

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

## Alresford Parish Council

<a href="#">24/01236/FULHH</a> Approval - Full 14.10.2024 Delegated Decision	Mr Paul Jeffery	Householder Planning Application - Construction of 2no. areas of hard landscaping, including an area of existing driveway and a paved area to the rear of the cart lodge.	Alresford Lodge Ford Lane Alresford Essex CO7 8BE
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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.

364\_24\_01  
LPP/364/24/001  
SHT-4  
SHT-4  
PLANNING HERITAGE STATEMENT - REC'D 15/08/24  
PHOTO SCHEDULE - REC'D 15/08/24

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

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**NOTE/S FOR CONDITION:**

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.

**Ardleigh Parish Council**

**No Determination**

**Beaumont Parish Council**

<a href="#"><u>24/01258/FUL</u></a> <i>Refusal - Full</i> <i>17.10.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Charlie and</i> <i>Mrs Katie</i> <i>Sanderson</i>	<i>Planning Application -</i> <i>Change of use from</i> <i>disused grazing land to a</i> <i>small scale glamping site</i> <i>with 2 glamping pods</i> <i>and a holiday lodge.</i>	<i>Land Lying to The South of</i> <i>Elm Farm</i> <i>Swan Road</i> <i>Beaumont Cum Moze</i> <i>Essex</i> <i>CO16 0AN</i>
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01 Policy SP3 (Spatial Strategy for North Essex) of adopted Section 1 of the Tendring District Local Plan 2013-2033 and Beyond states, amongst other things, that future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting.

Growth needs to be carefully managed so as not to lead to unsustainable developments in remote and poorly accessible locations. The settlement hierarchy prioritises locations with access to the strategic road network, public transport and which have the potential to offer the widest range of services. All settlements which may experience growth have a settlement development boundary. Those areas without a settlement development boundary are considered to be part of the countryside.

The application site is located outside of the settlement development boundary for Beaumont-cum-Moze in the Local Plan. Beaumont-cum-Moze is categorised as a Smaller Rural Settlement as

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defined in Policy SPL1. It is considered that these smaller rural settlements are the least sustainable necessitating reliance on the private car for journeys and the proposed development would extend far beyond the area planned to provide growth for this settlement.

Due to the location of the application site, outside of the settlement development boundary in the Local Plan while having regard to the spatial strategy and place shaping principles set out in the adopted Local Plan Policy SP3 and Policy SP7 and this would not be an appropriate site for development.

The proposal fails to comply with the statutory plan-led approach and conflicts with the Council's strategic approach for growth leading to unsustainable development in the countryside.

02 The proposal to change the use of the application site to a glamping site will adversely alter the character and appearance of the land. Although the proposed buildings are single storey, the lodge notwithstanding its natural timber appearance, in view of its size and scale will appear incongruous in the landscape along with the other structures which includes two glamping pods, the shower/toilet block and hot tubs will urbanise the field. The proposed natural mound, whether for privacy or for other reasons that are not known introduces an unfamiliar topography to the site which is uncharacteristic and unacceptable. The agricultural land surrounding the site is largely flat with no harsh undulations. The use of Laurel hedging for the separation of plots from each other and to enclose the parking area is not acceptable, it is more commonly seen in a residential setting and is not suitable for the rural countryside location. The buildings on the application site, coupled with the hardstanding required to facilitate the development and the potential for lighting during darkness will erode the rural character and appearance of the immediate area.

The proposal is considered contrary to Policies SP7, SPL3, PPL3 and the National Planning Policy Framework by virtue of extending into open countryside, the siting of buildings across the site with an uncharacteristic mound, hardstanding and Laurel hedging resulting in an inappropriate form of development detrimental to the character and appearance of the area.

03 The field is served by an existing vehicular access and metal gate however the proposal will intensify its use. The proposed access is a width of 3.6 metres, such that it would be difficult for two cars to comfortably pass one another on the drive preventing ease of access into the site from Swan Road if a vehicle is exiting the site at the same time causing conflict detrimental to highway safety. In the same way, it would be difficult for a refuse lorry to access and turn within the site and this would be the same for a tanker to access the site for emptying of the proposed septic tank as it is not considered safe to do either from the roadside.

Essex Highways have confirmed that there is inadequate information in relation to the speed of traffic on the road and the proposed visibility splays.

