

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

Alresford Parish Council

No Determination

Ardleigh Parish Council

<u>24/00767/FULH</u> <u>H</u> Approval - Full 06.08.2024 Delegated Decision	Mr Mark Busbridge	Householder Planning Application - Single storey flat roof conservatory.	1 Redbury Cottages Colchester Road Ardleigh Colchester Essex CO7 7PQ
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Location Plan showing the site outlined in RED at 1:1250 scale and titled; 1 Redbury Farm Cottages, Colchester Road, Ardleigh, Colchester, CO7 7PQ - Rec'd 14/06/2024.

Block Plan showing the siting of the proposed works at 1:200 scale and titled; 1 Redbury Farm Cottages, Colchester Road, Ardleigh, Colchester, CO7 7PQ - Rec'd 14/06/2024.

Drawing titled; Ground Floor Plan inc Proposed - Rec'd 11/06/2024.

Drawing titled; LH Side Elevation Proposed - Rec'd 11/06/2024.

Drawing titled; RH Side Elevation Proposed - Rec'd 11/06/2024.

Drawing showing the proposed rear extension and titled; Rear Elevation - Rec'd 11/06/2024.

Drawing showing the roof of the proposed rear extension and titled; 1:50 Plan Elevation - Rec'd 11/06/2024.

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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.

<u>24/00925/FUL</u> <i>Approval - Full</i> <i>07.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Advocate AG</i>	<i>Planning Application - Replacement of existing garage/store.</i>	<i>Former Packaging Shed at Morrow Lane Nurseries Morrow Lane Ardleigh Essex CO7 7NG</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

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02 APPROVED PLANS & DOCUMENTS

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

579-01-32 A
579-01-33 A

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

NOTE/S FOR CONDITION:

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

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

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

03 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the building hereby approved for purposes incidental and ancillary to the dwelling determined under planning reference 23/00293/COUNOT (former Cold Store building) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal building.

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REASON: The proposed building 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 host building, 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.

<u>24/00987/FULH</u>	<i>Mr and Mrs Munn</i>	<i>Householder Planning</i>	<i>6 Fox Street</i>
<u>H</u>		<i>Application - Proposed</i>	<i>Ardleigh</i>
<i>Approval - Full</i>		<i>single storey annexe</i>	<i>Essex</i>
<i>07.08.2024</i>		<i>outbuilding.</i>	<i>CO7 7PP</i>
<i>Delegated</i>			
<i>Decision</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.

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A-103 B
A-104 B
A-105 A
A-201 A

PLANNING JUSTIFICATION STATEMENT REC 01/07/24

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

NOTE/S FOR CONDITION:

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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 6 Fox Street, Ardleigh, Essex, CO7 7PP (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.

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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.

<u>24/01061/HHPN</u> <u>OT</u> HHPN - Prior Approval Not Required 09.08.2024 Delegated Decision	Mr Geoffrey Sexton - Sexton Design Services	Prior Approval Application under Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for single storey rear extension 5.34m deep from rear wall of original dwellinghouse, 2.27m to eaves, 3.53m maximum height.	5 Barfoot Drive Colchester Essex CO4 9AW
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00 Drawing No. 2213/02
Drawing No. 2213/04
Drawing No. 2213/05
Drawing No. 2213/06
Drawing No. 2213/07

Beaumont Parish Council

No Determination

Bradfield Parish Council

<u>24/00824/LUPR</u> <u>OP</u> Lawful Use/development Refused 06.08.2024 Delegated Decision	Mr Peter and Mrs Elaine Hunt	Application for Lawful Development Certificate for Proposed Use or Development for proposed single storey rear extension.	4 Margarets Place Bradfield Manningtree Essex CO11 2FE
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01 The enlarged part of the dwellinghouse would extend beyond a wall which front a highway and forms a side elevation of the original dwellinghouse. As such it fails to meet criterion (e) for Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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24/00918/FULH H	Mr Neil Deakin	Householder Planning Application - Erection of single storey sun room at back of property with cladding and patio doors.	6 Dairyhouse Lane Bradfield Manningtree Essex CO11 2XB
Approval - Full 07.08.2024 Delegated Decision			

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.

Location Plan with the site outlined in RED and titled 6, Dairyhouse Lane, Bradfield, Essex, CO11 2XB - Rec'd 19/06/2024.

Drawing No. 0482/PL/04

Drawing No. 0482/PL/11

Drawing No. 0482/PL/10

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

NOTE/S FOR CONDITION:

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

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necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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

Brightlingsea Town Council

No Determination

Clacton-on-Sea

<u>24/00596/FUL</u> Approval - Full 08.08.2024 Delegated Decision	Mr Aaron Smith - Anglia Holland Pub and Clubs Ltd	Planning Application - Change of use and conversion of first and second floors to create 4no. x two-bedroom flats, elevational changes to the building, demolition of single storey extension, erection of 3no. x two-bedroom houses, parking, landscaping and turning area.	The Tavern 55 - 57 Frinton Road Holland On Sea Clacton On Sea Essex CO15 5UH
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01 COMPLIANCE: TIME LIMIT

CONDITION: The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/materials details/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

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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.

Site Location Plan received 22.04.2024

PL00142.24.10 Proposed Roof and Grain Plan
 PL00142.24.11 Proposed Ground Floor Plan
 PL00142.24.12 Proposed First Floor Plan
 PL00142.24.12A Proposed First Floor Plan (clearer annotations)
 PL00142.24.13 Proposed Second Floor Plan
 PL00142.24.14 Proposed South East Elevation from Frinton Road
 PL00142.24.15 Proposed South West Elevation
 PL00142.24.16 Proposed North East Elevation from Neighbour Garden
 PL00142.24.17 Proposed North East Elevation
 PL00142.24.18 Proposed North West Elevation from Courtyard
 PL00142.24.19 Proposed North West Elevation
 PL00142.24.20 Proposed North East Elevation from Apartments
 PL00142.24.30 Proposed Highways Layout

Room Size Data Sheet

Façade Noise Exposure and Noise Impact Assessment Reference HA/AD33/V2 March 2021

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

03 FURTHER APPROVAL PRIOR TO COMMENCEMENT: NOISE MITIGATION SCHEME

CONDITION: Prior to the commencement of the development hereby approved, detailed plans and particulars of the sound insulation, glazing measures and building construction required to achieve the internal noise criteria contained in BS 8233:2014 as set out within the accompanying Façade Noise Exposure and Noise Impact Assessment Reference HA/AD33/V2 March 2021, shall be submitted to and approved in writing by the local planning authority. The noise mitigation scheme shall incorporate the further recommended base-line survey as set out within Section 11.7 of the accompanying noise assessment report and details of acoustic fencing within the rear amenity areas to add an additional external noise reduction. The development shall be carried out in accordance with the approved details and retained in this approved form in perpetuity.

