

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

**NO DETERMINATIONS**

**Ardleigh Parish Council**

<a href="#">24/01147/ROC</a> Refusal - Full 25.09.2024 Delegated Decision	Mr Sam Garnham	Application under Section 73 of the town and Country Planning Act for Removal of Condition 4 of application 87/01959/FUL.	Kalm Oak Nursery Hunters Chase Ardleigh Colchester Essex CO7 7LW
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01 Condition 4 of planning permission 87/01959/FUL remains necessary to protect visual amenity and reduce landscape harm. The condition remains relevant to the planning process as it seeks to restrict permitted development rights on a site. The condition is still considered relevant to the development as it removes the permitted development right in the areas as stipulated in the condition, and for this residential dwelling and its substantial curtilage. The condition is clearly enforceable, precise and reasonable in all other aspects. As such, the condition remains necessary, relevant and reasonable in the interest of protecting visual amenity and the open and rural character of the area in accordance with policies SP7, SPL1, SPL2, SPL3 and PPL3 of the Tendring District Local Plan 2013-2033 and beyond.

**Beaumont Parish Council**

**NO DETERMINATIONS**

**Bradfield Parish Council**

**NO DETERMINATIONS**

**Brightlingsea Town Council**

<a href="#">24/01157/FULH</a> <a href="#">H</a> Approval - Full 24.09.2024 Delegated Decision	Mr Andrew Gunfield	Householder Planning Application - demolition of existing conservatory and construction of rear extension connected to existing rear garage.	12 Oysters Reach Brightlingsea Colchester Essex CO7 0HY
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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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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CONDITION: The 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  
 0/A000/LP/001  
 0/A100/PR/003  
 0/A200/PR/001  
 0/A200/PR/002  
 0/A100/PR/001 Rev A  
 0/A100/PR/002 Rev A  
 Design and Access Statement

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.

### **Clacton-on-Sea**

<a href="#"><u>24/01098/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 23.09.2024 Delegated Decision	Mr Keith Dougal	Householder Planning Application - ground floor front/side extensions.	28 Gorse Way Jaywick Clacton On Sea Essex CO15 2HT
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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.BP - Received 29.07.24
- Drawing No. P501
- Drawing No. P502

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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<a href="#"><u>24/01109/FULH</u></a> <i>H</i> <i>Approval - Full</i> <i>23.09.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr David Clark</i>	<i>Householder Planning</i> <i>Application - Erection of</i> <i>single storey rear</i> <i>extension and two storey</i> <i>front extension</i>	<i>1 Fernwood Avenue</i> <i>Holland On Sea</i> <i>Clacton On Sea</i> <i>Essex</i> <i>CO15 5QD</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. 2024-24

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01294/TELLI C</a> Application Closed 24.09.2024 Delegated Decision	Saran Kumar - Openreach	Installation of fixed line broadband electronic communications apparatus.	22 Belsize Avenue Jaywick Clacton On Sea Essex CO15 2LE
<a href="#">24/01343/TELLI C</a> Deemed Consent 24.09.2024 Delegated Decision	Pavan Badepalli - Openreach	Installation of fixed line broadband Broadband Electronic Communications Apparatus.	Side of 33 Knox Road Clacton On Sea Essex CO15 3SH

**Elmstead Market Parish Council**

**NO DETERMINATIONS**

**Frating Parish Council**

**NO DETERMINATIONS**

**Frinton & Walton Town Council**

<a href="#">24/01104/LUPR OP</a> Lawful Use/development Refused 23.09.2024 Delegated Decision	Mr and Mrs Bailey	Application for Lawful Development Certificate for Proposed Use or Development for boundary wall max 1.0m above ground level, insertion of bi-fold doors to the north elevation, flat roof porch extension max external floor area 3sqm and maximum height 3.0m, remove chimney stacks above roof level, remove bay windows and roof over - insert doors, widen existing drive and finish with permeable surface, and replace existing UPVC windows with new.	36 Second Avenue Frinton On Sea Essex CO13 9ER
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- 01 The proposal includes the extension of the existing porch which would fall to be considered under Class D of Part 1 of Schedule 2 of the General Permitted Development Order. The proposed extension would result in the ground area of the structure exceeding 3 square metres, therefore a planning application would be required. The application for a certificate of Lawfulness of Proposed development is therefore refused.
- 02 The proposal includes the widening of the existing drive which would fall to be considered under Class B of Part 2 of Schedule 2 of the General Permitted Development Order. The proposal would require the existing dropped kerb to be extended therefore a planning application would be required. The application for a certificate of Lawfulness of Proposed

