
Alresford Parish Council

24/01587/FUL HH Approval - Full 02.12.2024 Delegated Decision	Mr and Mrs Hall	Householder Planning Application - two storey rear extension partly over existing.	16 Ford Lane Alresford Colchester Essex CO7 8AS
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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.

P01b - REC 28/11/2024
SITE PLAN - REC'D 24.10.24

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

NOTE/S FOR CONDITION:

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

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

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

Ardleigh Parish Council

<u>24/00885/FUL</u> <i>Approval - Full</i> <i>06.12.2024</i> <i>Committee</i> <i>Decision</i>	<i>Mr Simon</i> <i>Patrick Earl</i>	<i>Planning Application -</i> <i>Change of use of land</i> <i>for the siting of 2 no.</i> <i>containers,</i> <i>hardstanding, car</i> <i>parking area</i> <i>(retrospective) and</i> <i>retention of 2no.</i> <i>existing portacabin</i> <i>offices to serve the</i> <i>existing use.</i>	<i>Total Roofing Supplies</i> <i>Old Ipswich Road</i> <i>Ardleigh</i> <i>Essex</i> <i>CO7 7QL</i>
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01 1 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. TRS.01_100 - Location Plan, Block Plan & Site Layout Plan. Received 03.09.2024

Drawing No. TRS.01_101 - Photo Reference Plan and Photos - Received 03.09.24

Drawing No. TRS.01_102 - Proposed Floor Plans and Elevations - Received 03.09.24

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

NOTE/S FOR CONDITION:

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

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

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

02 **CONDITION:** There should be no obstruction above ground level within a 2.4 metre wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site entrance (taken to be 12 metres in depth from the nearside edge of the metalled carriageway). Such vehicular visibility splays shall be provided before the hereby approved 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 users of the access and the public highway in the interests of highway safety

03 **CONDITION:** Within 3 months of the date of this planning decision a zoning plan shall

be submitted to and approved in writing by the Local Planning Authority which indicates the areas within the site identified for the purpose of loading/unloading/reception/parking and locations for the storage of materials, including areas for the manoeuvring of vehicles as well as a clear vehicular turning facility and maximum storage heights. All indicated areas shall be retained thereafter for those sole purposes for as long as the development and use of the site exist.

REASON: To ensure that appropriate loading / unloading facilities are available in the interest of highway safety.

04 **CONDITION:** There shall be no gates restricting vehicular access at any time, unless they are set back a minimum of 20 metres from the back edge of the adopted metalled highway. Any current provision of gates in conflict with this condition shall be removed within 6 months of this decision.

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

05 **CONDITION:** Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) there shall be no gates/fence and/or other means of enclosure installed across the site unless details are first agreed, in writing, by the local planning authority. Any gates to be erected on site that may be approved, shall only open into the site and not over any area of the public highway at any time.

REASON: In the interests of highway safety.

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

06 **CONDITION:** Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site except that approved.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>24/01075/FUL</u> Approval - Full 04.12.2024 Delegated Decision	Mr Alec Wolton - Wolton Engineering Ltd	Planning Application - Extension to commercial building.	Workshop and Premises at 30 Harwich Road Ardleigh Essex CO7 7LS

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

Drawing No. PW1433_PL01

Drawing No. PW1433_PL02

Drawing No. PW1433_PL03

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

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

- i. vehicle routing,
- ii. the parking of vehicles of site operatives and visitors,
- iii. loading and unloading of plant and materials,
- iv. storage of plant and materials used in constructing the development,
- v. wheel and underbody washing facilities.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

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

Reason - In the interest of protecting residential amenity

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

Reason - In the interest of protecting residential amenity

06 FURTHER APPROVAL: BIODIVERSITY NET GAIN PLAN

The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

Reason: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024

NOTE - CONTEXT AND APPLICATION:

Planning conditions are typically established upon the granting of planning permission under sections 70(1) and 72 of the Town and Country Planning Act 1990. However, it's essential to note that the biodiversity gain condition operates under a distinct statutory framework, specifically outlined in paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

This condition is deemed to apply to all planning permissions granted for land development in England, unless specific exemptions or transitional provisions are applicable (for further details, please refer to the provided web link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> or contact us directly.

The government advises against including this condition in decision notices to avoid confusion. However, for clarity and accountability, we have opted to highlight this condition within the decision notice. This ensures that all involved parties are aware of its requirements, facilitating effective tracking and monitoring throughout the development process, including the discharge of conditions.

In certain instances, this condition may be imposed even if the applicant believes that biodiversity net gain (BNG) does not apply. Based on the available information, it is determined that this permission necessitates the approval of a biodiversity gain plan before commencing development, as none of the statutory exemptions or transitional arrangements apply.

