

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

24/01032/FULHH Approval - Full 11.09.2024 Delegated Decision	Mr Edwards	Householder Planning Application - Proposed single storey side extension, privacy fence, replacement garage and wider driveway.	5 Station Road Alresford Essex CO7 8BS
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. A-104 Revision C
 Drawing No. A-105 Revision C
 Drawing No. A-106 Revision B
 Drawing No. A-203
 Drawing No. A-204
 Drawing No. A 205 Revision B

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

NOTE/S FOR CONDITION:

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

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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 APPROVAL REQUIRED: LANDSCAPING SCHEME

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

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

NOTE/S FOR CONDITION:

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

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

04 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - SOFT LANDSCAPING SCHEME

CONDITION: All the soft 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

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agreed in writing by the Local Planning Authority.

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

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

CONDITION: SPECIFIC RESTRICTION ON DEVELOPMENT:

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), no new openings shall be inserted in the north-east facing side elevations of the hereby approved garage except pursuant to the grant of planning permission on an application made in that regard.

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

06 HIGHWAYS PROVISION OF VISIBILITY SPLAYS

There should be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be retained free of obstruction above 800mm at all times.

Reason: To provide adequate inter-visibility between users of the access, Coppice Road, and the public highway in the interests of highway safety in accordance with policy DM1.

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

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM1.

Ardleigh Parish Council

<u>24/01238/TCA</u> Approval - Full 13.09.2024 Delegated Decision	Miss Georgina Gardiner	Trees in a Conservation Area Notification - Tree of Heaven - Remove.	Ardleigh Court Grounds Ardleigh Essex CO7 7LA
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

Beaumont Parish Council

<u>24/00926/FULH</u> <u>H</u> Approval - Full 10.09.2024 Delegated Decision	Ms Joanna Selt	Householder Planning Application - Continuous use of outbuilding as an annex.	Hollands Farm Beaumont Road Great Oakley Harwich Essex CO12 5BH
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01 APPROVED PLANS & DOCUMENTS

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

The approved red line plan drawing is Drawing No: 001 Revision: A received 16 July 2024
Drawing No: 002 Revision: 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.

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

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

NOTE/S FOR CONDITION

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

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Bradfield Parish Council **NO DETERMINATIONS**

Brightlingsea Town Council **NO DETERMINATIONS**

Clacton-on-Sea

<u>24/00963/LBC</u> Refusal - Listed Building Consent 11.09.2024 Delegated Decision	Mr Amin Ruhul - Rhythmic Care (UK) Ltd	Application for Listed Building Consent - Loft Conversion with 8 dormers to create 6 additional care home bedrooms, including improvements to basement on a listed building	Great Clacton Hall 28 North Road Clacton On Sea Essex CO15 4DA
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- 01 The proposed alterations to the basement, the roof structure and installation of dormer additions would result in significant areas of historic fabric being removed, and will also, in areas alter the appearance and existing historic features of a prominent protected building. The works to the basement would result in a significant amount of intervention to the historic fabric including the loss of a brick floor. The alterations to the existing roof as well as introduction of proposed dormer windows would appear as prominent and incongruous additions which fail to preserve the special interest of the Grade II Listed building. The proposal would result in a high level of 'less than substantial' harm to the significance of the Grade II listed building and there are insufficient public benefits to outweigh this harm.

The proposal is therefore contrary to paragraph 208 of the National Planning Policy Framework 2023 and policies SP7, SPL3 and PPL9 of the Tendring District Local Plan 2013-2033 and Beyond.

<u>24/00964/FUL</u> Refusal - Full 11.09.2024 Delegated Decision	Mr Amin Ruhul - Rhythmic Care (UK) Ltd	Planning Application - Loft Conversion with 8 dormers to create 6 additional care home bedrooms, including improvements to basement on a listed building	Great Clacton Hall 28 North Road Clacton On Sea Essex CO15 4DA
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- 01 The proposed alterations to the roof and dormer additions would appear as a prominent and noticeable change to the appearance of the existing building. A total of eight pitched roof dormer windows would be sited within the existing roof slope of the building, appearing as incongruous features which would be detrimental to its existing character and appearance. Furthermore the proposed dormers due to their design, size and positioning would fail to respect the character of the Grade II Listed building, resulting in a significant harmful impact to the existing building and the special character and appearance of the Great Clacton Conservation Area. There is considered insufficient public benefits to outweigh the high level of less than substantial harm as identified.

The proposal is therefore contrary to paragraphs 135, 195, 206 and 208 of the National Planning Policy Framework 2023 and policies SP7, PPL8 and PPL9 of the Tendring District Local Plan

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2013-2033 and Beyond Section 2 (adopted January 2022).

24/01023/FULH H Approval - Full 12.09.2024 Delegated Decision	Mr P Harris	Householder Planning Application - Raising floor and roof level to existing flat roof extension. Demolish existing conservatory and replace with single storey flat roof extension. Existing roof dormer to be enlarged.	18 Merrilees Crescent Holland On Sea Essex CO15 5XX
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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).

Drawing No.s
210MC 101
210MC 102
210MC 103

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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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.