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development is therefore refused.

- 03 The proposal includes the removal of the existing front facing chimney which would fall to be considered under Class G of Part 1 of Schedule 2 of the General Permitted Development Order. The dwelling house lies within a conservation area and the existing chimney is installed on a roofslope which fronts a highway and forms the principal elevation of the dwellinghouse and therefore planning permission would be required for its removal. The application for a certificate of Lawfulness of Proposed development is therefore refused.

<a href="#">24/01289/HHPN</a> <a href="#">OT</a> Prior Approval Refused 27.09.2024 Delegated Decision	Mrs Emma Buckley	Prior approval for single storey extension with a dual pitch roof (6m deep from rear wall of original dwellinghouse, 2.921m to eaves, 3.6m maximum height).	27 Hadleigh Road Frinton On Sea Essex CO13 9HQ
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- 01 The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. As such it fails to meet the criteria for Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#">24/01327/TCA</a> Approval - Full 27.09.2024 Delegated Decision	Mr White	Trees in a Conservation Area Notification - T1 - Crab Apple and T2 Swedish Hornbeam - Reduce height by 2m, reduce the Ivy on the rear of the Trees back to the trunk, trim on garden side to tidy and contain. T3 - Leylandii - Reduce height by 1-1.5m previous cutting points and trim sides to tidy.	48 Second Avenue Frinton On Sea Essex CO13 9LX
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- 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in

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

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

## Great Bentley Parish Council

## NO DETERMINATIONS

## Great Bromley Parish Council

<a href="#">24/01301/WTPO</a> Approval - Full 27.09.2024 Delegated Decision	Mr Richard Peperell - Spring4	Works related to Tree Preservation Order (13/00014/TPO) - Required pollard cut back and tree reduction to required enforcement notice height along length of Springhill Close. Associated cut back to ensure tree stability and ballance.	Street Record Springhill Close Great Bromley Essex CO7 7HU
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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.)

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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 Oakley Parish Council**

<a href="#"><u>24/01130/ROC</u></a> Refusal - Full 25.09.2024 Delegated Decision	Mr P Thompson - George Thompson (Great Oakley) LTD	Application under Section 73 of the Town and Country Planning Act for Removal of Conditions 3 (Agricultural Occupation of the dwelling) of application (16/00397/FUL) as the property is no longer part of the farming business.	Brook Farm Stones Green Road Great Oakley Harwich Essex CO12 5BN
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- 01 The local planning authority requires applicants to demonstrate that the dwelling, the subject of the application, is no longer required for the agricultural needs of the holding, or in the broader locality. In this case, the applicant has failed to submit adequate evidence to prove that the dwelling is no longer required for the agricultural needs of the holding, neighbouring locality or local farmers.

The application does not demonstrate or provide sufficient evidence to remove the condition and therefore represents a new unrestricted dwelling in the countryside contrary to policies SPL1 and SPL2 of the Local Plan and the National Planning Policy Framework.

### **Harwich Town Council**



<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">23/01788/FUL</a> Approval - Full 26.09.2024 Delegated Decision	Mr J Singh - Master Plan Group Ltd	Conversion of existing 3 units into 4 self- contained one bedroom residential units.	48 Kingsway Dovercourt Harwich Essex CO12 3LN

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

The documents titled 'Proposed Window Details' Revision R01 received 6th February 2024, 'Existing and Proposed Block Plans', 'Proposed Elevations', 'Proposed Ground Floor Plan', and the untitled Site Location Plan received 21st December 2023.