The application site is situated on a stretch of Swan Road that is subject to a 60-mph speed limit. The Access Plan shows visibility splays of 75.232 metres in a northerly direction and 184.403 metres in a south westerly direction taken 2.5 metres back from the highway in the centre of the entrance. The Essex Design Guide confirms that an access on streets with speeds above 37mph should be designed to Design Manual for Roads and Bridges (DMRB) criteria which states visibility splays on a 60mph road requires a sight line of 215 metres in both directions and it is therefore considered that the visibility splays proposed are substandard. In addition, there is uncertainty as to whether the visibility splays can be achieved within the limits of

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public highway and/or land in the control of the applicant as they appear to cross third party land. No speed surveys of the road have been undertaken, as such, the precise visibility splay requirements have not been identified and therefore the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on highway safety.

Therefore, the development is contrary to Policies SP7, SPL3, CP2 of the Local Plan and the National Planning Policy Framework.

04 Given the nature of the application site, a previously grazed field now partially overgrown in places, enclosed by mature hedging and mature trees, there is a potential for wildlife and their habitats. In this case bats could use the land for foraging or commuting, the land could also provide habitats for breeding birds, reptiles, invertebrate and protected plants and a Preliminary Ecological Survey is required in order that the impacts to wildlife and their habitats can be properly assessed.

Policy PPL4 states that any proposed development on sites which may support protected species will require a relevant survey(s), undertaken by a suitably qualified ecologist. If protected species are present, a suitable mitigation plan will be required prior to planning permission being granted.

Paragraph 180 of the National Planning Policy Framework requires that planning decisions protect and enhance sites of biodiversity. Paragraph 99 of Circular 06/2005 states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" it goes on to state "The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances".

National Planning Practice Guidance for the Natural Environment confirms that an ecological survey will be necessary if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Standing advice from Natural England confirms that if there is suitable habitat on the site to support protected species a survey is required. In this case the Natural England standing advice verifies that veteran trees, meadows, grassland and pasture on the land or linked to the site (by similar habitat) or rough grassland, scrub and hedgerows on or next to the site as likely habitats for protected species. No such information has been provided with this application and therefore the effects on protected species and their habitats are not able to be fully considered. As such, the proposal is in conflict with the afore-mentioned policies, guidance, advice and the Framework.

The applicant has not provided a preliminary ecology survey and therefore the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on a species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 and would therefore be contrary to Policy PPL4. In this case it is unknown whether significant harm will be caused.

**Bradfield Parish Council**

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<a href="#">24/01307/VOC</a> Approval - Full 14.10.2024 Delegated Decision	Mr Volf - Stour Valley Care Group	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) of application 22/01603/FUL (allowed at appeal) to enable alterations to lobby / lift area.	Meadowcroft Steam Mill Road Bradfield Essex CO11 2QY

01 COMPLIANCE REQUIRED: COMMENCEMENT SECTION 73 TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration 20th May 2027.

REASON: To comply with the requirements of Section 73 and 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence (if not already commenced) within the timeframe provided unchanged from the permission varied. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

02 APPROVED PLANS & DOCUMENTS

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

P01  
PLANNING STATEMENT - REC'D 28/08/24

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

NOTE/S FOR CONDITION:

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

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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 FURTHER APPROVAL - CONSTRUCTION MANAGEMENT TO BE AGREED (PRE COMMENCEMENT)

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 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 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

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



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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.

04 COMPLIANCE - MATERIALS

CONDITION: Notwithstanding the submitted plans the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To coincide with the existing building and protect the visual amenity of the area.

05 COMPLIANCE - BEDROOMS

CONDITION: Notwithstanding the submitted plans, the overnight accommodation provided for residents at the development shall not exceed 17 bedrooms.

REASON: To protect the amenities of neighbouring sites.

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

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

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

NOTE/S FOR CONDITION

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

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

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

07 ACTION REQUIRED: CYCLE PARKING PROVISION

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.

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

<a href="#">24/01338/FULH</a> <a href="#">H</a> Approval - Full 14.10.2024 Delegated Decision	Luke Bartlett and Katie Cook	Householder Planning Application - Two storey and single storey rear extension.	5 Harwich Road Bradfield Manningtree Essex CO11 2XN
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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.