<u>24/01273/TELLI</u> <u>C</u> Deemed Consent 12.09.2024 Delegated Decision	Ganesh Tellamekala - Openreach	Installation of fixed line broadband apparatus.	O/S 1 Park Square West Jaywick Essex CO15 2NS
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Elmstead Market Parish Council

<u>24/01026/FULH</u> <u>H</u> Approval - Full 12.09.2024 Delegated Decision	Mr and Mrs Jennings	Householder Planning Application - Proposed single storey extension and detached cart lodge.	Whitebarn Lodge Clacton Road Elmstead Essex CO7 7DB
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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

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conditions requiring agreement prior to commencement have been complied with.

02 APPROVED PLANS & DOCUMENTS

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

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

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

NOTE/S FOR CONDITION:

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

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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.

Frating Parish Council NO DETERMINATIONS

Frinton & Walton Town Council NO DETERMINATIONS

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/00914/FULH H Approval - Full 12.09.2024 Delegated Decision	Mr and Mrs Webster	Householder Planning Application - Outbuilding to rear of garden.	Street House 7 Walton Road Kirby Le Soken Essex CO13 0DU

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.

2004WSG-02A
2004WSG-03A
2004WSG-04A
2004WSG/01A
2004WSG/05A

HERITAGE, DESIGN AND ACCESS STATEMENT REC 23/07/2024

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

NOTE/S FOR CONDITION:

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

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

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

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

03 SPECIFIC RESTRICTION ON DEVELOPMENT: 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 Street House 7 Walton Road Kirby Le Soken Essex CO13 0DU (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

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

NOTE/S FOR CONDITION

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

04 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development/works shall be commenced above slab level 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.

REASON: To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the

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area.

NOTE/S FOR CONDITION:

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

While this condition does not detail in what form the materials sought shall be detailed to the Local Planning Authority, it is suggested that a plan is submitted with the details to show where the materials will be located and the extent of coverage.

05 FURTHER APPROVAL: AGREEMENT OF RAINWATER GOODS

CONDITION: Prior to the installation of rainwater goods to be used for the development, precise information in regards to their type, finish, and colour, including manufacture's literature shall be submitted to the Local Planning Authority and agreed in writing. Such rain water goods as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

While this condition does not detail in what form the materials sought shall be detailed to the Local Planning Authority, it is suggested that a plan is submitted with the details to show where the materials will be located and the extent of coverage.

06 FURTHER APPROVAL: FENSTRATION DETAILS

CONDITION: Prior to the commencement of any works to alter or install new or existing fenestration of the hereby approved development, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new and/or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved

REASON: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

NOTE/S FOR CONDITION:

The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.

07 FURTHER APPROVAL: AGREEMENT OF SOLAR PV PANELS

CONDITION: Prior to the installation of solar PV panels upon the roof of the development, precise

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details of the type, finish and colour of the solar PV panels and means of mounting to be used, including manufacture's literature as appropriate for specification, shall be submitted to the Local

Planning Authority and agreed in writing. Such solar PV Panels as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Within six months of the permanent cessation of the solar PV panels for the generation of renewable energy, the solar PV panels shall be decommissioned and removed from the site

REASON: To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

While this condition does not detail in what form the materials sought shall be detailed to the Local Planning Authority, it is suggested that a plan is submitted with the details to show where the materials will be located and the extent of coverage.

24/01030/FULH H Approval - Full 12.09.2024 Delegated Decision	Mrs Rachel Curtis	Householder Planning Application - New single storey wrap around side and rear extension with a partial first floor side extension. New entrance porch.	Rose Cottage 19 Chapel Lane Kirby Cross Essex CO13 0NF
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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).

Drawing No.s
0209-A-001 00
0209-A-002 00
0209-A-200 01

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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

24/00908/FULH H Approval - Full 11.09.2024 Delegated Decision	Mr Stuart Scott	Householder Planning Application - Demolition of existing garage in rear garden. Erection of garage and office. Front porch to be added to the front of the house.	Whytewood Sturrick Lane Great Bentley Essex CO7 8PS
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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).

Drawing No.s

SS-BP-01

SS-FP-07

SS-PD-01

SS-PP-07

SS-SLP-01

SS-BP-02

SS-FP-07 Rev A

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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

03 ONGOING REQUIREMENT: ANCILLARY USE 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 ancillary to the principal dwelling known as 'Whytewood' (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 outbuilding 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

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

24/01214/TCA Approval - Full 13.09.2024 Delegated Decision	Mr Drysdale	Trees in a Conservation Area Notification - Sycamore Tree - Pollard.	Jasmine Place The Green Great Bentley Colchester Essex CO7 8LY
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

Great Bromley Parish Council

NO DETERMINATIONS

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

NO DETERMINATIONS

Harwich Town Council

<u>23/01757/FUL</u> Approval - Full 12.09.2024 Committee Decision	Mr Mutaher Hamid Hussain	Change of use from a dance studio to a Mosque-Community Centre, including addition of a pergola roof over the side access.	610 Main Road Harwich Essex CO12 4LW
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing Numbers DPB/BD/P/000 received 8th February 2024, DPB/BD/P/001 received 8th February 2024, DPB/BD/P/002 received 8th February 2024, DPB/BD/P/003 received 8th February 2024, DPB/BD/P/004 received 8th February 2024, DPB/BD/P/005 received 8th February 2024, DPB/BD/P/006 received 8th February 2024, DPB/BD/P/007 received 8th February 2024, DPB/BD/P/008 received 8th February 2024, DPB/BD/P/009 received 8th February 2024, DPB/BD/P/010 received 8th February 2024 and titled 'Existing and Proposed Section 2', DPB/BD/P/010 received 8th February 2024 and titled 'Proposed 3D View', and the document titled 'Travel Plan & Community Engagement Response'.