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

NOTE/S FOR CONDITION:

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

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that

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

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

03 **CONDITION:** Prior to the commencement of development details of the construction methodology and timetable shall be submitted to and approved, in writing, by the Local Planning Authority. This shall incorporate the following information:-

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

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

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

**NOTE/S FOR CONDITION:**

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

04 **CONDITION:** Within three months of the date of this permission, the windows as detailed on the document titled 'Proposed Window Details' Revision R01 (received 6th February 2024) and drawing no. 20220601-PL04 R00 shall be installed in full and retained in perpetuity

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thereafter.

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

05      **CONDITION:** Prior to occupation of the hereby approved development, details of the powered two-wheeler/cycle parking facilities shall be submitted to, and agreed in writing by, the Local Planning Authority. These approved details shall then be retained thereafter.

REASON: To ensure appropriate powered two-wheeler and bicycle parking is provided.

06      **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.

<a href="#"><u>24/01129/ADV</u></a> Approval - Advertisement Consent 25.09.2024 Delegated Decision	Mr Daren Burney - Burney Estates Ltd	Application for Advertisement Consent - Freestanding internally illuminated totem sign	Stanton Europark Freshfields Road Harwich Essex
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01      **CONDITIONS:**

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

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

02      **APPROVED PLANS & DOCUMENTS**

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any 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 3835\_PL101, 3835\_PL102B and 3835\_PL103B.

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.

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03      CONDITION: The maximum luminance of the sign shall not exceed 350 candelas/m<sup>2</sup> at any time.

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

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<a href="#">24/01135/ADV</a> Approval - Advertisement Consent 27.09.2024 Delegated Decision	Mr Darren Burney - Burney Estates Ltd	Application for Advertisement Consent - 9no. freestanding signage and 7no. fascia signage for Starbucks and 7no. freestanding signage and 7no. fascia signage for Burger King.	Stanton Europark Freshfields Road Harwich Essex

## 01 CONDITION - STANDARD ADVERTISEMENT CONDITIONS

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

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

## 02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any 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 3835\_PL102, 3835\_PL201, 3835\_PL203, 3835\_PL204, 3835\_PL205 Rev A, 3835\_PL206, 13296 A1, 13296 B0, 13296 F1, 13296 G0, 13296 i0, 13296 K1, 13296 L1, 13296 Q1, 13296 R1, 13296 T0, 13296 X0, 20-000-Stbx-EMEA Cafe Shell, and the drawings titled '5 Panel Menu Boards', 'Built up Acrylic Drive Thru Text', '1 Off Clearance Bar', 'Clearance Bar Base/Cage Details', 'No Entry/Thank You Directional Sign', 'Drive Thru Directional Sign', 'Starbucks Order Canopy', 'Order Canopy Base/Cage Details', 'Preview Menu Board', '2 Off 1500mm External Single Sided Roundel', '2 Off 750mm External Single

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Sided Roundel - 1:5', '9M Internally Illuminated Totel Pole Sign', '250mm Wordmark - Wall Mounted', and the untitled drawings showing the Starbucks Clearance Bar received dated 30th July 2024, the order canopy elevations for Starbucks received dated 30th July 2024 and the order canopy rear elevation for Starbucks received dated 30th July 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      **CONDITION:** The maximum luminance of signs 1 to 16 shall not exceed 350 candelas/m<sup>2</sup> at any time.

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

04      **CONDITION:** The maximum luminance of signs 17 to 30 shall not exceed 350 candelas/m<sup>2</sup> at any time.

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

<a href="#"><u>24/01326/WTPO</u></a>	<i>Mr Paul Green</i>	<i>Works related to Tree Preservation Order (11/00025/TPO) - Lime tree reduction</i>	<i>45 St Denis Close Dovercourt Essex CO12 3SX</i>
<i>Approval - Full 27.09.2024 Delegated Decision</i>			

01      **COMPLIANCE REQUIRED: COMPLETION TIME LIMIT**

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

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
  - 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
  - 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
  - 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.
- 02 Condition - This consent shall grant consent for the reduction of the crown of the tree by a maximum of 50% and no other works whatsoever.