REASON: In order to protect the amenity of future residents, as at the time of composing the noise report the exact specifications of the construction/build of the proposal have not yet been finalised. These details are required prior to commencement to ensure the necessary sound proofing measures are incorporated into the construction of the scheme.

04 FURTHER APPROVAL PRIOR TO OCCUPATION: NOISE EXPOSURE LEVELS

CONDITION: Prior to the occupation of the development hereby approved, a report shall be submitted to and approved in writing by the local planning authority providing evidence of compliance with the recommended internal noise criteria contained in BS 8233:2014, as required by the Façade Noise Exposure and Noise Impact Assessment Reference HA/AD33/V2 March 2021.

REASON: In order to protect the amenity of future residents, as at the time of composing the noise report the exact specifications of the construction/build of the proposal have not been

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finalised.

05 ACTION REQUIRED PRIOR TO OCCUPATION: PARKING & TURNING

CONDITION: The proposed development shall not be occupied until such time as the vehicle parking and size 5 (8m x 8m) turning area, as shown on approved drawing number PL00142.24.30 Proposed Highways Layout has been hard surfaced, sealed and if required marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

06 ACTION REQUIRED PRIOR TO OCCUPATION: CYCLE PARKING

CONDITION: The cycle parking provision as shown on the approved PL00142.24.11 Proposed Ground Floor Plan shall be provided prior to first occupation and retained at all times in accordance with the EPOA Parking Standards.

REASON: To ensure appropriate cycle parking is provided in the interests of reducing the need to travel by car and promoting sustainable development and transport.

07 FURTHER APPROVAL: DEMOLITION & CONSTRUCTION MANAGEMENT

CONDITION: Prior to the commencement of development, a full demolition and construction management plan, layout plan and timetable shall be submitted to and approved, in writing, by the Local planning authority. This shall incorporate the following information:-

- a) Confirmation of the hours of operation on the site. 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 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed. This shall include routing of all traffic and any directional signs to be installed and where.
- d) Details of wheel and underbody washing facilities to be provided and used at the site.
- e) Details of any protection measures for footpaths and trees surrounding the site.
- f) Details of any means of access to the site during construction.
- g) Details of the scheduled timing/phasing of development for the overall construction period.
- h) Details of measures to control the emission of dust and dirt during construction and including details of any wheel washing to be undertaken, management and location it is intended to take place.
- i) Details of the siting of any on site compounds and portalos.
- j) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- k) Site waste management plan (that shall include reuse and recycling of materials) and the

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- prohibition of the burning of materials on the site.
- l) Scheme for sustainable construction management to ensure effective water and energy use.
 - m) A scheme to control noise and vibration during the construction phase, including details of any piling operations. If piling is to be carried out on the site a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents shall be provided.
 - n) Scheme of review of complaints from neighbours.
 - o) Registration and details of a Considerate Constructors Scheme.

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

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

08 FURTHER APPROVAL: RESIDENTIAL TRAVEL PACK PRIOR TO OCCUPATION

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.

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

09 FURTHER APPROVAL: MITIGATION TO BE AGREED, RAMS

CONDITION: The hereby approved development shall not be first commenced 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 or contribution

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towards 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 commencement. 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 legal agreement.

LEGAL AGREEMENT REQUIRED TO DISCHARGE CONDITION

As per the relevant condition above, this application requires mitigation against recreational impact in accordance with The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Regulation 63 of the Conservation of Habitat and Species Regulations 2017. To satisfy a RAMS condition and allow a condition to be formally discharged, a completed UU must be submitted with a Discharge of Condition application.

Prior to the submission of the Discharge of Condition application, we can prepare the UU for you (to be reviewed by your solicitor) or we can review a draft UU you have provided (drafted by your solicitor). Both services will incur a charge.

Please see the 'Preparation of a UU' guidance on our website at:
<https://www.tendringdc.gov.uk/content/the-s-106-process>

10 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: Notwithstanding the details provided on the accompanying planning application form, no above slab level works shall commence until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the local planning authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation, unless otherwise agreed in writing by the local planning authority.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development as insufficient information has been provided with the application.

11 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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<i>Conditions/Reasons</i>			

CONDITION: No development shall commence above slab level until full details of the sustainability and energy efficiency measures to be used in the development shall be submitted to and approved in writing by The Local Planning Authority. The detailed scheme shall include as a minimum:-

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

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

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

NOTES FOR CONDITION:

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

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

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

12 FURTHER APPROVAL: DETAILS OF EXTERNAL LIGHTING

CONDITION: Prior to the installation of any external lighting, full details of the lighting scheme shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall be located, designed and directed [or screened] so that it does not cause "avoidable intrusion" to adjacent residential properties, constitute a traffic hazard or cause unnecessary

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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light pollution outside the site boundary. The external lighting scheme shall be installed and operated in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of residential amenities as insufficient information has been submitted as part of the application.

NOTES FOR CONDITION: "Avoidable intrusion" means contrary to the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Professionals.

13 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to any above ground works, 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) 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.

14 FURTHER APPROVAL: DETAILS OF SCREEN WALLS AND FENCES

CONDITION: Notwithstanding the details shown on the accompanying plans, prior to the first occupation of the dwellings hereby approved, precise details of the provision, design and materials of all screen walls and fences shall be submitted to and approved, in writing, by the Local Planning Authority. The screen walls and fences as may be approved shall be erected prior to the dwellings to which they relate being first occupied/used and thereafter be retained in the approved form.

REASON: In the interests of visual amenity, residential amenity and the appearance and quality of the development.

15 FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping for the site shall be submitted to and approved, in writing, by the local planning authority. The scheme shall include any proposed changes in ground levels, accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained in compliance with the recommendations set out in the British

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction".

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

NOTE/S FOR CONDITION:

In the interests of sustainable development and highway safety, and to minimise the risk of surface water flooding, 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. No unbound material shall be used in the surface treatment the private vehicular access and road throughout. There shall be no surface water discharge into the highway.

