024<br>Delegated<br>Decision | Mr Fisher | Works related to Tree Preservation Order (TPO Number) - T1 - Willow Tree - Re-pollard to previous cutting points, (approx 5m off). T2 - Walnut Tree reduce by 30% overall. | Dinsdale<br>11 Harwich Road<br>Mistley<br>Manningtree<br>Essex<br>CO11 1ND |
|---|-----------|--|--|

#### 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.

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

- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

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

|   |   |  |  |
|---|---|--|--|
| <a href="#"><u>24/00272/LUEX</u></a><br><i>Lawful Use<br/>Certificate<br/>Granted<br/>11.04.2024<br/>Delegated<br/>Decision</i> | <i>Mr Samuel Dix -<br/>Low Carbon Solar<br/>Park 26 Limited</i> | <i>Confirmation of lawful<br/>implementation of<br/>planning permission<br/>22/01643/VOC by way of<br/>material operation<br/>(installation of substation<br/>unit foundations).</i> | <i>Land South of<br/>Primrose Hall<br/>Primrose Lane<br/>Ramsey<br/>Harwich<br/>Essex<br/>CO12 5NB</i> |
|---|---|--|--|

#### **01 PROPOSED BUILDING OPERATIONS - LAWFUL**

All pre-commencement conditions associated with planning permission reference 22/01643/VOC have been adequately satisfied and the material operations comprising of the installation of substation unit foundations have been initiated prior to the expiry of the planning application deadlines.

As such the Local Planning Authority is satisfied that planning permission 22/01643/VOC has been lawfully implemented within the required timescale and that a Certificate of Lawful Existing Use should therefore be granted in accordance with Section 192 of the Town and Country Planning Act. The development is considered to be lawful.

### **St Osyth Parish Council**

|   |                             |   |   |
|---|-----------------------------|---|---|
| <a href="#"><u>24/00030/VOC</u></a><br><i>Approval - Full<br/>11.04.2024<br/>Delegated<br/>Decision</i> | <i>Mr Joshua<br/>Finbow</i> | <i>Variations of conditions<br/>2, 5, 6 and 7 of planning<br/>permission<br/>21/02177/FUL for the<br/>approved plans to be<br/>changed for new plans<br/>and updated plans now<br/>to show 1.8m obscure<br/>glazed balcony side<br/>screen to protect privacy<br/>of No. 36 and location<br/>and style of windows<br/>changed</i> | <i>35 Tower Estate<br/>St Osyth<br/>Clacton On Sea<br/>Essex<br/>CO16 8NG</i> |
|---|-----------------------------|---|---|

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of the previously approved planning permission of 21/02177/FUL

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

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

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

- Drawing No. P501-23 - Proposed Site Plan
- Drawing No. P503-23A - Proposed Amendments to Lower Ground and Upper Floor Plan
- Drawing No. P505-23A - Proposed Amendments to First Floor Plan and Roof Plan
- Drawing No. P510-23A - Proposed Elevations Amendments
- Flood Risk Assessment

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

03 3 A Watching Brief shall be undertaken throughout the construction phases of the development hereby approved. In the event of unexpected ground conditions being encountered at any time during construction, all site works at the position of the suspected contamination shall stop and the local planning authority and environmental protection team notified. The following minimum requirements for dealing with unexpected ground conditions being encountered during construction shall be adhered to throughout and evidence of each stage reported in writing to the local planning authority for approval:

1. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
2. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
3. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
4. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
5. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
6. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
7. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
8. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
9. A photographic record will be made of relevant observations.
10. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: -re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or - treatment of material on site to meet compliance targets so it can be re-used; or -removal from site to a suitably licensed landfill or permitted treatment facility.
11. A Verification Report will be produced for the work.

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

Reason - To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

04 All new hard surfaced areas 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 or surface within the site.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided

05 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the windows shown on Drawing No. P510-23A to the first floor south eastern side elevation serving the hallway shall be glazed in obscure glass and the window to the most seaward side window shall be installed with view limiting angled external shutters prior to first occupation and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of the neighbouring property.

06 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the windows shown on Drawing No. P510-23A on the north west side elevation serving a bathroom and two kitchen windows shall be glazed in obscure glass and the window to the most seaward side window shall be installed with view limiting angled external shutters prior to first occupation and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of the neighbouring property.

07 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the balcony screen shown on the proposed SE side elevation on drawing no. P510-23A shall be glazed in obscure glass - Pilkington level 5 to a height of 1.8 metres prior to the balcony's first use and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of the neighbouring property.