0493/PL/04 B  
0496/PL/05  
0496/PL/03  
SITE PLAN - REC'D 03.09.24

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

NOTE/S FOR CONDITION:

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**Brightlingsea Town Council**

**No Determination**

**Clacton-on-Sea**

<a href="#"><u>24/01038/ADV</u></a> Approval - Advertisement Consent 17.10.2024 Delegated Decision	Mrs Barbara Pole - Tendring District Council	Application for Advertisement Consent - freestanding boards naming businesses in the building and direction to where they are.	Sunspot Brooklands Jaywick Sands Essex CO15 2JE
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01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

CONDITIONS:

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

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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 No. 182\_HAT\_PL\_001

Drawing No. 182\_HAT\_GA\_101

Document showing the fascia sign with a size of 1760mm x 1500mm - Rec'd 25/07/2024

Document showing the freestanding sign with a size of 2200mm x 1000mm - Rec'd 25/07/2024

Document titled; West Elevation - After - Rec'd 07/08/2024

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

### NOTE/S FOR CONDITION:

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Any indication found on the approved plans and documents to describe the plans as approximate

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

<a href="#"><u>24/01107/FUL</u></a> <i>Application Withdrawn 14.10.2024 Delegated Decision</i>	<i>Mr Tariq Amin</i>	<i>Erection of a two storey, two bedroom house at the land adjacent to 197 Old Road.</i>	<i>197 Old Road Clacton On Sea Essex CO15 3LT</i>
<a href="#"><u>24/01152/FUL</u></a> <i>Refusal - Full 17.10.2024 Delegated Decision</i>	<i>Mr Ruwantha Madawala</i>	<i>Planning Application - Change of use from shop (Class E(a)) to residential studio flat (use class C3(a)) including a reduction in the front window size.</i>	<i>82 High Street Clacton On Sea Essex CO15 6PL</i>

- 01 Paragraph 135(f) of the National Planning Policy Framework (2023) states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy SPL3 (Part B: Practical Requirements) requests that new development (including changes of use) must meet practical requirements. By meeting certain criteria which includes that buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents; and provision is made for adequate private amenity space, waste storage and recycling facilities, vehicle and cycle parking. Policy LP3(b) states new residential and mixed-use development (including conversions and changes of use) must achieve an appropriate housing density that has regard to the need for residential development to comply with the government's latest 'Technical housing standards - nationally described space standard'.

The statutory guidance on Technical Housing Standards (nationally described space standard) states that for a one bedroom property on one floor, the minimum internal floor area should be at least 39m<sup>2</sup>.

The proposal will result in the change of use of the property from Class E(a) into a one bedroom dwelling, which includes an open plan kitchen and bedroom, and a separate bathroom. The combined floorspace equates to approximately 20m<sup>2</sup>, thereby falling far below the minimum requirements of 39m<sup>2</sup> as outlined above. Therefore, such a sized property would not provide future occupants with a high quality way of life. This identified harm is exacerbated by the lack of space to provide for the necessary waste and recycling storage/disposal facilities, and

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overall, the proposal would therefore be contrary to the aspirations of the above local and national planning policies.

<a href="#">24/01237/LUPR</a> <a href="#">OP</a> Lawful Use Certificate Granted 16.10.2024		<i>Application for Lawful Development Certificate for Proposed Use or Development for installation of two rapid chargers and one fast charger to serve six EV charging bays (four rapid charging bays and two fast charging bays) together with ancillary electrical equipment.</i>	<i>Section of Existing Car Parking Accessed From Watson Road Clacton On Sea Essex CO15 3BP</i>
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- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 2, Class E The Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#">24/01267/FULH</a> <a href="#">H</a> Approval - Full 17.10.2024 Delegated Decision	<i>Mrs Hamilton</i>	<i>Householder Planning Application - single storey rear extension.</i>	<i>6 Chantry Close Clacton On Sea Essex CO16 9QL</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

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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.  
1972/P02

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 CONDITION: Prior to the first occupation of the hereby approved development, all mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Flood Risk Assessment (Form Architecture, September 2024).

REASON: The site falls within Flood Zones 2 and 3 and the mitigation measures will reduce the impacts in the event of a flooding incident.

<a href="#"><u>24/01271/FUL</u></a> <i>Refusal - Full</i> 16.10.2024 <i>Delegated</i> <i>Decision</i>	<i>Mr Ruwantha</i> <i>Madawala</i>	<i>Planning Application -</i> <i>change of use from</i> <i>takeaway shop (use</i> <i>Class Sui Generis hot</i> <i>food takeaway) to</i> <i>residential studio flat</i> <i>(use Class C3a) with</i> <i>reduction to the front</i> <i>window size.</i>	<i>84 High Street</i> <i>Clacton On Sea</i> <i>Essex</i> <i>CO15 6PL</i>
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01 Paragraph 135 (f) of the National Planning Policy Framework (2023) states that planning decisions should be made which create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy LP3 of the Tendring District Local Plan 2013-2033 and Beyond states that new residential development (including conversions and changes of use) must comply with the government's latest 'Technical housing standards - nationally described space standard'. Policies SP7 and SLP3 of the Tendring District Local Plan 2013-2033 and Beyond seek to ensure, amongst other things, that development proposals protect the amenity of existing and future residents and that buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents.