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

NOTE/S FOR CONDITION:

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

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

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

03 **CONDITION:** The hereby permitted development/use shall only operate between the hours of 11am and 9pm Mondays to Sundays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

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

NOTE/S FOR CONDITION:

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

04 **CONDITION:** Prior to the first occupation/use of the development, a Travel Plan including details of the travel arrangements to and from the site for employees, customers and monitoring provisions shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Travel Plan arrangements shall be implemented and followed prior to first occupation/use.

REASON: In the interests of sustainable development.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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05 **CONDITION:** Notwithstanding the provisions of Article 3, Schedule 2 Part 3 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 development shall be used as Class F1(a), F1(f) and F2(b) uses and for no other purpose including any other purpose in Classes F1 and F2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

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

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

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

NOTE/S FOR CONDITION:

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

<u>24/00703/VOC</u> Approval - Full 12.09.2024 Delegated Decision	Mr Gary Jordan - Earlwood Ltd	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Drawings) of application 11/00301/FUL to allow for layout/design changes.	Land By The Railway Line Near Ferndale Road Harwich Essex CO12 3BP
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01 **APPROVED PLANS & DOCUMENTS**

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

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

11/00301/FUL

Drawing No: G03

24/00703/VOC

DRAWING NUMBER 6933-1112-P3
 DRAWING NUMBER 6933-1201-P2
 DRAWING NUMBER 6933-1211-P2
 DRAWING NUMBER 6933-1221-P2
 DRAWING NUMBER 6933-1301-P3
 DRAWING NUMBER 6933-1302-P3
 DRAWING NUMBER 6933-1311-P3
 DRAWING NUMBER 6933-1321-P3
 Materials Samples 6933-August 2024-rev 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.

02 COMPLIANCE REQUIRED: NEW VEHICULAR ACCESS

CONDITION: Prior to the occupation of any of the proposed dwellings, the proposed vehicular access shall be provided and constructed in precise accordance with the details shown on the amended DRAWING NUMBER 6933-1112-P3 and shall be provided with an appropriate dropped kerb vehicular crossing of the footway on Ferndale Road to the specifications of the Highway Authority.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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REASON: To ensure that all vehicles using the vehicular access do so in a controlled manner and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety.

03 ACCESS MATERIAL

CONDITION: The access/s hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 6 metres from the edge of the carriageway prior to first use. The bound material as implemented shall then be retained thereafter.

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

04 ACTION REQUIRED: PROVISION OF ACCESS

CONDITION: Prior to first occupation of the development, a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the hereby permitted vehicular access to the site from Ferndale Road and on both sides of the vehicular accesses of Plots 1 and 2. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

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

05 COMPLIANCE REQUIRED: CONSTRUCTION METHOD STATEMENT

CONDITION: The Construction Method Statement approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of public amenity and highway safety.

06 COMPLIANCE REQUIRED: SURFACE WATER DRAINAGE STRATEGY

CONDITION: Drawing numbers 1151-1009-CIV-10 Revision A, 1151-1009-CIV-30 Revision A, 1151-1009-CIV-40 Revision A, 1151-1009-CIV-50 Revision A, 1151-1009-SA1, 1151-1009-SA2 and 1151-1009-SA3 approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent environmental and amenity problems arising from surface water flooding.

07 ONGOING REQUIREMENT: HIGHWAYS RETENTION OF GARAGE/PARKING SPACES

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) no development shall be carried out in such a position as to prevent vehicular access and use of land shown on the approved plans as

garage and parking spaces for vehicle use only.

REASON: In the interests of highway safety and to ensure adequate vehicular access to and use of parking and turning provision within the site is provided and maintained.

08 COMPLIANCE REQUIRED: FLOOD RISK

CONDITION: The development hereby permitted shall only be carried out in accordance with the Flood Risk Assessment (FRA) (as amended) submitted under application reference 11/00301/FUL and the following mitigation measures detailed within the FRA:

- For units 1-7 & 11-13 finished first floor levels that are set no lower than 5.58m above Ordnance Datum (AOD).
- For units 8-10 finished second floor levels that are set no lower than 6.73m above Ordnance Datum (AOD).

REASON: To reduce the impact of flooding on the proposed development and future occupants.

09 HIGHWAYS PROVISION OF PARKING AND TURNING

CONDITION: The hereby approved development shall not be first occupied until such time as the areas for purposes of manoeuvring and parking (including garage spaces as applicable) of vehicles has been provided and made functionally available. Each vehicular parallel parking space shall have minimum dimensions of 2.9 metres x 6.0 metres and any other parking space shall have minimum dimensions of 2.9 metres x 5.5 metres. The internal dimensions of the single garage shall measure 3.0 metres x 7.0 metres. The areas shall then be retained and remain free of obstruction thereafter.