For further details, please consult the officer report as needed. If you believe this condition does not apply, we strongly recommend contacting the Local Planning Authority (LPA) for clarification. Tendring District Council serves as the planning authority responsible for determining the approval of a Biodiversity Gain Plan in relation to this permission.

BIODIVERSITY GAIN PLAN REQUIREMENTS:

For the Biodiversity Gain Plan requirements, please refer to both paragraphs 14 and 15 of the Environment Act Sch 14 Part 2 as amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

<https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

In summary, the Biodiversity Net Gain (BNG) plan must achieve a minimum biodiversity net gain of 10% and should typically include the following:

- Steps taken or to be taken to minimize adverse effects of the development on the biodiversity of the onsite habitat and any other habitat.
- Pre-development and post-development biodiversity assessments of the onsite habitat.
- Allocation of any registered offsite biodiversity gain to the development and its biodiversity value in relation to the development.
- Details of any biodiversity credits purchased for the development.
- Plans for maintaining and securing the net gain on and/or off site for at least 30 years after completion of the development.

The Local Authority will ensure the submitted details meet the requirements of the Town and Country Planning Act 1990 as amended, Environment Act as amended, associated legalisation and guidance.

Ways to achieve 10% BNG may include:

- 1) Enhancement and restoring biodiversity on-site (within the red line boundary of a development site).
- 2) If proposals can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market as close as possible to the site.
- 3) If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

CONDITIONS AND LEGAL AGREEMENT:

The Local Authority is responsible for ensuring that the biodiversity gain objective is achieved, whether it be onsite, offsite, or through the purchase of credits, and that it is secured by legal agreement as necessary. It is essential to highlight that planning conditions operate within a strict timeframe. Therefore, any legal agreements required to secure the biodiversity gain must be completed prior to the consideration of the planning condition. Failure to comply with this requirement may result in the refusal of the condition.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>24/01189/FUL</u> Approval - Full 02.12.2024 Delegated Decision	Mr Luke Gomez - Noahs Oak	Planning Application - Change of use of land from former agricultural land to the processing of locally sourced timber including timber milling (Use Class B2) with the retention of Class E (g) (iii) workshop and 2.0m high close boarded timber fence along Green Lane boundary.	Land North West of The Ranch Green Lane Ardleigh CO7 7PE

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.

- o Block Plan titled 'Land North West of The Range, Green Lane, Ardleigh, CO7 7PE'
- o Parking Layout Plan titled 'Land North West of The Range, Green Lane, Ardleigh, CO7 7PE'
- o Drawing No. A 01 - Floorplan and Elevation
- o Un-numbered Drawing containing West, East and North elevations
- o Scale 1:1250 Site Plan titled 'Land North West of The Range, Green Lane, Ardleigh, CO7 7PE'
- o Environmental Noise Report by Sharps Redmore titled 'The Range, Green Lane, Ardleigh'
- o Drawing number AJC/02
- o Scale 1:500 Fence Plan titled 'Land North West of The Range, Green Lane, Ardleigh, CO7 7PE'

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

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02 FURTHER APPROVAL - FOUL WATER DRAINAGE DETAILS

CONDITION: Full details of foul water drainage shall have been submitted to and approved, in writing, by the Local Planning Authority within 3 months from the date of this decision. The agreed method of foul water drainage thereafter be fully installed and functionally available for use for operation within 3 months of the written approval of the submission of details application. The foul water drainage scheme shall thereafter be maintained as approved.

REASON: To safeguard the ground water environment from harm.

NOTE/S FOR CONDITION:

This condition shall engage and requires details to be agreed prior to the commencement of works to the building/s approved. This condition is imposed to ensure the potential impact on a sensitive area is considered and harm avoided that may be detrimental to amenity and the environment. This condition as detailed will apply to the development at all times once agreement is obtained unless varied or removed legally.

03 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES

CONDITION: The hereby permitted development and use shall only operate between the hours of 8:30am and 5:00pm Mondays to Fridays. There shall be no working and/or use operated on Saturdays, Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

REASON: On the basis of the opening hours put forward in the submission and to enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity with particular regard to noise.

NOTE/S FOR CONDITION:

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

04 EXISTING HEDGEROW TO BE RETAINED

CONDITION: The existing mature boundary hedgerow and trees located along the southern and south western boundaries of the site facing Green Lane shall be retained in perpetuity and maintained at a minimum height 2.4m for the entire length of the southern and south western boundaries of the site up to the westernmost corner of the site (to the west) and up to the easternmost corner of the site (to the east). Should any or all of the mixed hedgerow and tree screening along these boundaries die, become seriously damaged or seriously diseased it shall be replaced in the next planting season with others of similar size and same species and retained in perpetuity.