In this case the technical standards require that a 1 bedroom property for a single storey unit must provide a minimum Gross Internal Area of 39sqm (or 37sqm where a shower is proposed), however the plans demonstrate that the actual Gross Internal Area would be significantly below the above requirement, at only 30 sqm. This harm is exacerbated by the lack of natural daylight to the living room area. The substandard gross internal area coupled with the poor layout and lack of natural daylight to some habitable rooms would provide future residents with a poor standard of accommodation, contrary to Paragraph 135 (f) of the National Planning Policy Framework (2023) and Policies SP7, SPL3, LP3 Housing Layout and Standards of the Tendring District Local Plan 2013-2033 and Beyond.

<a href="#"><u>24/01347/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 18.10.2024 Delegated Decision	Mr Ling Bing Dong	Householder Planning Application - new infill front extension.	78 Woodlands Close Clacton On Sea Essex CO15 4RU
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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



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

Drawing No.s  
0237-A-001 00  
0237-A-002 00  
0237-A-100 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.

### **Elmstead Market Parish Council**

<a href="#"><u>24/01264/LUPR</u></a> <a href="#"><u>OP</u></a> Lawful Use Certificate Granted 15.10.2024 Delegated Decision	Mrs S Jones	Application for Lawful Development Certificate for Proposed Use or Development for single storey rear extension.	19 Church Road Elmstead Colchester Essex CO7 7AT
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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## Frating Parish Council

<a href="#">24/00349/FUL</a> Approval - Full 18.10.2024 Delegated Decision	Mr Paul Batholomew - LPB Homes	Planning Application - re- use of agricultural buildings to create three single dwellings, erection of two garages and the demolition of redundant buildings.	Holly Farm (rear) Main Road Frating Colchester Essex CO7 7DJ
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### 01 COMPLIANCE: TIME LIMIT

CONDITION: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

### 02 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

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

- o 1090\_A\_SC\_00 Site Plan
- o CLS23054001 0 Measured Building Survey Ground Floor
- o CLS23054002 0 Measured Building Survey Elevations
- o 1090\_A\_SC\_02\_01 Barn 1 - Proposed Floor Plan And Elevations
- o 1090\_A\_SC\_03\_01 Barn 2 - Proposed Floor Plan And Elevations
- o 1090\_A\_SC\_04\_01 Barn 3 - Proposed Floor Plan And Elevations
- o 1090\_A\_SC\_05\_02 Garages - Proposed Floor Plan And Elevations
- o 1090\_A\_SC\_01\_01 Amended Proposed Block Plan
- o Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment P0367/R02 Issue 1 November 2023
- o Arboricultural Impact Assessment Reference No. TPSQU0017 dated 30th September 2024 Issue 1 & Tree Survey Appendices 1 to 6 received 30.09.2024
- o ACJ Ecology Preliminary Ecological Assessment Version 1 dated 19.10.23
- o Planning Statement dated February 2024
- o Design & Access Statement Ref: 1007\_DAS 00 Rev 01 Dated April 2023
- o Barn Conversion Feasibility Report Ref: 2406-26 Rev A dated 20/06/2024
- o ACJ Ecology Bat Activity Assessment July 2024

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

### 03 COMPLIANCE: IN ACCORDANCE WITH AIA

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CONDITION: The development shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statements Reference No. TPSQU0017 dated 30th September 2024 Issue 1 & Tree Survey Appendices 1 to 6 received 30.09.2024. This shall include a qualified Arboriculturalist visiting the site throughout the development process to carry out an assessment of tree health and protection condition and make recommendations when required, as set out in the approved AIA. No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

REASON: To ensure existing trees, shrubs and hedges that are identified as being retained are not removed and are protected appropriately during the development, as they are considered essential to enhance the character of the development and contribute positively to the appearance of the area.

#### 04 COMPLIANCE: NO-DIG CONSTRUCTION TECHNIQUES

CONDITION: All hard surface areas or development within the root protection area of the retained and protected trees, as identified within the approved Arboricultural Impact Assessment and Method Statements Reference No. TPSQU0017 dated 30th September 2024 Issue 1 & Tree Survey Appendices 1 to 6 received 30.09.2024 shall be constructed using 'No Dig' construction techniques.