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

10 ACTION REQUIRED: LANDSCAPE MANAGEMENT PLAN

CONDITION: Notwithstanding the Landscape Management Plan approved under 16/01877/DISCON on 10 May 2017 for condition 13 of 11/00301/FUL prior to occupation of the development a landscape management plan, including long term design objectives and management responsibilities for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the local planning authority. The landscape management plan shall be carried out as approved in accordance with the details and timescales in the plan.

REASON: To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

11 COMPLIANCE REQUIRED: HARD AND SOFT LANDSCAPING

CONDITION: The Landscape Management Plan and drawing number 4682.01 approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to, strictly in accordance with the approved details, unless otherwise agreed in writing by the Local

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Planning Authority.

REASON: To ensure the development provides a satisfactory setting having regard to its location within and adjacent to a conservation area and in the interest of the visual amenities of the area.

12 APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: Notwithstanding The Landscape Management Plan, drawing number 4682.01 and drawing number 5290-H-008 approved under 16/01877/DISCON on 10 May 2017 no development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for Plot 10, which shall include any proposed changes in ground levels.

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

NOTE/S FOR CONDITION:

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

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

13 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

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

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

14 COMPLIANCE REQUIRED: SCREEN WALLS AND FENCES INCLUDING BIN ENCLOSURES

CONDITION: Drawing number 5290-H-008 approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the additional boundary treatment is compatible with the character of the area and in the interests of visual and residential amenity.

15 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A, B, D, E, F and G of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification) no enlargement, improvement or other alteration to the dwellings shall be erected or carried out and there shall be no provision of buildings, enclosures, swimming or other pool shall be erected, except in accordance with drawings showing the design and siting of such enlargement, improvement or other alteration to the dwellings, and drawings showing the design and siting of such building(s) and structures which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

REASON- To protect the character of the buildings in the conservation area and its setting and to protect the amenity of nearby residents and the character of the area.

16 COMPLIANCE REQUIRED: FOUL WATER DRAINAGE

CONDITION: Drawing numbers 1151-1009-CIV-10 Revision A, 1151-1009-CIV-30 Revision A, 1151-1009-CIV-40 Revision A, 1151-1009-CIV-50 Revision A, 1151-1009-SA1, 1151-1009-SA2 and 1151-1009-SA3 approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure satisfactory drainage of the site.

17 COMPLIANCE REQUIRED: CONTAMINATION

CONDITION: The Geotech Report approved under 16/01877/DISCON on 10 May 2017 confirms the absence of contamination at the boreholes. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4) below has been complied with in relation to that contamination.

1) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

o adjoining land,

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o groundwaters and surface waters,
o ecological systems,
o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed as part of the Remediation Scheme, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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18 COMPLIANCE REQUIRED: EMERGENCY FLOOD EVACUATION PLAN

CONDITION: Drawing number 1789/RE/03-17/01 Revision B approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to for the lifetime of the development in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. A copy of the evacuation plan shall be included in the Home Owner Packs which shall be provided to all occupiers of the residential units upon first occupation.

REASON: The site is at risk from flooding and an evacuation plan is essential to safeguard future occupiers of the development.

19 COMPLIANCE REQUIRED: STRUCTURAL DESIGN STRATEGY

CONDITION: The Structural Design Strategy approved under 16/01877/DISCON on 10 May 2017 shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To reduce the impact of flooding on the proposed development on future occupants by ensuring that the new buildings can withstand pressures from flood waters.

20 FURTHER ACTION: EXTERNAL LIGHTING

CONDITION: No external lighting shall be installed until details of the illumination scheme have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

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

21 COMPLIANCE REQUIRED: PROTECTION OF REPTILES

CONDITION: The mitigation measures set out in the Slow Worm Working Method Statement approved under 16/01877/DISCON on 10 May 2017 shall be implemented as set out in the agreed strategy, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard those protected species identified within the site.

22 COMPLIANCE REQUIRED: CYCLE STORAGE

CONDITION: Drawing number 5290-H-008 approved under 16/01877/DISCON on 10 May 2017 shall be implemented and adhered to strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. The provision of cycle storage shall be provided in accordance with the approved details and shall be maintained free from obstruction at all times for that sole purpose.

Reason: To promote the use of sustainable means of transport

23 COMPLIANCE REQUIRED: TURNING FACILITY

CONDITION: Prior to the occupation of any of the proposed dwellings, the minimum size 3 turning

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facility shall be constructed, surfaced, and maintained free from obstruction in precise accordance with the details shown on the amended DRAWING NUMBER 6933-1112-P3.