08 No excavations of existing back slope of embankment are permitted within a 45 degree repose from the junction of the property boundary and the property boundary and the promenade.

Reason- To ensure protection of the flood defences

09 No development shall take place, including any ground works or demolition, until a Construction Management Plan and associated site layout plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- safe access to/from the site;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;



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

- wheel washing facilities;
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- details of hours of deliveries relating to the demolition and construction of the development;
- details of hours of site clearance or construction;
- a scheme to control noise and vibration during the demolition and construction phase, including details of any piling operations.

Reason - In the interests of residential amenity and highway safety.

10 There shall be no overhang of any part of the development or other paraphernalia at any time onto the crest of the seawall as this could impact access for maintenance.

Reason- To ensure access for the maintenance of the flood defences is kept clear.

11 The hereby approved development shall only be implemented in full accordance with the previously agreed Flood Warning & Evacuation Plan updated April 2022. The Flood Warning Evacuation Plan shall remain in force for the duration of the occupation period and shall remain a live document and be updated where required.

Reason - The site is at risk from flooding and a detailed evacuation plan is essential to safeguard future occupiers of the development.

|  |   |  |   |
|--|---|--|---|
| <a href="#">24/00256/FUL</a><br>Approval - Full<br>11.04.2024<br>Delegated<br>Decision | Conrad Payne -<br>St Osyth Priory<br>and Parish Trust | Planning Application - for<br>the temporary retention<br>of a relocatable building<br>as an education centre<br>and local museum (use<br>Class F1(a)/(c)). | Land to<br>Garden Cottage<br>Colchester Road<br>St Osyth<br>Clacton On Sea<br>Essex<br>CO16 8HA |
|--|---|--|---|

## 01 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

CONDITION: The temporary development hereby permitted shall be retained in the approved form as shown on the following approved plans, unless otherwise agreed in writing by the local planning authority:

- Drawing 1913 - P01b Block Plan, Floor Plans and Elevations
- Drawing 1913 - P02b Block Plan and Services Plan

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

## 02 SPECIFIC RESTRICTION ON DEVELOPMENT: TEMPORARY 3 YEAR PERMISSION

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

REASON: Due to the harm to the setting of the heritage assets, it is not possible to grant a permanent approval. This temporary permission allows the benefits of the facility to be retained for community use whilst allowing time for the works to be completed on the site for the permanent re-siting of the development.

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

03 COMPLIANCE: PARKING RETAINED FOR DURATION OF ASSOCIATED USE

CONDITION: The vehicle parking area indicated on the approved plans, shall be retained in the approved form for the duration of the associated temporary period or when the associated use ceases, whichever is sooner. At which time it shall be removed, and the land returned to its original state. 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: In the interests of highway safety. This temporary permission allows the benefits of the facility to be retained for community use whilst allowing time for the works to be completed on the site for the permanent re-siting of the development.

**Tendring Parish Council**

|  |          |   |   |
|--|----------|---|---|
| <a href="#">24/00342/COUN<br/>OT</a><br>Determination<br>prior approval<br>not reqred<br>11.04.2024<br>Delegated<br>Decision | Mr Edgar | Prior Approval<br>Application under Part 3,<br>Class Q of the Town and<br>Country Planning<br>(General Permitted<br>Development) (England)<br>Order 2015 (as<br>amended) for conversion<br>and change of use of<br>agricultural building to<br>one dwelling, with<br>alterations. | Greentrees Farm<br>Stones Green Road<br>Tendring<br>Clacton On Sea<br>Essex<br>CO16 0DD |
|--|----------|---|---|

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

REASON: In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

Drawing number 22133-011

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: VEHICULAR PARKING**

**CONDITION:** The proposed development shall not be occupied until such time as domestic car parking for two vehicles as shown on Drawing number 22133-011, with minimum dimensions of 2.9 metres x 5.5 metres per space has been provided. The vehicle parking 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:** In the interests of highway safety and to ensure adequate parking within the site is provided and maintained.

**04 CONTAMINATION**

**CONDITION:** In the event that contamination is found which was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken and, where remediation is necessary, a new Remediation Scheme shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Scheme as may be approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this paragraph have been satisfied.

**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 contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

05 COMPLIANCE REQUIRED

CONDITION: No vehicle connected with the development under Class Q 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.

No materials produced as a result of the site development or clearance shall be burned on site.

No dust emissions should leave the boundary of the site

REASON: to protect the amenities of neighbouring residential areas by ensuring that measures are implemented to avoid any nuisance.