REASON: To ensure the longevity of the retained and protected trees, in the interests of visual amenity.

#### 05 FURTHER APPROVAL: CONSTRUCTION MANAGEMENT TO BE AGREED

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

- i. Confirmation of the hours of operation on the site. No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- ii. Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
- iii. 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.
- iv. Details of wheel and underbody washing facilities to be provided and used at the site.
- v. Details of any protection measures for footpaths and trees surrounding the site.
- vi. Details of any means of access to the site during construction.
- vii. Details of the scheduled timing/phasing of development for the overall construction period.
- viii. 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.
- ix. Details of the siting of any on site compounds and portalos.
- x. Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- xi. Site waste management plan (that shall include reuse and recycling of materials) and the

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- prohibition of the burning of materials on the site.
- xii. Scheme for sustainable construction management to ensure effective water and energy use.
  - xiii. A scheme to control noise and vibration during the construction phase, including details of any piling operations. If piling is to be carried out on the site a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents shall be provided.
  - xiv. Scheme of review of complaints from neighbours.
  - xv. Registration and details of a Considerate Constructors Scheme
  - xvi. 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 in adverse harm to neighbouring residents' amenities.

#### 06 COMPLIANCE: VEHICULAR VIS SPLAYS PRIOR TO OCCUPATION

CONDITION: Prior to first occupation of the development, the road junction / access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 120 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

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

#### 07 COMPLIANCE: TURNING FACILITY PRIOR TO OCCUPATION

CONDITION: Prior to first occupation of the development, the vehicular turning facility shown on approved drawing no. 1090\_A\_SC\_01\_01 Amended Proposed Block Plan, shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

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

#### 08 COMPLIANCE: PERMEABLE SURFACING & NO UNBOUND SURFACE MATERIALS

CONDITION: Prior to first occupation of the development all new parking areas and areas of hardstanding shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the site area. No unbound materials shall be used in the surface treatment of the individual private driveways and throughout the development.

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REASON: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety, and in the interests of sustainable development to minimise the risk of surface water flooding.

09 COMPLIANCE: CLOSURE OF REDUNDANT ACCESS

CONDITION: Any redundant vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / kerbing, immediately the proposed new access is brought into first beneficial use.

REASON: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

10 COMPLIANCE: A133 GHOSTED RIGHT TURN LANE

CONDITION: Prior to first occupation of the development, the existing central hatching on A133 Main Road shall be amended to provide a ghosted right turn lane opposite and on the approach to the junction for the development.

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

11 FURTHER APPROVAL: RESIDENTIAL TRAVEL PACK PRIOR TO OCCUPATION

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

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

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

12 FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels, accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with the agreed measures for their protection set out within the AIA and in compliance with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". The scheme shall be in general conformity with the indicative landscape details shown on the approved 1090\_A\_SC\_01\_01 Amended Proposed Block Plan subject to any new boundary planting being planted a minimum of 1 metre back from the highway boundary and any

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visibility splay and retained free of obstruction above 600mm at all times.

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

### 13 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

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

REASON: To ensure that the approved landscaping scheme is implemented in accordance with the approved scheme and has sufficient time to establish, in the interests of visual amenity and the quality of the development.

### 14 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development 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 in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

### 15 FURTHER APPROVAL: DETAILS OF SCREEN WALLS AND FENCES

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

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



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16 FURTHER APPROVAL: SUSTAINABILITY & ENERGY EFFICIENCY

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

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

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

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

NOTES FOR CONDITION:

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

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

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

17 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD FOR ENCLOSURES

CONDITION: Other than the enclosures approved under Condition 15 above, notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015,

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Schedule 2, Part 2 Minor operations, Class A (or any Order revoking and re-enacting that Order with or without modification):- no fence, gate, wall or any other means of enclosure, shall be erected on the east and west side boundaries of the red lined site area.

REASON: To enable the local planning authority to retain control over the development in the interests of the visual amenity, the quality of the development and to maintain the semi-rural character of the site.

18 FURTHER APPROVAL: FURTHER INTRUSIVE INVESTIGATION & REPORT

CONDITION: Upon demolition of the outbuildings and removal of hardstanding, an intrusive investigation shall be undertaken in full accordance with Section 7.2 Recommendations for Further Investigative Works of the accompanying Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment. A comprehensive interpretative report should be submitted to the Local Planning Authority for approval.