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

24 RESIDENTIAL TRAVEL INFORMATION PACK

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

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

<u>24/01159/ADV</u> Application Withdrawn 10.09.2024 Delegated Decision	Burger King	Application for Advertisement Consent - Various External Signage.	Burger King Stanton Europark Freshfields Road Harwich Essex
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Lawford Parish Council

<u>24/00919/LUPR</u> <u>OP</u> Lawful Use/development Refused 09.09.2024 Delegated Decision	Mrs Premwadee Haynes	Application for Lawful Development Certificate for Proposed Use to confirm the extent of the residential curtilage of the property relating to the proposed use of buildings, land and operations proposed to be carried out in, on, over or under land in association with Part 1, Class E of the General Permitted Development Order.	60 Harwich Road Lawford Manningtree Essex CO11 2LP
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01 The proposed use of land does not constitute permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the local planning authority considers that the entirety of land is not within the curtilage of the dwellinghouse and it is not possible to determine whether any proposed use would be for a purpose incidental to the enjoyment of the dwellinghouse .

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The curtilage is clearly visually defined and outlined by the site plans submitted as part of applications 14/01786/FUL and 15/00595/FUL. Further to this, applications TEN/156/88 and TEN/383/88 for a barn and stables respectively necessitated planning permission due to their siting outside of the curtilage of the dwellinghouse. Moreover, the use of the land that extends further than what is considered to define the curtilage includes stables and barns not in use as domestic/curtilage outbuildings affirmed by a blackboard sign at the entrance to the drive in 2009 offering conifers for sale and in 2023 a sign advertising stables, and grazing 'To Let' which represents use beyond that incidental to the enjoyment of the dwellinghouse.

Little Bentley Parish Council NO DETERMINATIONS

Little Bromley Parish Council NO DETERMINATIONS

Little Clacton Parish Council

<u>24/01004/VOC</u> Approval - Full 12.09.2024 Delegated Decision	Roman Homes LLP	Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved Drawings) of application 19/01598/FUL to enable/allow for changes to be made to the boundary between plot 13 and plot 14, as well as changes to the parking arrangements on plot 13, and the erection of a detached garage.	Crossways Garden Centre Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ
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01 **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.

19/01598/FUL
0493_A_DD_001
0493_A_DD_010/D
0493_A_DD_013_A
0493_A_DD_017_B
0493_A_DD_018_B
0493_A_DD_019_A
0493_A_DD_020_A
0493_A_DD_021_B

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0493_A_DD_023_C

24/00123/VOC

0493_a_dd_014_b Plots 3, 4, and 5 - house type a elevations - rec'd 25/01/24

0493_a_dd_015_c Plots 6-10 and 16-21 - house type b floor plans - rec'd 25/01/24

0493_a_dd_016_c Plots 6-10 and 16-21 - house type b elevations - rec'd 25/01/24

0493_a_dd_012_b Plots 1 and 2 - house type a elevations - rec'd 25/01/24

0493_a_dd_011_b Plots 1 and 2 - house type a floor plans - rec'd 25/01/24

24/01004/VOC

2204-440/02 - Site Layout Plan (eastern section of site only)

2204-440/03 Rev B - Floor Plans and Elevations Proposed Garage - Plot 13

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

02 CONDITION: The development shall be carried out in accordance with the materials and details as approved under conditional discharge approval reference 22/00754/DISCON.

REASON: To ensure that materials of an acceptable quality appropriate to the area.

03 CONDITION: All measures and requirements as set out in the Construction Method Statement as approved under reference 22/00754/DISCON shall be adhered to throughout the construction period for the development.

REASON: In the interests of residential amenity.

04 CONDITION: The development shall be carried out in accordance with the drawings and details approved under condition 5 of conditional approval reference 22/00754/DISCON.

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

05 CONDITION: No occupation of the development shall take place until a priority junction off Thorpe Road to provide access to the proposal site has been completed. The junction shall include but not be limited to a 6.0-metre wide carriageway, 2no. 6 metre kerbed radii and a 2.4 x 180 metre visibility splay southbound and 2.4 x 205 metre visibility splay northbound.

REASON: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible.

06 CONDITION: The development shall be carried out in accordance with the drawings and details approved under condition 7 of conditional approval reference 22/00754/DISCON.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

07 CONDITION: Prior to first occupation of the development each vehicular access shall be constructed at right angles to the highway boundary and to the carriageway. The width of the

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access at its junction with the highway shall not be more than 3.6 metres (equivalent of 4 low kerbs) for an individual access, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

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

08 CONDITION: The boundary planting as approved under condition 13 of conditional approval 22/00754/DISCON shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

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

09 CONDITION: No dwelling shall be occupied until such time as the vehicle parking area indicated on the approved plans, for that dwelling, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

CONDITION: 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.

10 CONDITION: Prior to occupation of the development hereby approved, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator free of charge).

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

11 CONDITION: The development shall be carried out in accordance with the landscaping drawings and details approved under condition 13 of conditional approval reference 22/00754/DISCON.

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

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

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

- 13 **CONDITION:** The development shall be carried out in accordance with the boundary treatment drawings and details approved under condition 15 of conditional approval reference 22/00754/DISCON.

REASON: To protect the amenities and privacy of occupiers and in the interest of visual amenity.

- 14 **CONDITION:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Extended Phase 1, Bat Emergence and Reptile Surveys (Hillier Ecology, November 2019) already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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

- 15 **CONDITION:** The development shall be carried out in accordance with the information and details approved under condition 17 of conditional approval reference 22/00754/DISCON. The said Reptile Mitigation Strategy shall be implemented in accordance with these approved details and all features shall be retained in that manner thereafter.