**Thorpe-le-Soken Parish Council**

|  |                      |  |  |
|--|----------------------|--|--|
| <a href="#">24/00008/FULH</a><br><a href="#">H</a><br>Approval - Full<br>12.04.2024<br>Delegated<br>Decision | Ms Lesley<br>Beresky | Replace existing<br>conservatory with single<br>storey rear extension. | Corner House<br>Station Road<br>Thorpe Le Soken<br>Clacton On Sea<br>Essex<br>CO16 0HD |
|--|----------------------|--|--|

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.



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

- Drawing No. 04 B
- Drawing No. 05 B
- Drawing No. 06 B
- Drawing No. 07 B
- Drawing No. 08 B
- Drawing No. 01 B
- Drawing No. 03 C

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

**NOTE/S FOR CONDITION:**

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

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

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

**02 ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, October 2023) and Additional Ecology Response (ACJ Ecology, February 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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 (as amended)

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

03 ACTION REQUIRED - ECOLOGY

Prior to commencement of development, a Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. All works associated with the development shall thereafter be carried out in accordance with the details and requirements of the approved Great Crested Newt Method Statement.

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 (as amended).

04 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).

05 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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

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

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

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

NOTES FOR CONDITION:

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

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

06 COMPLIANCE REQUIRED: EXISTING HEDGEROWS RETAINED AND MAINTAINED

CONDITION: The existing Hedgerows located within and along the eastern and western boundaries of the site as shown on approved drawing number drawing number. 03C shall be retained in perpetuity at a minimum height 1.8m for the entire length of the hedgerows as shown along the side boundaries on approved drawing number. 03C. Should any of the side hedgerows die, be seriously damaged or seriously diseased it shall be replaced in the next planting season with others of similar size and same species and retained in perpetuity.

REASON: To enable existing landscaping to be protected and retained in the interests of visual amenity.

07 COMPLIANCE REQUIRED: EXISTING HEDGEROWS RETAINED AND MAINTAINED

CONDITION: The existing Hedgerows located within and along the northern boundary of the site (either side of the access into the development) shall be retained in perpetuity at a minimum height 1.5m for the entire length of the two respective hedgerows along the southern boundary of the site. Should the two hedges along the southern boundary die, be seriously damaged or seriously diseased it shall be replaced in the next planting season with others of similar size and same species and retained in perpetuity.

REASON: To enable existing landscaping to be protected and retained in the interests of visual amenity.

08 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: The planting details for the repair and improvement of the two hedgerows along the northern boundary of the site, and the two hedgerows along the eastern and western boundaries of the site, as shown on approved drawing number. 03C shall be carried out in full prior to first occupation of any of the residential units approved under planning reference 21/01935/OUT. Any hedgerow planting along any of the above mentioned boundaries of the site, as identified within the approved drawing number. 03C (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 that part of the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.



| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>        | <i>Applicant's Name</i> | <i>Proposal</i>   | <i>Location</i>  |
|--|-------------------------|---|--|
| <a href="#">23/01813/FUL</a><br>Approval - Full<br>11.04.2024<br>Delegated<br>Decision | Mr and Mrs T<br>Buckley | Extension to existing<br>Gypsy / Traveller site to<br>meet accommodation<br>needs. Comprising siting<br>of five residential static<br>caravans, storage of five<br>touring caravans,<br>extended hardstanding,<br>and installation of a<br>package treatment plant. | Bucklands<br>Gutteridge Hall Lane<br>Weeley<br>Clacton On Sea<br>Essex<br>CO16 9AS |

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 Site Plan 1:1250 received 20 December 2023  
Indicative Static Caravan 1:100  
Personal Circumstances Statement received 20 December 2023 and additional personal  
circumstances email received 26 February 2024  
Design and Access Statement  
Block Plan received 26 February 2024

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second

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

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 PRIOR TO COMMENCEMENT OF DEVELOPMENT: NON-LICENCED GREAT CRESTED NEWT METHOD STATEMENT**

**CONDITION:** Prior to commencement of development a Great Crested Newts Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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

**04 BIODIVERSITY ENHANCEMENT STRATEGY**

**CONDITION:** Within 3 months of 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;
- 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).

**05 PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

**CONDITION:** Prior to occupation of the development hereby approved a lighting design scheme for

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

biodiversity in accordance with GN:08/23 Bats and Artificial External Lighting (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

#### 06 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved Block plan received 26 February 2024 shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

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

#### 07 COMPLIANCE REQUIRED

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

REASON: To protect the amenity of nearby residential properties.

#### 08 COMPLIANCE REQUIRED

CONDITION: No materials produced as a result of the site development or clearance shall be burned on site.

REASON: To protect the amenity of nearby residential properties.