16 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of 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 is implemented in accordance with the approved scheme and has sufficient time to establish, in the interests of visual amenity and the quality of the development.

17. REMOVAL OF PERMITTED DEVELOPMENT: EXTENSIONS OR OUTBUILDINGS

CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), Classes A, B, C, D and E, in relation to the 3 no. houses hereby approved to the rear portion of the site, there shall be no extensions or alterations, nor shall any sheds or amenity/utility buildings, or other buildings or structures be erected unless details of their size, materials and location have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that sufficient private amenity space and parking provision is retained for the approved houses. The flats within the existing building conversion do not benefit from permitted development rights and therefore this condition relates to the 3 no. houses only.

17 REMOVAL OF PERMITTED DEVELOPMENT: EXTENSIONS OR OUTBUILDINGS

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

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

Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), Classes A, B, C, D and E, in relation to the 3 no. houses hereby approved to the rear portion of the site, there shall be no extensions or alterations, nor shall any sheds or amenity/utility buildings, or other buildings or structures be erected unless details of their size, materials and location have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that sufficient private amenity space and parking provision is retained for the approved houses. The flats within the existing building conversion do not benefit from permitted development rights and therefore this condition relates to the 3 no. houses only.

18 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), and in accordance with the annotations shown on the approved plans, the first-floor windows in the side elevations of the houses hereby approved shall be glazed in obscured glass before the development hereby permitted is first occupied/used and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

NOTE/S FOR CONDITION

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

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

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

24/00862/FULH H Approval - Full 06.08.2024 Delegated Decision	Mr Celebi	Householder Planning Application - Single storey rear and part side extension.	68 Salisbury Road Holland On Sea Clacton On Sea Essex CO15 5LL
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</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. P01, P02 & P03

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement. Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations. Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<u>24/00912/FUL</u> Approval - Full 08.08.2024 Delegated Decision	Ms L Chesterman - Toolstation Ltd	Planning Application - Installation of air conditioning unit.	Toolstation Ltd Unit 7 Clacton Trade and Leisure Park Old Road Clacton On Sea Essex CO15 1FX

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

CONDITION:

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

Site Plan - Received 19.06.24

Block Plan - Drawing No. 1519215//B - Received 19.06.24

Proposed Ground Floor Plan - Drawing No. 1519215-P01 - Received 19.06.24

Existing and Proposed Rear Elevations - Drawing No. 1519215-EP01 - Received 19.06.24

03 ONGOING MAINTENANCE

CONDITION: The hereby approved unit shall be regularly maintained in accordance with the manufacturers guidance.

REASON: To protect the amenity of nearby residential properties and to reduce the likelihood of

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nuisance complaint relating to noise.

24/01019/FULH H Approval - Full 09.08.2024 Delegated Decision	Mr J Levett	Householder Planning Application - Proposed first Floor Side Extension.	32 Harold Road Clacton On Sea Essex CO15 6AJ
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

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103

104

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

NOTE/S FOR CONDITION:

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

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 WINDOWS AND DOORS

CONDITION: All windows and doors shall match the colour, materials and detailing of the existing fenestration unless otherwise agreed in writing by the Local Planning Authority. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the character and visual amenity of the host dwelling and streetscene.

04 BALLUSTRADING

CONDITION: The balustrading to the first floor balcony shall match the colour, materials, and detailing of the existing first floor balustrading unless otherwise agreed in writing by the Local Planning Authority. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the character and visual amenity of the host dwelling and streetscene.

<u>24/01071/TELLI</u>	<i>Sanathkumar</i>	<i>Installation of fixed line</i>	<i>Playing Field</i>
<u>C</u>	<i>Ananthavenkates</i>	<i>broadband apparatus.</i>	<i>Crossways</i>
<i>Deemed</i>	<i>waran -</i>		<i>Jaywick</i>
<i>Consent</i>	<i>Openreach</i>		<i>Essex</i>
<i>06.08.2024</i>			<i>CO15 2NB</i>
<i>Delegated</i>			
<i>Decision</i>			

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

24/01123/CMTR To be determined by another Authority 06.08.2024 Delegated Decision	Chloe Budd - Essex County Council	Installation of replacement heating plant (Air Source Heat Pumps).	Oakwood County Infant School Windsor Avenue Clacton On Sea Essex CO15 2AH
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Elmstead Market Parish Council No Determination

Frating Parish Council No Determination

Frinton & Walton Town Council

24/00863/FULH H Refusal - Full 06.08.2024 Delegated Decision	Mr and Mrs Clark	Householder Planning Application - Rear dormer and side facing window to facilitate loft conversion.	39 Old Road Frinton On Sea Essex CO13 9DA
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01 The application dwelling is a semi detached property that is symmetrical with its adjoining neighbour and positively contributes to the character and appearance of the Frinton Conservation Area.

The size of the dormer is considered to be excessive in scale and out of proportion in relation to the property, this would be detrimental to the visual amenity and character of the host dwelling and the surrounding area. The dormer would alter the symmetry of the rear façade resulting in harm to the external appearance of the existing building. The size of the dormer would set a harmful precedent for other comparable proposals to the further detriment of the character and appearance of the Frinton Conservation Area.

The dormer fails therefore to preserve or enhance the character and appearance of the Frinton 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.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Decision

Date of Decision

Conditions/Reasons

24/00875/LUPR OP Lawful Use Certificate Granted 06.08.2024 Delegated Decision	Mr and Mrs Beeching	Application for Lawful Development Certificate for Proposed Use or Development for single storey rear extension.	14 Old Parsonage Way Frinton On Sea Essex CO13 9AN
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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.

24/00876/FULH H Approval - Full 09.08.2024 Delegated Decision	Mr and Mrs Keating	Householder Planning Application - Proposed single storey rear extension, front bay windows, side facing roof lights, rebuild and extend garage and alteration to side facing first floor bathroom window.	1 Ferndown Road Frinton On Sea Essex CO13 9LS
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

The approved red line plan drawing is Site location plan 1:1250 received 12 June 2024
Drawing No KFD-02

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

NOTE/S FOR CONDITION:

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

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

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

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

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window in the north facing first floor dormer serving the shower room shall be non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room and glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

NOTE/S FOR CONDITION

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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responsibly for content.