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

19 COMPLIANCE: WATCHING BRIEF

CONDITION: A watching brief for visual and olfactory signs of contamination shall be adhered to during groundworks, in accordance with Section 7.3 Recommendations for Works during Development of the accompanying Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment. If suspected contaminated soils, such as asbestos, significant ashy soils (e.g. as a result of fires), unusual, brightly coloured or significantly oily or odorous material are encountered, the procedures set out within 7.3.2 of the Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment must be adhered to and a verification report be submitted to the Local Planning Authority for approval.

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

20 FURTHER APPROVAL: MITIGATION TO BE AGREED - RAMS

CONDITION: Prior to the commencement of any works to the dwellings hereby approved, detailed proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide for mitigation in accordance with the joint Habitats Regulations Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or demonstrate mitigation measures of an equivalent effectiveness.

These proposals may require on site or off-site mitigation, but in either case must include evidence of the completion of a necessary legal agreement to secure the proposed mitigation and/or contribution towards mitigation. Please note a legal agreement will include legal fees and may

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require obligations to secure monitoring and associated fees. For any on site mitigation proposals approved, it shall be carried out in full and thereafter shall be maintained as approved.

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

**NOTE/S FOR CONDITION:**

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

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

**21 COMPLIANCE: IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

CONDITION: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, October 2023) and Barn Conversion Feasibility Report Ref: 2406-26 Rev A dated 20/06/2024, as already submitted with the planning application and agreed with the Local Planning Authority. This will 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 protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

**22 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY**

CONDITION: Prior to the commencement of any works to the dwellings hereby approved, a Biodiversity Enhancement Layout for biodiversity enhancements listed in Bat Activity Assessment (ACJ Ecology, July 2024), shall be submitted to and approved in writing by the local planning authority.

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

- a) detailed designs or product descriptions for biodiversity enhancements; and

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b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

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

## 23 FURTHER APPROVAL: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

CONDITION: Prior to first occupation, a lighting design strategy for biodiversity for areas to be lit in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

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

**Frinton & Walton Town Council**

**No Determination**

**Great Bentley Parish Council**

<a href="#">24/01142/TCA</a>	<i>Mr and Mrs</i>	<i>Trees in a Conservation</i>	<i>Palfreymans Cottage</i>
<i>Approval - Full</i>	<i>Adams</i>	<i>Area Notification - T1</i>	<i>The Green</i>
<i>17.10.2024</i>		<i>Pear Tree - Reduce and</i>	<i>Great Bentley</i>
<i>Delegated</i>		<i>re-shape by 2.5mtrs to</i>	<i>Essex</i>
<i>Decision</i>		<i>reduce shading in rear</i>	<i>CO7 8QG</i>
		<i>garden.</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.

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

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 Determination**

**Great Oakley Parish Council                      No Determination**

**Harwich Town Council                              No Determination**

**Lawford Parish Council**

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<a href="#"><u>24/01376/FULH</u></a> <i>H</i> <i>Approval - Full</i> <i>14.10.2024</i> <i>Delegated</i> <i>Decision</i>	<i>Mr and Mrs Page</i>	<i>Householder Planning Application - Erection of a single storey rear extension (amendment and resubmission of expired planning application 21/00692/FUL).</i>	<i>193 Colchester Road</i> <i>Lawford</i> <i>Essex</i> <i>CO11 2BU</i>
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01      COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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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). 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.

JP-P01  
JP-P02

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

NOTE/S FOR CONDITION:

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

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



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

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

#### **Little Bentley Parish Council**

**No Determination**

#### **Little Bromley Parish Council**

<a href="#">24/01282/ROC</a> Approval - Full 17.10.2024 Delegated Decision	Mrs E Harris - Dedham Vale Farms	Application under Section 73 of the Town and Country Planning Act for Removal of Condition 1 (Agricultural Occupancy Restriction) of application ENE/TEN/36/53	Braham Hall New Cottage Bentley Road Little Bromley Manningtree Essex CO11 2PS
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01 No Conditions.

#### **Little Clacton Parish Council**

<a href="#">24/01187/VOC</a> Approval - Full 15.10.2024 Delegated Decision	Mr W Chapman - XS Homes Ltd	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) of application 22/01050/FUL to enable some changes to the residential units for plots 1, 2 and 3.	Land rear of The Willows 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.

22/01050/FUL:

Documents titled 'Planning Statement', 'Construction Method Statement', 'Klargester BioDisc Domestic Sewage Treatment Plant' and the untitled Site Location Plan.

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

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24/01187/VOC:

Drawing Numbers 100 E, 101 C, 102 D, 103 D, 104 C, 105 C, 106 C, 107 C and 108 C.