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

- 16 **CONDITION:** The development shall be carried out in accordance with the information and details approved under condition 18 of conditional approval reference 22/00754/DISCON and shall be retained in that manner thereafter.

REASON: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 17 **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 19 of conditional approval reference 22/00754/DISCON. All external lighting shall be installed in accordance with the specifications and locations set out in that scheme and maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

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

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18 **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 20 of conditional approval reference 22/00754/DISCON. The surface water drainage scheme shall subsequently be implemented on site in accordance with the approved details prior to occupation.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. - To ensure the effective operation of SuDS features over the lifetime of the development. - To provide mitigation of any environmental harm which may be caused to the local water environment - Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

19 **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 21 of conditional approval reference 22/00754/DISCON. The surface water drainage strategy shall be maintained in accordance with these approved details.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

20 **CONDITION:** The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

21 **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 23 of conditional approval reference 22/00754/DISCON. Prior to the occupation of the development, the foul water drainage works relating to the development must have been carried out in complete accordance with the approved scheme.

REASON: To prevent environmental and amenity problems arising from flooding.

22 **CONDITION:** Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

23 **CONDITION:** Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings,

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enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

24 **CONDITION:** The development shall be carried out in accordance with the drawings and details approved under condition 27 of conditional approval reference 22/00754/DISCON. The footpath shall provide a link to the neighbouring development approved under application 18/01800/DETAIL. The footpath shall be provided in accordance with the details as approved under conditional discharge reference 22/00754/DISCON prior to the first occupation of the development hereby permitted and shall be maintained in perpetuity.

REASON: To ensure adequate pedestrian links, in the interest of highway safety.

Little Oakley Parish Council

NO DETERMINATIONS

Manningtree Town Council

24/01028/TCA Approval - Full 13.09.2024 Delegated Decision	Mr Ray Streames	Trees in a Conservation Area Notification - Pseudoacacia to bring down in height by approx. 5m and bring sides in approx. 1m beyond old cuts (approx. 3m over all)	Kiwiville 18 Railway Street Manningtree Essex CO11 1DS
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01 **COMPLIANCE REQUIRED: COMPLETION TIME LIMIT**

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

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any

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place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

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

24/01093/WTPO Split decision 13.09.2024 Delegated Decision	Mr Martin Huggett	Works related to Tree Preservation Order 82/00001/TPO - 1 no. Oak - prune, 1 no. Sycamore - remove.	39 Malthouse Road Manningtree Essex CO11 1BY
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Mistley Parish Council

24/00962/FULH H Approval - Full 10.09.2024 Delegated Decision	Mr and Mrs Stephen De'ath	Householder Planning Application - roof extension including rooflights and external staircase to existing double garage.	The Malt House 7 Erskine Road Mistley Manningtree Essex CO11 1LU
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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).

Drawing No. 68-2022-02 PA
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.

<u>24/01207/WTPO</u> Approval - Full 13.09.2024 Delegated Decision	Mr Paul Leech	Works related to Tree Preservation Order 96/00047/TPO - T1 Silver Birch - reduce by 30% (approx. 3m) back to previous cuts.	2 Barley Close Mistley Essex CO11 1GA
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

1) Please note that any approval given to by the Council does not give an exemption from the

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requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

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

<u>24/01244/TCA</u> Approval - Full 13.09.2024 Delegated Decision	Mr Holly Jackson	Trees in a Conservation Area Notification - T1 Bay - Fell and remove stump. T2 Yew - Reduce crown by 1 metre. T3 Holly - Reduce height by 2 metres and prune sides to balance	The Rammekens Barnfield Essex CO11 2AB
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Ramsey & Parkeston Parish Council

NO DETERMINATIONS

St Osyth Parish Council

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24/00979/VOC Approval - Full 13.09.2024 Delegated Decision	Mr C Gibbs	Application under Section 73(a) of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) of application 23/01314/VOC to retain the western boundary treatment adjacent to the highway and the retention of four CCTV poles with a proposed reduction in height.	Land West of Clay Lane St Osyth Essex CO16 8HH

01 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

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

23/00542/FUL:

- o Visibility Splay Plan - North (layout superseded)
- o Visibility Splay Plan - South (layout superseded)

23/011314/VOC:

- o 1:1250 Site Plan received 20 September 2023
- o Drg. No. 1 Reception Pod Floor Plan, Elevations and Sections
- o Drg. No. 1 Rev A 8 x 4 Family Pod Floor Plans, Elevations and Sections
- o Drg. No. 1 Rev A 8 x 4 XL Grande Glamping Pod Floor Plans, Elevations and Sections
- o Construction Method Statement received 20 September 2023
- o Klargester BioDisc Domestic Sewage Treatment Plant details
- o Landscaping Report dated April 2023 received 20 September 2023
- o Tree protection details titled 3. BS 5837:2012 Figure 2: Default specification for protective barrier Diagram 1. No dig construction method

24/00181/DISCON:

- o Covering Letter
- o MRF06 Block Plan
- o MRF-46554-011 XL Grande Pods Decking Drawing
- o MRF-46554-012 XL Family Pods Decking Drawing
- o MRF-46554-013 XL Grande Pods Fencing Drawing
- o MRF-46554-014 XL Family Pods Fencing Drawing
- o MRF-46554-015 XL Grande Pods Floor Plans
- o MRF-46554-016 XL Family Pods Floor Plans

24/00979/VOC:

- o CCTV Details Drawing no. MRF-46554-015-Rev B inc. Ronseal Rural Green Anti Corrosive Metal Paint details
- o Fencing Details Drawing no. MRF-46554-016-Rev B
- o Block Plan 1:500 (part superseded - close boarding fencing along highway boundary replaced with post and rail)

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- o Site Plan 1:1250 (part superseded - close boarding fencing along highway boundary replaced with post and rail)

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

02 COMPLIANCE: WITHIN 2 MONTHS

CONDITION: Within 2 months from the date of this permission, the replacement boundary fence to the site frontage (as shown on approved drawing no. MRF-46554-016-REV B), the reduction in height of the CCTV poles and painting of the CCTV poles to the approved green colour (as shown on approved drawing no. MRF-46554-015-REV B) shall be undertaken in their entirety in accordance with the approved plans and retained in this approved form in perpetuity.

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

03 SPECIFIC RESTRICTION ON DEVELOPMENT: NO ADDITIONS TO POLES

CONDITION: The 4 no. poles and affixed CCTV cameras hereby approved shall be retained and maintained in the approved form (3.5 metres in height and finished in Ronseal Rural Green Anti Corrosive Metal Paint) for the duration of the holiday accommodation use to which they relate. The CCTV cameras shall be used solely in connection with the holiday pod accommodation use on the site. There shall no additional cameras or additions affixed to any pole at any time.

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

04 SPECIFIC RESTRICTION ON DEVELOPMENT: HOLIDAY USE ONLY

CONDITION: The development hereby approved shall not be occupied at any time other than for holiday purposes and shall not be used as residential dwellings, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Furthermore, no person/s shall occupy any of the development approved during the month of February each year and the same person shall not occupy the development for more than 100 days in one year. Details of the name, permanent home address, vehicle registration shall be kept in a register a copy of which shall be made available to the Local Planning Authority for inspection at any time.

REASON: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development without either harm or conflict with planning policies. The development is permitted only as a unit for holiday purposes in the interests of contributing to tourism and the economy of the area and this contribution is given full weight as an exception for allowing this development.

05 SPECIFIC RESTRICTION ON DEVELOPMENT: ANCILLARY RECEPTION POD

CONDITION: The reception pod (and dog washing facilities) shall be used solely ancillary to the holiday let accommodation and shall not be used as a separate business or facility unrelated to the holiday let pods hereby approved.

REASON: To ensure the use and operation remain as approved, in the interests of the character of the area.

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06 COMPLIANCE: ACCESS WIDTH

CONDITION: The width of the vehicular access at its junction with the highway shall not be less than 5.5 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing.

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

07 COMPLIANCE: NO UNBOUND MATERIALS

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

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

08 COMPLIANCE: SITING OF ACCESS GATES

CONDITION: Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent carriageway in the interest of highway safety.

09 COMPLIANCE: PARKING BAY DIMENSIONS

CONDITION: Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres and shall be provided prior to first occupation of any of the hereby approved holiday units.

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

10 COMPLIANCE: CONSTRUCTION WORKS & VEHICLES

CONDITION: No vehicle connected with the works shall arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Fridays and 08.00 and 13.00 on Saturdays with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

REASON: In the interests of protecting the amenity of neighbouring residents.

11 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING

CONDITION: All changes in ground levels, hard landscaping, planting, seeding or turfing shown on

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

REASON: To ensure the adequate retention and maintenance of the approved landscaping scheme for a period of five years in the interests of visual amenity, the quality of the development and the character of the area.

12 COMPLIANCE: TREE PROTECTION MEASURES

CONDITION: The approved tree protection measures shall be retained throughout the duration of any building and engineering works in the vicinity of the tree/s to be protected. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

REASON: For the avoidance of damage to existing trees in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of lost and damage to trees.

24/01215/TCA Approval - Full 13.09.2024 Delegated Decision	Ms Julie	Trees in a Conservation Area Notification - To pollard 1 x Eucalyptus. To fell 1 x Fir Tree.	26 Point Clear Road St Osyth Essex CO16 8EP
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

- Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

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

24/01239/WTPO Approval - Full 13.09.2024 Delegated Decision	IG Environmental Services	Works related to Tree Preservation Order 84/00033/TPO - T5 Oak (Holm) Remove.	17 Point Clear Road St Osyth Essex CO16 8EP
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

24/01241/TCA Approval - Full 13.09.2024 Delegated Decision	IG Environmental Services	Trees in a Conservation Area Notification - H2 Lonicera - Remove. S1 Pyracantha - Remove. T3 Oak - Remove close.	17 Point Clear Road St Osyth Essex CO16 8EP
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Tendring Parish Council

NO DETERMINATIONS

Thorpe-le-Soken Parish Council

24/00815/FUL Approval - Full 12.09.2024 Delegated Decision	Mr De Roy - De Roy Tool Co. Ltd	Planning Application - First floor extension and conversion of unit in to two residential dwellings (Units 11 and 12).	Unit 5 Rice Bridge Industrial Estate Station Road Thorpe Le Soken Clacton On Sea Essex CO16 0HH
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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.