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

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

24/00884/ADV	<i>Ms Rebecca</i>	<i>Application for</i>	<i>The Red Lion</i>
<i>Approval -</i>	<i>Gibson -</i>	<i>Advertisement Consent -</i>	<i>The Street</i>
<i>Advertisement</i>	<i>Stonegate Group</i>	<i>Replacement of external</i>	<i>Kirby Le Soken</i>
<i>Consent</i>		<i>signage on grade 2 listed</i>	<i>Essex</i>
<i>08.08.2024</i>		<i>building.</i>	<i>CO13 0EF</i>
<i>Delegated</i>			
<i>Decision</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:
 - (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). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing Number: 2252-03C

Drawing - Light and Signage Details (Sign E, F, G, H and I)- Received 02.07.24

Drawing - Proposed Elevations - Received - 02.07.24

Drawing - Location Plan - Received - 02.07.24

Drawing - Signage Details (Sign A, B and D)- Received 02.07.24

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 ONGOING REQUIREMENT IMPOSED: LEVEL OF ILLUMINATION

CONDITION: The maximum luminance of the signs shall not exceed 600 candelas/m² at any time.

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

NOTE/S FOR CONDITION:

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

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24/00892/LBC Approval - Listed Building Consent 08.08.2024 Delegated Decision	Ms Rebecca Gibson - Stonegate Group	Planning Permission - Replacement of external signage on grade 2 listed building.	The Red Lion 32 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EF

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing Number: 2252-03C

Drawing - Light and Signage Details (Sign E, F, G, H and I)- Received 02.07.24

Drawing - Proposed Elevations - Received - 02.07.24

Drawing - Location Plan - Received - 02.07.24

Drawing - Signage Details (Sign A, B and D)- Received 02.07.24

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

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NOTE/S FOR CONDITION:

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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.

<u>24/01068/NMA</u>	<i>Mr and Mrs</i>	<i>Non Material</i>	<i>78 Laburnum Crescent</i>
<i>Approval Non</i>	<i>Robinson</i>	<i>Amendment to</i>	<i>Kirby Cross</i>
<i>Material</i>		<i>16/00004/FUL - addition</i>	<i>Frinton On Sea</i>
<i>Amendment</i>		<i>of a side facing window</i>	<i>Essex</i>
<i>09.08.2024</i>		<i>to the porch and change</i>	<i>CO13 0RH</i>
<i>Delegated</i>		<i>of design of front door.</i>	
<i>Decision</i>			

01 APPROVED PLANS & DOCUMENTS

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

Drawing No RLC-101

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

NOTE/S FOR CONDITION:

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
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The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. 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.

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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.

Great Bentley Parish Council

<u>23/01315/FUL</u> Refusal - Full 09.08.2024 Delegated Decision	Mr Peter Murphy	Proposed construction of 2 x 3 bedroom dwellings with associated access, parking/turning areas.	Land to The rear of Hill Cottages Flag Hill Great Bentley Essex CO7 8RE
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01 UNACCEPTABLE IN PRINCIPLE

Adopted Tendring District Local Plan 2013-2033 and Beyond Section 1 Policy SP3 sets out the Council's spatial strategy for development within the district. The Council's spatial strategy focusses new development within or adjoining settlements subject to their scale, sustainability and existing role within their district and, where relevant, across the wider strategic area. Local Plan Section 2 Policy SPL1 identifies a hierarchy of settlements to where new development will be directed and Policy SPL2 defines the settlement boundaries themselves.

The application site is located over 2.5 km from the edge of the defined settlement boundary of Great Bentley and a similar distance to neighbouring settlements of Thorrington and St Osyth. In policy terms, the site is therefore located within the countryside where development is restricted to protect and enhance the character and openness of the countryside. Whilst it is recognised that there is a bus stop to the front of the site providing services to Colchester and Clacton, the site is poorly located in terms of accessibility of local services and future occupants would be reliant on their private car, therefore failing to represent sustainable development.

Given the site's location outside of any defined settlement development boundary, the site is not

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located in an area which is promoted as a suitable location for further housing growth, therefore being contrary to the Council's spatial strategy and in conflict with adopted Local Plan Section 1 Policies SP1 and SP3 and Section 2 Policies SPL1 and SPL2.

02 COASTAL PROTECTION BELT

The application site falls within the defined Coastal Protection Belt (CPB). TDLP2 Policy PPL2 states that, within the CPB, applications will be refused unless the development has a compelling functional or operational requirement to be located in the CPB.

No evidence has been provided that the proposed development is required within the CPB. Policy PPL2 requires both the principle of location and character and appearance tests to be met. The site is in an inappropriate location for the development, and it is therefore not necessary to consider the effect of the proposal on the character and appearance of the area.

03 POOR DESIGN, CHARACTER & LANDSCAPE HARM

Adopted Local Plan Section 2 Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Furthermore, Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings and should respect or enhance local landscape character and other locally important features. Local Plan Section 2 Policy PPL3 states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance. Furthermore, Policy LP8(f) states that proposals for the residential development of "backland" sites must not be out of character.

The application proposes the erection of 2 no. detached, 2-storey dwellings in a "backland" position on large plots in a location characterised by road frontage, linear, terraced dwellings. The dwellings would replace a single, modest single storey holiday cabin with two large detached, 2-storey houses with an overall ridge height of approximately 7.6 metres. The excessive height and scale would be further exacerbated by the sloping site, thus appearing prominent and harmful in the landscape.

The development constitutes poor design by failing to relate well to the site or its surroundings in terms of siting, layout, scale or appearance. The introduction of dwellings in this "backland" siting of the scale and appearance proposed, would result in overriding harm to local character and distinctiveness, contrary to the above mentioned national and local plan policies.

04 FAILURE TO DEMONSTRATE: HIGHWAY SAFETY

National Planning Policy Framework 2023 (NPPF) Paragraph 114 seeks to ensure that safe and suitable access to a development site can be achieved for all users. Adopted Local Plan Section 2 Policy SPL3 Part B seeks to ensure that access to a new development site is practicable, and the highway network will be able to safely accommodate the additional traffic the proposal will generate.

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The application fails to demonstrate adequate visibility splays from the proposed access in accordance with the speed of the road. The existence of an access in this location is a matter of fact. Some degree of conflict and interference to the passage of through vehicles already occurs. However, the site is currently used for a single holiday cabin. The proposed development of the site for 2 permanent dwellings would result in an intensification of the existing conflict and interference. In the absence of sufficient information to demonstrate the appropriate visibility can be achieved, the development would result in an unacceptable degree of hazard to all highway users to the detriment of highway safety being contrary to the above-mentioned national and local plan policies.