#### 09 HIGHWAYS VISIBILITY SPLAYS

CONDITION: Prior to first use of the access for the development hereby approved, provision of a 2.4m 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

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

Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

**NOTE/S FOR CONDITION:**

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

**10 ACTION REQUIRED: HIGHWAYS PARKING AND TURNING PROVISION**

CONDITION: The proposed development shall not be occupied until such time the area within the site shown on approved Block plan for the purposes of manoeuvring and parking of vehicles has been provided and made functionally available in accordance with the Parking Standards where each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres. The vehicle parking and turning area shall be retained in this form at all times. The vehicle parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

**11 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON EXTERNAL OPEN AIR STORAGE**

CONDITION: No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the building/s and/or caravans 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.

**12 COMPLIANCE: SPECIFIC RESTRICTION OF USE - GYPSIES AND TRAVELLERS ONLY**

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

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.

13 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - 5 PITCHES ONLY

CONDITION: There shall be no more than 5 pitches on the site. On each of the 5 pitches hereby approved no more than 5 caravans shall be stationed at any time, of which only 1 caravan on each pitch 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.

14 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - SIZE OF CARAVAN

CONDITION: No caravan shall exceed the 'Single Unit Mobile Home' dimensions as specified on approved drawing 'Indicative Static Caravan 1:100', 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.

15 COMPLIANCE: SPECIFIC RESTRICTION ON DEVELOPMENT - SITING OF CARAVANS

CONDITION: The pitches hereby approved shall be sited in strict accordance with the approved Block plan received 26 February 2024 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.

16 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.

17 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

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

amenity, and character and appearance of the area.

18 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.

|  |                       |   |   |
|--|-----------------------|---|---|
| <a href="#">24/00225/ROC</a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr David<br>Partridge | Application under<br>Section 73 of the Town<br>and Country Planning<br>Act for Removal of<br>Condition 2 (agricultural<br>occupancy condition) of<br>application TEN/483/63<br>as the property is no<br>longer part of the farming<br>business. | Nightingales<br>23 Mill Lane<br>Weeley Heath<br>Clacton On Sea<br>Essex<br>CO16 9BZ |
|--|-----------------------|---|---|

01 No Conditions

|   |                |   |  |
|---|----------------|---|--|
| <a href="#">24/00343/WTPO</a><br>Approval - Full<br>08.04.2024<br>Delegated<br>Decision | Mr Paul Rosson | Works related to Tree<br>Preservation Order<br>(11/00020/TPO) - T1<br>Oak - Reduce crown by 2<br>- 3 metres. T2 Oak -<br>Prune branches<br>overhanging road by 2<br>metres. T3 Oak - Prune<br>branches overhanging<br>road by 2 metres. T4<br>Oak - Prune branches<br>overhanging road by 2<br>metres. T5 Oak - Prune<br>branches overhanging<br>road by 2 metres. T6<br>Oak - Prune branches<br>overhanging road by 2<br>metres. T7 Oak - Prune<br>branches overhanging<br>road by 2 metres. | 20 Cravenwood Close<br>Weeley<br>Essex<br>CO16 9DG |
|---|----------------|---|--|

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

|   |                         |  |   |
|---|-------------------------|--|---|
| <a href="#">24/00433/TELLI<br/>C</a><br>Deemed<br>Consent<br>10.04.2024 | Sophie Hassett -<br>KTL | Notification under<br>Schedule 2, Part 16 of<br>the Town and Country<br>Planning (General<br>Permitted Development)<br>(England) Order 2015<br>(as amended) to retain<br>the existing antennas,<br>swap 1 no. cabinet, swap<br>1 no. GPS node and all<br>associated ancillary. | Telephone Mast<br>Green Lane Farm<br>Colchester Road<br>Weeley<br>Essex |
|---|-------------------------|--|---|

**Wix Parish Council**

**No Determination**

**Wrabness Parish Council**

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>                              | <i>Applicant's Name</i>                       | <i>Proposal</i>  | <i>Location</i>   |
|--|---|--|---|
| <a href="#">24/00195/FULH</a><br><a href="#">H</a><br>Approval - Full<br>10.04.2024<br>Delegated<br>Decision | Mr Raymond<br>Wood and Mrs<br>Karen Utteridge | Householder Planning<br>Application - Single<br>storey rear extension. | Fir Cottage<br>Harwich Road<br>Wrabness<br>Manningtree<br>Essex<br>CO11 2UD |

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 14/02/24  
Drawing No. 36-2023-03P  
Drawing No. 36-2023-04P  
Drawing No. 36-2023-05P

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.