5366-EAP-11, 12-P05 A
Construction Method Statement
Energy Statement
EV Charging Specification

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

NOTE/S FOR CONDITION:

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

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

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

03 ACTION REQUIRED: HIGHWAYS PARKING PROVISION

CONDITION: The dwellings hereby approved shall not be occupied until the areas shown on approved drawing 5366-EAP-11, 12-P05 A for the purposes of parking of vehicles has been provided and made functionally available. The parking area shall then be retained and remain free of obstruction.

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

04 RESIDENTIAL TRAVEL INFORMATION PACK

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

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

05 COMPLIANCE REQUIRED: CONSTRUCTION MANAGEMENT

CONDITION: The Construction Method Statement also hereby approved shall be implemented in its entirety and shall operate 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.

06 COMPLIANCE REQUIRED: ELECTRIC VEHICLE CHARGING

CONDITION: The provision of the electric vehicle charging facilities as detailed on the document titled Electric Vehicle Charging shall be installed in a working order, prior to first occupation of the units and thereafter shall be maintained.

Reason: In order to promote sustainable transport.

07 MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The development shall be fully implemented in accordance with the document titled 'Energy Statement' and all details and measures set out therein shall be implemented prior to first occupation of the units hereby approved, and retained in perpetuity.

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.

08 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENT STRATEGY
CONDITION

Prior to first occupation of each of the dwellings hereby approved a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

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

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

09 ACTION AND DISCHARGE REQUIRED: REFUSE BINS AND COLLECTION AREAS

CONDITION: Prior to the first occupation of the development, or in accordance with an alternative timetable for provision as may be agreed in writing by the Local Planning Authority, details of the storage for refuse/recycling bins and any collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided prior to first occupation and thereafter retained as approved.

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

NOTE/S FOR CONDITION:

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

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

CONDITION: The dwellings approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwellings 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 any demolition works to facilitate the extensions and conversion works approved by this permission, 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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/01120/LBC Refusal - Listed Building Consent 12.09.2024 Delegated Decision	Mr Fryad Omer	Application for Listed Building Consent - installation of aluminium signage on two elevations.	7 Churchgate High Street Thorpe Le Soken Clacton On Sea Essex CO16 0DY

- 01 The proposal is for new aluminium signage to two elevations of the existing Grade II Listed Building. The supporting information does confirm the size of the signage and the materiality. However, the use of aluminium signage would represent the installation of modern features to the existing listed building. Moreover, limited information has been given in respect to the design, colour and lettering which the signs will contain.

Therefore, due to the size, siting and materiality the proposed signage is considered to appear as large modern features at odds with the traditional character of the existing building and surrounding area, which would detract from the setting of other nearby listed buildings and the pleasant appearance of Thorpe-le-Soken Conservation Area. In addition, insufficient information has been provided in order to provide a clear proposal and justify the placement of the signage in this location.

The application therefore fails to provide a clear and sympathetic proposal and lacks sufficient information to establish its full impact on this protected building. The proposal is therefore contrary to paragraphs 206 and 208 of the National Planning Policy Framework 2023 and policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022).

24/01375/WTRE X Approval - Full 11.09.2024 Delegated Decision	Rev Aubrey Cardy	Exception to the normal requirement to serve a section 211 Notice on the local planning authority as set out in Section 15 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Felling of the tree to ground level.	Land to The rear of Thorpe Baptist Church High Street Thorpe Le Soken Essex
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Thorrington Parish Council **NO DETERMINATIONS**

Weeley Parish Council **NO DETERMINATIONS**

Wix Parish Council **NO DETERMINATIONS**

Wrabness Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/00961/LUEX Lawful Use/development Refused 11.09.2024 Delegated Decision	Mr Glenn Lockey	Application for Lawful Development Certificate for Existing Use or Development for Class A - caravan used for occasional overnight stay within permitted development.	Land to The South of Wall Lane Wrabness Essex CO11 2BB

01 The supporting information does not clearly show the position of the caravan on the site. Insufficient information has been provided to demonstrate an established existing use whereby the static caravan has been used for overnight stays under circumstances specified in paragraphs 2 to 10 of Schedule 1 to the Caravan Sites and Control of Development Act 1960.

Having regard to the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), a planning application would be required for a material change of use of the land for residential use if the static caravan were to be used as overnight accommodation under circumstances not specified in paragraphs 2 to 10 of Schedule 1 to the Caravan Sites and Control of Development Act 1960, and therefore given the sparsity of the evidence provided to support the claim that a caravan on the site is lawful, the Certificate of Lawfulness application is refused.

24/01249/NMA Approval Non Material Amendment 13.09.2024 Delegated Decision	Mr and Mrs Lateo	Non Material Amendment to 24/00606/FULHH - new velux roof window to the front porch.	Alta Vista Ash Street Wrabness Manningtree Essex CO11 2TG
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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).

Drawing No. 1435-01-03C

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.