05 FAILURE TO DEMONSTRATE: FOUL SEWERAGE DISPOSAL

Adopted Local Plan Section 2 Policy PPL5 the states that all new development must make adequate provision for drainage and sewerage disposal. Connection to the mains is the preferred option having regard to the drainage hierarchy and building regulations requirements. However, where this is not possible, an application will need to confirm how foul sewage disposal will be dealt with in compliance with the building regulations and Environment Agency drainage hierarchy.

The application fails to provide any evidence to justify the use of a cesspool in place of other disposal methods. No information has been supplied in relation to the location of the current system, its current users, its capacity and its current maintenance and disposal plan.

The application therefore fails to comply with the above policy requirements, Building Regulations Approved Document H and Environment Agency drainage hierarchy.

06 FAILURE TO DEMONSTRATE: ECOLOGY IMPACTS

Adopted Tendring District Local Plan 2013-2033 and Beyond Section 2 Policy PPL4 states that, proposals for new development should be supported by appropriate ecological assessments and, where relevant, provide appropriate mitigation and biodiversity enhancements to ensure a net gain.

Insufficient ecological information has been provided and the application is contrary to the Local Plan Policy PPL4. The local planning authority are unable to assess, with certainty, the impacts on protected species, specifically Great Crested Newts, and are unable to demonstrate compliance with its statutory duties, as well as its biodiversity duty under s.40 NERC Act 2006.

Great Bromley Parish Council

24/00651/VOC Approval - Full 09.08.2024 Delegated Decision	Mr K Robinson	Variation of Condition 2 (approved plans) of planning permission 21/01637/FUL to make amendments to the design of the dwelling.	Badley Hall Farm Badley Hall Road Great Bromley Colchester Essex CO7 7UU
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<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT SECTION 73 TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration 13th January 2025.

REASON: To comply with the requirements of Section 73 and 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 (if not already commenced) within the timeframe provided unchanged from the permission varied. 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. 1256 (2024) . L . 001
- Drawing No. 1256 (2024) . L . 003
- Drawing No. 1256 (2024) . L . 101

NOTE/S FOR CONDITION:

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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** - Prior to occupation of the dwelling, the vehicular turning facility and the vehicular parking area indicated on the approved plans shall be implemented and shall be of a design to have previously been approved in writing by the Local Planning Authority. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety and to ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided

04 **SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION**

CONDITION: The occupation of the dwelling hereby approved by this permission shall be limited to a person solely or mainly working or last working, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 as may be amended) or in forestry, or a widow or widower or surviving civil partner of such a person and to any resident dependants.

REASON: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development not directly related to a clearly and specifically identified exceptional need related to a recognised countryside activity in accordance with the development plan and NPPF.

NOTE/S FOR CONDITION

Agriculture: includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly

05 **CONDITION:** This planning permission shall only be implemented as an alternative to and not at the same time as planning permission 19/01050/OUT and 19/01912/DETAIL.

REASON: The site is in an extremely rural location which has no defined settlement boundary due to its small size and lack of services and amenities.

06 **FURTHER APPROVAL: MITIGATION TO BE AGREED, RAMS**

CONDITION: The hereby approved development shall not be first commenced until detailed

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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 or contribution towards 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 commencement. 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 legal agreement.

LEGAL AGREEMENT REQUIRED TO DISCHARGE CONDITION

As per the relevant condition above, this application requires mitigation against recreational impact in accordance with The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Regulation 63 of the Conservation of Habitat and Species Regulations 2017. To satisfy a RAMS condition and allow a condition to be formally discharged, a completed UU must be submitted with a Discharge of Condition application.

Prior to the submission of the Discharge of Condition application, we can prepare the UU for you (to be reviewed by your solicitor) or we can review a draft UU you have provided (drafted by your solicitor). Both services will incur a charge.

Please see the 'Preparation of a UU' guidance on our website at:
<https://www.tendringdc.gov.uk/content/the-s-106-process>

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<u>24/00680/VOC</u> Refusal - Full 07.08.2024 Delegated Decision	Mr Vijay Ponnusamy	Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 13 (Opening Hours) of application 21/01679/VOC to enable/allow the shop to be open to general public and local community from 6am-11pm, 7 days a week.	Little Paddocks Frating Road Great Bromley Essex CO7 7JL
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01 Paragraph 191 of the National Planning Policy Framework 2023 states that planning policies and decisions should also ensure that any development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and the quality of life.

Policy SPL3 of the Local Plan refers to sustainable Design with Part C stating that development, including any additional road traffic arising, will not have unacceptable levels of pollution on: air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance.

The proposed 2.5 hours a day extension to existing opening hours, by varying Condition 13 of Planning Permission 20/00859/FUL is considered unacceptable by way of increased noise generation at a time of day when background noise levels reduce, making the noise that will be generated by users of the facility during these hours much more audible and intrusive for nearby residential occupiers. As such and for these reasons, the proposed increase in opening hours will have a detrimental impact on residential amenity contrary to both Paragraph 191 of the NPPF and Policy SPL3 of the Tendring Local Plan.

<u>24/00757/FUL</u> Approval - Full 06.08.2024 Delegated Decision	Mr John Williamson	Planning Application - installation of 2500 litre bunded oil tank on a 300mm brick base to extend 300mm to each side of the tank, and erection of a 1.8 metre tall wooden fence and planting to screen the oil tank from the property's driveway.	Landmark House Frating Road Great Bromley Colchester Essex CO7 7JN
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<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</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.