Reason - To control the size of the tree so that it is proportionate to its location and for the continued good health of the tree.

### Lawford Parish Council

<a href="#">24/01007/FULH</a> <a href="#">H</a> Approval - Full 24.09.2024 Delegated Decision	Mr Michael Robarts	Householder Planning Application - Conversion of internal garage to habitable room.	110 Cotman Avenue Lawford Essex CO11 2HB
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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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).

Elevation Dimensions - Rec'd 04/07/24

Site Plan - Rec'd 04/07/24

Existing and Proposed Elevations - Rec'd 25/07/24

Existing and Proposed Floor Plans - Rec'd 25/07/24

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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

**Little Bentley Parish Council**

**NO DETERMINATIONS**

**Little Bromley Parish Council**

**NO DETERMINATIONS**



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	<b>Little Clacton Parish Council</b>	<b>NO DETERMINATIONS</b>	
	<b>Little Oakley Parish Council</b>	<b>NO DETERMINATIONS</b>	
	<b>Manningtree Town Council</b>	<b>NO DETERMINATIONS</b>	
	<b>Mistley Parish Council</b>		
<a href="#"><u>24/01409/NMA</u></a> Approval Non Material Amendment 26.09.2024 Delegated Decision	Mr Steven Rose - Rose Builders Ltd	Non Material Amendment to 22/00958/FUL - swapping tenure type of four affordable dwellings, to improve management arrangements for the adjacent affordable housing provide, ensuring that two plots they are due to receive are adjoined to other existing affordable plots.	Land South of Long Road Mistley Essex CO11 2HS

#### 01 APPROVED PLANS & DOCUMENTS

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

#### 22/00958/FUL

- 21/33/01 (Approved Red Line Plan Drawing - received 31/05/2022)
- 21/33/02 A (Amended Proposed Site Layout Plan)
- 21/33/03 A (Amended Market Housing Key Plan)
- 21/33/06 (The Grace - Floor and Elevations Plan)
- 21/33/07 A (Amended The Albertine Floor and Elevation Plans)
- 21/33/08 A (Amended The Barbier Floor and Elevation Plans)
- 21/33/09 (The Cornelia - Floor and Elevations Plan)
- 21/33/10 A (Amended The Amelia Floor and Elevation Plans)
- 21/33/11 A (Amended The Damask Floor and Elevation Plans)
- 21/33/12 (The Damask - Floor and Elevations Plan)
- 21/33/13 A (Amended The Rosemary Floor and Elevation Plans)
- 21/33/14 A (Amended The Alexander Floor and Elevation Plans)
- 21/33/15 A (Amended The Victoria Floor and Elevation Plans)
- 21/33/16 A (Amended The Ophelia Floor and Elevations Plans)
- 21/33/17 A (Amended The Charlotte Floor and Elevations Plans)
- 21/33/18 (The Berkeley - Floor and Elevations Plan)
- 21/33/19 (The Chatsworth - Floor and Elevations Plan)
- 21/33/20 A (Amended Block A Shop and Units 417-422 Floor Plans)