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

NOTE/S FOR CONDITION:

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

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

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

02      **CONDITION:** The hard and soft landscaping scheme shall be in full accordance with the details as submitted and approved within reference 23/00506/DISCON.

REASON: In the interests of visual amenity, biodiversity enhancement and landscape protection.

03      **CONDITION:** The approved landscaping scheme 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 order to soften and mitigate the visual impact of the development on the remaining open fields beyond having regard to the semi-rural setting of the site.

04      **CONDITION:** The details of temporary protective fences for the Oak Tree shall be in full accordance with those submitted and approved within 23/00506/DISCON. The protective

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - To ensure that no development impacts upon the protected trees.

05      **CONDITION:** Prior to occupation of the development, the road junction/access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 139 metres to the north and 2.4 metres by 171m metres to the south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

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

06      **CONDITION:** As indicated on Drawing Number 100 E and prior to occupation of the development, the minimum size 3 vehicular turning facility, shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose, and retained as approved thereafter.

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

07      **CONDITION:** Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of the Highway Boundary and shall be provided with an appropriate vehicular crossing.

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

08      **CONDITION:** There shall be no discharge of surface water onto the Highway.

**REASON:** To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

09      **CONDITION:** At no point shall gates be retained at the vehicular access. The access shall remain open and free for use thereafter.

**REASON:** To give vehicles using the access free and unhindered access to and from the highway in the interest of highway safety.

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

10      **CONDITION:** 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.

11      **CONDITION:** Prior to the occupation of the development the internal layout/footway provision shall be provided in principle with drawing number 100 E.

**Reason:** To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.

12      **CONDITION:** The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and if required marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

13      **CONDITION:** Prior to the occupation of the development a maximum 2 metre-wide footway south of the proposed access will be provided, linking it to the footway at the access of the former Crossways Garden Centre site to the south.

**REASON:** To make adequate provision within the highway for the movement and safety of the additional pedestrian traffic generated as a result of the proposed development.

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<a href="#"><u>24/01256/FULH</u></a>	<i>Miss Katie</i>	<i>Householder Planning</i>	<i>6 The Street</i>
<a href="#"><u>H</u></a>	<i>Langdon</i>	<i>Application - Hip to gable</i>	<i>Little Clacton</i>
<i>Approval - Full</i>		<i>roof extension to front</i>	<i>Clacton On Sea</i>
<i>15.10.2024</i>		<i>and rear roof slope</i>	<i>Essex</i>
<i>Delegated</i>		<i>(following removal of</i>	<i>CO16 9LQ</i>
<i>Decision</i>		<i>existing rear box dormer)</i>	
		<i>and new box dormer to</i>	
		<i>side elevation.</i>	

01      **COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

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

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

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

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**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  
0103-A-001 00  
0103-A-002 00  
0103-A-200 01  
0103-A-201 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.

**03 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS NEW OPENINGS**

**CONDITION: SPECIFIC RESTRICTION ON DEVELOPMENT:**

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

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 side dormer of the hereby approved development 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.

### Little Oakley Parish Council

<a href="#">24/01140/LBC</a> Application Withdrawn 16.10.2024 Delegated Decision	Mr Jenkins	Application for Listed Building Consent - alterations to the Barn including new glazing, replacing roof tiles on the north roof slope, adding four roof lights and internal modifications to the building.	St Marys House Clacton Road Little Oakley Harwich Essex CO12 5JL
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<a href="#">24/01141/FULH</a> <a href="#">H</a> Approval - Full 17.10.2024 Delegated Decision	Mr Jenkins	Householder Planning Application - alterations to the Barn including, new glazing, replacing roof tiles on the north roof slope, adding three roof lights, installation of an external flue to service a new pellet stove and internal modifications to the building.	St Marys House Clacton Road Little Oakley Harwich Essex CO12 5JL
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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



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

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Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

## 02 APPROVED PLANS & DOCUMENTS

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

The approved red line plan drawing is Site Plan Scale 1:2500 received 29 July 2024  
 108-0010A Existing and Proposed Site Plan  
 108-2110C Barn: Proposed Plans, Elevations and Sections

**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.

**Manningtree Town Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#">24/01197/LBC</a>	Mr GwinneI - R C	Application for Listed	24 High Street
Approval - Listed	GwinneI and	Building Consent - repair	Manningtree
Building Consent	Sons	to Grade II Listed	Essex
15.10.2024		Structure further to	CO11 1AD
Delegated		vehicle impact.	
Decision			