Document titled; Site Plan of landmark house, CO7 7JN - Rec'd 22/05/2024

Document titled; Block Plan of landmark house, CO7 7JN (Proposed position of 2500 litre Oil Tank) - Rec'd 22/05/2024

Document which shows the elevations of the proposal and titled; Proposed Oil Tank Placement - Rec'd 12/06/2024

Document which shows the layout of the proposal within the site and titled; Proposed Oil Tank Placement - Rec'd 12/06/2024

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

NOTE/S FOR CONDITION:

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

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

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<u>24/00769/OUT</u>	<i>Mr Michael</i>	<i>Outline Planning</i>	<i>Blue Cedars</i>
<i>Refusal - Outline</i>	<i>Nicholl</i>	<i>Application (all matters reserved) - detached bungalow and garage on land adjacent to Blue Cedars.</i>	<i>Back Lane West Great Bromley Colchester Essex CO7 7JE</i>
<i>08.08.2024</i>			
<i>Delegated Decision</i>			

01 Paragraph 83 states that Planning policies and decisions should avoid the development of isolated homes in the countryside. Adopted Local Plan Section 1 Policy SP3 sets out the Council's spatial strategy for development of new housing within the district. Whilst it seeks to focus the majority of new development to existing settlements, development will be accommodated within or adjoining settlements subject to their scale, sustainability and existing role within their district and, where relevant, across the wider strategic area. The supporting text explains that growth will be planned to ensure existing settlements maintain their distinctive character and role and to avoid coalescence to conserve their setting.

Local Plan Section 1 Policy SPL1 identifies a hierarchy of settlements where new development will be directed to. In areas outside of development settlement boundaries, these are considered to be part of the countryside. Policy SPL2 reiterates that outside of settlement boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies within the development plan.

For the purposes of the settlement hierarchy, Great Bromley is classed as a 'smaller rural settlement' where development is limited to smaller development within defined settlement boundaries consistent with local community needs.

By reason of the site's location outside of the settlement development boundary (SDB) for Great Bromley, it is considered that the site is not located in an area which is promoted as a centre or as a suitable location for further housing growth. Moreover, there are no policies within the development plan which afford the proposal support in principle. Harm to the Council's spatial strategy to direct housing development to more sustainable locations would arise.

The proposal is located in the countryside and is beyond the scales and patterns of growth promoted under the Local Plan. The proposal would therefore conflict with Section 1 Policy SP3 and Section 2 Policies SPL1 and SPL2.

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02 Adopted Tendring District Local Plan 2013-2033 and Beyond Section 2 Policy PPL4 states that, proposals for new development should be supported by appropriate ecological assessments and, where relevant, provide appropriate mitigation and biodiversity enhancements to ensure a net gain.

Insufficient ecological information has been provided and the application is contrary to the Local Plan Policy PPL4. The local planning authority are unable to assess, with certainty, the impacts on protected species and are unable to demonstrate compliance with its statutory duties, as well as its biodiversity duty under s.40 NERC Act 2006.

Great Oakley Parish Council

No Determination

Harwich Town Council

<u>24/00819/FULH</u> <u>H</u> Approval - Full 06.08.2024 Delegated Decision	Mrs Sze Nga Leung	Householder Planning Application - Retrospective planning application following the erection of outbuilding/garden office in rear garden.	Patricks House Patricks Lane Dovercourt Essex CO12 3QJ
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01 APPROVED PLANS & DOCUMENTS

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

Block Plans
Location Plan
Titania Garden Office Plans and Elevations
Design and Access / Planning Statement
Titania Garden Office Specification

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

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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 ONGOING REQUIREMENT: RETENTION OF OUTBUILDING

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the hereby approved outbuilding shall only be used as an office and/or domestic storage ancillary to the principal dwelling known as 'Patricks House' (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 and neighbouring properties were the development to be occupied as an unrelated dwelling.

<u>24/00931/FULH</u>	<i>Sabastian Lever</i>	<i>Householder Planning</i>	<i>19 Deanes Close</i>
<i>H</i>		<i>Application - Erection of</i>	<i>Dovercourt</i>
<i>Approval - Full</i>		<i>7ft high fence.</i>	<i>Harwich</i>
<i>09.08.2024</i>			<i>Essex</i>
<i>Delegated</i>			<i>CO12 4JH</i>
<i>Decision</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.

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02 APPROVED PLANS & DOCUMENTS

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

PROPOSED BLOCK PLAN - REC'D 27.06.24
 ROPOSED FENCE ELEVATION - REC'D 27.06.24
 SITE PLAN - REC'D 05.07.24
 AMENDMENT SUMMARY - REC'D 01.07.24

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.

<u>24/00983/FULH</u> <i>H</i> <i>Approval - Full</i> <i>09.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr R Bennett</i>	<i>Planning Application - Proposed front and rear dormers to facilitate loft conversion.</i>	<i>315B Main Road Harwich Essex CO12 4AJ</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

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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.

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

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

Lawford Parish Council

24/00463/NMA <i>Application</i> <i>Withdrawn</i> <i>05.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Timothy</i> <i>Bichara -</i> <i>Bannerchoice</i> <i>Developments</i> <i>Ltd</i>	<i>Non Material</i> <i>Amendment to</i> <i>22/01984/FUL - Erection</i> <i>of 1.2m high white picket</i> <i>fence on land adjacent to</i> <i>the road at the front of</i> <i>this development.</i>	<i>Crossways</i> <i>Wignall Street</i> <i>Lawford</i> <i>Manningtree</i> <i>Essex</i> <i>CO11 2JL</i>
24/01195/WTRE <i>X</i> <i>Approval - Full</i> <i>08.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Tammy Rose</i>	<i>Exception from the</i> <i>normal requirement, to</i> <i>apply to the local</i> <i>planning authority as set</i> <i>out in Section 14 (1) (a)</i> <i>(i) of the Town and</i> <i>Country Planning (Tree</i> <i>Preservation) (England)</i> <i>Regulations 2012.</i> <i>Removal of dead</i> <i>Sycamore tree.</i>	<i>8 Cranswick Place</i> <i>Lawford</i> <i>Essex</i> <i>CO11 2FY</i>

Little Bentley Parish Council

No Determination

Little Bromley Parish Council

No Determination

Little Clacton Parish Council

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<u>24/00879/OUT</u>	Mr Swain - FBD Ltd	Outline Planning Application (Access to be considered with all other matters reserved) - Erection of 1 self-build/custom built bungalow.	Land rear of 64 to 68 Holland Road Little Clacton Essex CO16 9RS

01 COMPLIANCE REQUIRED: TIME LIMIT FOR RESERVED MATTERS APPLICATION

CONDITION: Application for approval of all outstanding and the final reserved matters for any phase of the development must be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters for the relevant phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with the requirements of Section 92 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 reserved matters need to be received by the Local Planning Authority within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If there is no phasing plan, this condition is considered to apply to the whole site as a single phase. 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 APPROVAL OF RESERVED MATTERS

CONDITION: No development in any phase shall commence until approval of the details of:-

- the Appearance of the building(s) and place,
- Scale of the building(s),
- Layout of the building(s) and site,
- Landscaping

(hereinafter called "the reserved matters") for that particular phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and agreed order of phasing.