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- 21/33/21 A (Amended Block A Shop and Units 417-422 Elevations Plan)
- 21/33/22 A (Amended Outbuildings Plan)
- 21/33/24 A (Amended House Type A Floor and Elevations Plan)
- 21/33/25 A (Amended House Type B Floor and Elevations Plan)
- 21/33/26 A (Amended Block B - Flats 423-431- Floor Plans)
- 21/33/27 A (Amended Block B - Flats 423-431 - Elevations Plan)
- 21/33/28 A (Amended Block C - Flats 432-435 - Floor Plan and Elevations Plan)
- 21/33/29 (Cycle/Bin Store Plan)
- 21/33/32 A (Amended Refuse Strategy Plan)
- 21/33/33 A (Amended Parking Plan)
- 21/33/34 A (Amended Boundary Treatment Plan)
- 21/33/37 A (Public Open Space Plan)
- 9499-D-AIA (Tree Protection Plan)
- Circular Walk Plan (Dated 21/11/2022)
- JBA 19/163 - SK02 B (Amended Landscape Masterplan)
- JBA 19/163-07 B (Amended Detailed Soft and Hard Landscaping Plan)
- JBA 19/163-08 B (Amended Detailed Soft and Hard Landscaping Plan)
- JBA 19/163-09 B (Amended Detailed Soft and Hard Landscaping Plan)
- JBA 19/163-10 B (Amended Detailed Soft and Hard Landscaping Plan)
- K297-003 A (Access Plan)
- Phase 2 Ground Investigation - Report no. 19-2817r

24/01409/NMA

- 21/33/04 C (Amended Affordable Housing Key Plan)
- 21/33/05 C (Amended Accommodation Schedule)

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.

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**Ramsey & Parkeston Parish Council**

**NO DETERMINATIONS**

**St Osyth Parish Council**

<a href="#">24/01148/FULH</a> <a href="#">H</a> Approval - Full 24.09.2024 Delegated Decision	Mr C Cook - C E Cook Development Ltd	Householder Planning Application - Single storey flat roof rear extension and single storey flat roof side extension.	140 Point Clear Road St Osyth Essex CO16 8JA
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

The approved red line plan drawing is 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

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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.

### **Tendring Parish Council**

### **NO DETERMINATIONS**

### **Thorpe-le-Soken Parish Council**

<a href="#"><u>24/00971/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 23.09.2024 Delegated Decision	Mrs Sally Leonard	Householder Planning Application - New single storey flat roof rear extension. New brick built entrance porch.	Honeydew New Town Road Thorpe Le Soken Essex CO16 0ER
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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.

Both drawings numbered 0203-A-001  
Drawing No. 0203-A-200 Revision 02  
Document titled; Design and Access Statement - Dated 20 June 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 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development/works shall be commenced above slab level until precise details or samples 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 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.

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.

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<a href="#">24/01015/FUL</a> Approval - Full 27.09.2024 Delegated Decision	Mrs Trudy Cooper	Change of use of the front area of the ground floor from commercial (Class E) to residential (Class C3).	Coopers High Street Thorpe Le Soken Clacton On Sea Essex CO16 0EA

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 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 untitled Site Location Plan received dated 20th August 2024, the untitled Block Plan received dated 20th August 2024, and the untitled Floor Layout Plan received dated 25th July 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

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

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

<a href="#">24/01125/COUN OT</a> Prior Approval Refused 24.09.2024 Delegated Decision	FGH (Essex) Ltd	Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of Class B1 (now Class E) commercial unit in to four residential dwelling units.	Comarques Farm Barn Colchester Road Thorpe Le Soken Clacton On Sea Essex CO16 0LA
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- 01 The use of the building as Class B1 (now Class E) has not been demonstrated, established or shown to benefit from the necessary consent(s). Therefore, development is not permitted by Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 02 The proposal would intensify the use of an existing substandard access onto B1033 Colchester Road (main distributor) which has deficiencies in geometric layout and where visibility, from the proposed site access and forward visibility along B1033 Colchester Road visibility is not in accordance with current safety standards. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which this proposal would engender would be to the detriment of highway safety.

**Thorrington Parish Council**

**NO DETERMINATIONS**

**Weeley Parish Council**

**NO DETERMINATIONS**

**Wix Parish Council**

<a href="#">24/01179/LUPR OP</a> Lawful Use Certificate Granted 26.09.2024 Delegated Decision	Mr R Collier	Application for Lawful Development Certificate for Proposed Use or Development for erection of single storey garage.	7 Hunters Court Wix Manningtree Essex CO11 2SQ
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<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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*Decision*  
*Date of Decision*  
*Conditions/Reasons*

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

**Wrabness Parish Council**

**NO DETERMINATIONS**