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. 10039225/002

Drawing No. 10039225/003 Revision A

Document titled. Schedule of Works for: Repair and reinstatement of impact damage - Rec'd 09/08/2024

Document titled; Heritage Statement, Ref: 24\_1135\_021 - Rec'd 09/08/2024

Document titled; Design & Access Statement and Flood Risk Statement - Rec'd 22/08/2024

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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 FURTHER APPROVAL: AGREEMENT OF MATERIALS COLOUR FINISH

**CONDITION:** No development/works shall be commenced above slab level until precise details of the external colour finishes to be used on the development have been submitted to and approved, in writing, by the Local Planning Authority. Such colours as may be agreed shall be those used in the development and fully applied prior to the first use/occupation and thereafter retained unless otherwise approved, in writing, at a later date with the Local Planning Authority.

**REASON:** To secure an orderly and well designed development 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.

**Mistley Parish Council**

**No Determination**

**Ramsey & Parkeston Parish Council**

**No Determination**

**St Osyth Parish Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#"><u>24/01325/VOC</u></a> Approval - Full 17.10.2024 Delegated Decision	Mr Peter Brown	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans and Documents) of application 23/01522/FULHH to allow for changes to the design of replacement garages.	Hill House Flag Hill Great Bentley Colchester Essex CO7 8RE

## 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.

Site Plan - Received 24.10.2023

Drawing No. 09/03/44 B - Received 24.10.2023

Design, Access and Heritage Statement - Received 24.10.2023

Drawing No. 09/03/45 G - Received 30.08.2024

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.

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

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

REASON: The proposed building would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the 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.

#### 03 COMPLIANCE REQUIRED: SCHEDULE OF PROPOSED REPAIRS

CONDITION: The schedule of proposed repairs to the 19th century brick wall and details of the eaves showing how the new roof will join the existing wall shall be as approved under 24/00557/DISCON, unless otherwise agreed in writing by the Local Planning Authority. The hereby approved development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and significance of the Grade II listed dwelling.

<a href="#">24/01390/TCA</a>	<i>Mr Tom South</i>	<i>Trees in a Conservation</i>	<i>65 Clacton Road</i>
<i>Approval - Full</i>		<i>Area Notification - 1 No.</i>	<i>St Osyth</i>
<i>17.10.2024</i>		<i>Conifer - reduce, 1 No.</i>	<i>Clacton On Sea</i>
<i>Delegated</i>		<i>Sycamore - reduce.</i>	<i>Essex</i>
<i>Decision</i>			<i>CO16 8PD</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

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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.

**Tendring Parish Council**

**No Determination**

**Thorpe-le-Soken Parish Council**

<a href="#"><u>24/01305/FULH</u></a> <u>H</u> Approval - Full 18.10.2024 Delegated Decision	Mr and Mrs Batten	Householder Planning Application - Proposed two storey rear extension, partial first floor side extension and single storey side extension.	Meadland House Damants Farm Lane Thorpe Le Soken Clacton On Sea Essex CO16 0NP
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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      **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  
 MH/TLS/1  
 MH/TLS/5  
 MH/TLS/6  
 Block Plan

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

**NOTE/S FOR CONDITION:**

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

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

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

**Thorrington Parish Council**

**No Determination**

**Weeley Parish Council**

<a href="#"><u>24/01415/NMA</u></a>	<i>Mrs Alice Miller -</i>	<i>Non Material</i>	<i>Mcdonalds Restaurant</i>
<i>Approval Non</i>	<i>InstaVolt</i>	<i>Amendment to</i>	<i>Colchester Road</i>
<i>Material</i>		<i>21/01925/FUL - upgrade</i>	<i>Weeley</i>
<i>Amendment</i>		<i>the charging station from</i>	<i>Clacton On Sea</i>
<i>17.10.2024</i>		<i>a BYD 120kW charger to</i>	<i>Essex</i>
<i>Delegated</i>		<i>a BYD 160kW charger.</i>	<i>CO16 9AD</i>
<i>Decision</i>		<i>To supplement this</i>	
		<i>change, the feeder pillar</i>	
		<i>will be changed from</i>	
		<i>RMC 1600 to FC18 GRP</i>	
		<i>feeder pillar.</i>	

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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.

- DRAWING NO. 10376-0324\_02 REV C
- DRAWING NO. 10376-0324\_01-PL REV C
- DRAWING NO. 10376-0324\_03 REV C
- DRAWING NO. 001\_08-03 REV B
- DRAWING NO. 001\_29 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.

**Wix Parish Council** **No Determination**

**Wrabness Parish Council** **No Determination**