REASON: To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

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NOTE/S FOR CONDITION:

This condition requires approval of all reserved matters as may be listed to agreed in writing prior to any commencement of the approved development. Failure to comply with this condition may result in the permission becoming lapsed and unable to be carried out. If there is no phasing plan, this condition is considered to apply to the whole site as a single phase.

The reserved matters that may be listed above are further defined under government guidance as follows:-

APPEARANCE: The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

LANDSCAPING: The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features

LAYOUT: The way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

SCALE: The height, width and length of each building proposed within the development in relation to its surroundings.

03 SPECIFIC RESTRICTION ON DEVELOPMENT: SELF-BUILD AND CUSTOM-BUILD

CONDITION: The dwelling/s approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling/s for their own occupation and use as a self-build project in accordance with the Self-build and Custom Housebuilding Act 2015 for a minimum of 24 hours from first occupation by said persons.

Furthermore, the following scheduled actions shall be undertaken.

- Prior to commencement of the development, details of the (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, both building the development and who are to occupy the dwelling/s if different shall be confirmed in writing to the local planning authority. Should there be any changes to these details during construction, these shall be updated in writing to the local planning authority.
- On first occupation details of the first occupier of the dwelling/s shall be confirmed in writing to the local planning authority and subsequently the Local Planning Authority shall be informed of if and when that occupier changes within the first year of occupation.

REASON: The dwelling/s approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling/s for their own occupation and use as a self-build project in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended) and to accord with provisions of the Local Plan and NPPF.

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04 VISIBILITY SPLAYS

CONDITION: Prior to occupation of the dwelling, the access at its centre line with Holland Road shall be provided with a minimum clear to ground visibility splay dimensions of 2.4 metres by 43 metres in both directions as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

05 DETAILS OF DROPPED KERB

As indicated on drawing no. SHR-02, and prior to the occupation of the proposed dwelling, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of carriageway / footway / Highway Boundary with Holland Road and provided with an appropriate dropped kerb crossing of the footway/verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

06 BOUND MATERIAL

No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary.

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

07 PASSING PLACES

As indicated on drawing no. SHR-02, and prior to the occupation of the development a minimum of two informal passing places (size: 1.8 metres x 11 metres) shall be provided on the private driveway.

REASON: To make adequate provision within the private track for the additional traffic generated by the proposed development allowing vehicles to pass and re-pass in accordance with highway safety.

08 ACCESS ARRANGEMENTS & VEHICULAR TURNING FACILITY

Prior to occupation of the dwelling the private vehicular access shall be constructed at right angles to the private access road. The width of the access at its junction with the access road shall not be less than 4.5 metres (equivalent to 5 drop kerbs) and shall be retained at that width for 6 metres within the site and shall be provided with an appropriate vehicular crossing. As

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indicated on drawing no. SHR-02, and prior to occupation of the dwelling a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

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

09 RESIDENTIAL TRAVEL PACK

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

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

10 SUSTAINABLE EFFICIENCY MEASURES

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

- An electric car charging point per dwelling;
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings;
- Agreement of a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day;
- Agreement of heating of each dwelling;
- Agreement of scheme for waste reduction; and
- 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 reduce need, better use or savings in the use of water, energy and resources; reduce harm to the environment; and result in wider public benefit in accordance with the NPPF.

NOTE/S FOR CONDITION:

Slab level is normally refers to the concrete slab supported on foundations or directly on the subsoil

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

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

11 FURTHER APPROVAL: MITIGATION TO BE AGREED, RAMS

CONDITION: The hereby approved development shall not be first commenced 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 or contribution towards 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 commencement. 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 legal agreement.

LEGAL AGREEMENT REQUIRED TO DISCHARGE CONDITION

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As per the relevant condition above, this application requires mitigation against recreational impact in accordance with The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Regulation 63 of the Conservation of Habitat and Species Regulations 2017. To satisfy a RAMS condition and allow a condition to be formally discharged, a completed UU must be submitted with a Discharge of Condition application.

Prior to the submission of the Discharge of Condition application, we can prepare the UU for you (to be reviewed by your solicitor) or we can review a draft UU you have provided (drafted by your solicitor). Both services will incur a charge.

Please see the 'Preparation of a UU' guidance on our website at:
<https://www.tendringdc.gov.uk/content/the-s-106-process>

12 12 BIODIVERSITY ENHANCEMENT STRATEGY

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:

- 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.

13 CONDITION: The hereby approved development shall be constructed in accordance with the submitted 'Construction Method Statement' - Received 13.06.24 The said methodology as approved shall be implemented in its entirety and shall operate as may be approved at all times during construction.

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

14 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning

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

1:2500 Site plan received 13/06/2024
Construction Method Statement received 13/06/2024

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

NOTE/S FOR CONDITION:

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

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

Little Oakley Parish Council

No Determination

Manningtree Town Council

<u>24/00310/FUL</u> Refusal - Full 06.08.2024 Delegated Decision	Paranirubasingham Gnanachandran - Stour View Store	Planning Application - shop extension to create store, new rear delivery area with bin store, new parking space on street to side of shop, and demolish concrete/asbestos outbuildings.	53 Station Road Lawford Manningtree Essex CO11 1EB
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01 Notwithstanding the lack of information in respect of the delivery arrangements utilising the revised access, visibility splays and swept path analysis, Lushington Road is considered to be inadequate to cater for the revised access and delivery area while providing safety and efficiency for all road users taking into account the width of the existing road, existing on street parking and lack of off-street parking of the residential properties in the vicinity.

Notwithstanding the absence of a review of the waiting restrictions in Lushington Road the proposed parking layby would reduce the width of the footway below 1.2 metres at its narrowest point and this is considered to be inadequate to the detriment of pedestrian users and highway safety. As well as impacting on the width of the highway it will encroach onto the existing double yellow lines.

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<i>Conditions/Reasons</i>			

The development proposals do not demonstrate that they would be safe and practicable, and there would be an unacceptable impact on highway safety contrary to the National Planning Policy Framework and Tendring District Local Plan 2013-2033 and Beyond policies SPL3 and CP2.

<u>24/00893/VOC</u> <i>Approval - Full</i> <i>08.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>G Schurr and L</i> <i>Heighton Ginns</i>	<i>Application under</i> <i>Section 73 of the Town</i> <i>and Country Planning</i> <i>Act for variation of</i> <i>condition 2 (Approved</i> <i>Plans) and removal of</i> <i>Condition 4 (Window</i> <i>Section and Elevation) of</i> <i>application</i> <i>21/00991/FUL to allow</i> <i>for change of material</i> <i>from timber to aluminium</i> <i>rear door.</i>	<i>West View</i> <i>37 South Street</i> <i>Manningtree</i> <i>Essex</i> <i>CO11 1BQ</i>
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01 The works hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 0472/PL/11
Submitted under 21/00991/FUL: Location Plan (scale 1:1250)

Reason - For the avoidance of doubt.

<u>24/00972/LBC</u> <i>Approval - Listed</i> <i>Building Consent</i> <i>08.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr G and L</i> <i>Schurr and</i> <i>Heighton Ginns</i>	<i>Application for Listed</i> <i>Building Consent -</i> <i>Proposed aluminium</i> <i>sliding doors to be dark</i> <i>grey in colour (different</i> <i>from approved doors</i> <i>under 21/00995/LBC</i> <i>appeal decision).</i>	<i>West View</i> <i>37 South Street</i> <i>Manningtree</i> <i>Essex</i> <i>CO11 1BQ</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

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

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing number 0472/PL/11

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.

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

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

Mistley Parish Council

24/00846/FULH H Approval - Full 06.08.2024 Delegated Decision	Mrs Jones	Householder Planning Application - Replacement of existing conservatory roof and frames.	3 Kiln Lane Mistley Manningtree Essex CO11 1HQ
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration of three

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

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 Location Plan 1:1250 received 7 June 2024
Block Plan 1:500

Proposed elevations and floor plan showing anthracite grey insulated roof panels and replacement white UPVC frames

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

Ramsey & Parkeston Parish Council

<u>24/00788/FULH</u> <u>H</u> Approval - Full 07.08.2024 Delegated Decision	Mr Dean Macey and Miss Charlene Hignett	Two storey rear extension.	40 Mayes Lane Ramsey Harwich Essex CO12 5EJ
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01 **CONDITION:** The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

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

NOTE/S FOR CONDITION:

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

02 **APPROVED PLANS & DOCUMENTS**

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

Drawing Numbers 08-2024-03PA, 08-2024-04PA and 08-2024-05PA.

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the

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

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.

St Osyth Parish Council

24/00548/FULH	Mrs Jacquelynn	Householder Planning	49 West Field Lane
H	McGuinness	Application - installing 3	St Osyth
Approval - Full		No. velux windows to	Clacton On Sea
06.08.2024		facilitate a loft conversion	Essex
Delegated		including the provision of	CO16 8GW
Decision		an en-suite on second	
		floor.	

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

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

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

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

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

Tendring Parish Council

No Determination

Thorpe-le-Soken Parish Council

No Determination

Thorrington Parish Council

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
24/00627/FULH <i>H</i> <i>Application</i> <i>Withdrawn</i> <i>09.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Jim Parker -</i> <i>Camulus Builders</i> <i>Ltd</i>	<i>Householder Planning</i> <i>Application -</i> <i>conservation works to</i> <i>existing house, extension</i> <i>to existing house,</i> <i>conversion of barn to</i> <i>games room, conversion</i> <i>of second barn to form</i> <i>2no. one bedroom</i> <i>annexes, and rebuild and</i> <i>extension of existing</i> <i>garage.</i>	<i>White House</i> <i>Station Road</i> <i>Thorrington</i> <i>Colchester</i> <i>Essex</i> <i>CO7 8HY</i>

Weeley Parish Council

24/00849/LBC <i>Approval - Listed</i> <i>Building Consent</i> <i>08.08.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mrs Jennifer</i> <i>Williams</i>	<i>Application for Listed</i> <i>Building Consent -</i> <i>Replacement of timber</i> <i>rotten double glazed</i> <i>casement windows and</i> <i>French door with like for</i> <i>like double glazed timber</i> <i>casement windows and</i> <i>French door.</i>	<i>2 Hillside House</i> <i>Cravenwood Close</i> <i>Weeley</i> <i>Essex</i> <i>CO16 9DG</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or

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

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. W5 - Received 26.07.24
 Drawing No. W6 - Received 26.07.24
 Drawing No. W7 - Received 26.07.24
 Drawing No. W8 - Received 26.07.24
 Drawing No. W23 - Received 26.07.24
 Drawing No. W24 & W25 - Received 26.07.24
 Drawing No. W26 - Received 26.07.24
 Drawing No. W35 - Received 26.07.24
 Drawing No. W37 - Received 26.07.24
 Drawing No. W42 - Received 26.07.24
 Block Plan - Received 18.06.24
 Site Plan - Received 18.06.24
 'Timber Windows' Document - Received 11.06.24

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 **CONDITION:** Following commencement of works, in the event that any additional repair or structural works to the existing building are required, a schedule of proposed works and structural details shall be submitted to, and agreed in writing by, the Local Planning Authority and shall be implemented entirety as approved.

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

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

24/00995/ADV	<i>Wildstone Estates Limited</i>	<i>Application for Advertisement Consent - erection of a D6 small format Advertising Display.</i>	<i>Colchester Road Weeley Clacton On Sea Essex CO16 9AD</i>
<i>Refusal - Advertisement Consent</i>			
<i>09.08.2024</i>			
<i>Delegated Decision</i>			

01 The proposed signage by virtue of its illuminated design and positioning close to the highway would appear as a prominent and intrusive feature which would result in a cluttered appearance, to the significant detriment of the visual amenity of the site and surrounding locale.

The proposed development therefore fails to accord with paragraphs 116, 131 and 141 of the National Planning Policy Framework (2023), and Policies SP7 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond.

02 The proposal will be situated in close proximity to the footpath preventing pedestrians from safely accessing the site acting as a significant obstruction and resulting in significant harm to highway safety.

The proposed development therefore fails to accord with paragraphs 114, 116 and 141 of the National Planning Policy Framework (2023), and Policy CP1 of the Tendring District Local Plan 2013-2033 and Beyond.

Wix Parish Council **No Determination**

Wrabness Parish Council **No Determination**