REASON: To enable the continuous screening of the building and to ensure the existing landscaping around the site is protected and retained in the interests of visual amenity.

05 EXTERNAL LIGHTING

CONDITION: Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority.

The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site except that approved.

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

06 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: Within 3 months from the date of this decision a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- Details including locations of any electric car/ van charging point for the development
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for the building
- Agreement of heating of the building
- Agreement of scheme for waste reduction
- 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 within 6 months from the date of the approval of the details required under this condition. 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.

07 EXISTING 2.0m HIGH FENCE TO BE RETAINED

CONDITION: The existing 2.0m high close boarded fence located along the southern and south western boundaries of the site facing Green Lane, and as shown on hereby approved drawing number AJC/02 and the scale 1:500 Fence Plan titled 'Land North West of The Range, Green Lane, Ardleigh, CO7 7PE', shall be retained in perpetuity and at a minimum height 2.0m along the southern and south western boundaries (from point A to point B) as shown on the above mentioned drawings. Should any or all of the existing close boarded timber fence become seriously damaged, decayed or depleted, it shall be replaced with a new close boarded timber fence to the same extent and height as set out above, and within 1 week of the previous close boarded timber fence being removed. Any replacement close boarded timbers fence(s) as per the above requirements shall always be retained in perpetuity and for as long as the hereby approved use and development shall exist on site.

REASON: In the interest of protection of residential amenity.

08 ONE TIMBER MILL

CONDITION: Only one timber mill in the form of the Woodland Mills HM130 model shall operate on the site at any one time.

REASON: On the basis of the submission and the noise report submitted, and to protect residential amenity.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<u>24/01497/LUE</u> <u>X</u> Lawful Use Certificate Granted 04.12.2024 Delegated Decision	Mr Alec Wolton - Wolton Engineering	Application for Lawful Development Certificate for Existing Use or Development for extension to existing building.	Workshop and Premises at 30 Harwich Road Ardleigh Essex CO7 7LS
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01 The evidence is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, the extension of an existing building at the location as indicated on the location plan (Drawing No. PW1433_PL100) - 30 Harwich Road, Ardleigh has been substantially completed for the relevant 4 year period prior to 25th April 2024 and is therefore immune from enforcement action.

<u>24/01545/FUL</u> Refusal - Full 06.12.2024 Delegated Decision	Mr and Mrs Tuckwell	Planning Application - New Self-Build dwelling, re- submission of planning approval 18/01575/OUT and 21/01406/DETAIL	Chantry Fox Street Ardleigh Colchester Essex CO7 7PS
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01 Policy SP3 of Section 1 of the 2013-2033 Local Plan sets out the spatial strategy for North Essex and directs growth towards existing settlements. The application site lies outside of the defined settlement boundary for Ardleigh (approximately 2,750 metres to the north-east) within the 2013-2033 Local Plan. The proposed development would therefore extend beyond the area planned to provide growth for this settlement and is contrary to the aforementioned planning policy.

Adopted Local Plan Policy LP7 states the Council will consider, on their merits, proposals for small developments of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to, settlement development boundaries, where they will still support a sustainable pattern of growth in the District and are brought forward by individuals or associates of individuals who will occupy those homes. All new dwellings on such developments must either:

- a) be safely accessible on foot within 600 metres of the edge of the settlement development boundary of one of the District's 'strategic urban settlements', or 'smaller urban settlements'.
- b) be safely accessible on foot within 400 metres of the edge of the settlement development boundary of one of the District's 'rural service centres'; or
- c) involve the redevelopment of vacant or redundant previously developed land that can be

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shown, with evidence, to be unviable for employment use.

Policy GDP of the Ardleigh Neighbourhood Plan (2022) adds that new development outside of the Settlement Development Boundaries will not generally be permitted unless it is a small development of self/custom-build homes in full accordance with Policy LP7.

The application site lies outside of the defined settlement boundary for Ardleigh (approximately 2,750 metres to the north-east), which is designated as a 'Smaller Rural Settlement' within the 2013-2033 Local Plan. The siting of the proposed dwelling fails to accord with criterion a) and b), and no evidence has been provided with the submission to demonstrate that the application site is vacant or redundant previously developed land that is unviable for employment use. The proposal is therefore contrary to Adopted Policy LP7.

Beaumont Parish Council

NO DETERMINATIONS

Bradfield Parish Council

24/01503/FUL HH Approval - Full 02.12.2024 Delegated Decision	Mr and Mrs Paternoster-Nye	Two storey side/rear extension and additional single storey rear extension.	Street Farm Heath Road Bradfield Essex CO11 2XD
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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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing Numbers P01K, P02K and P03.

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

NOTE/S FOR CONDITION:

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

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

03 CONDITION: No development above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

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

Brightlingsea Town Council

24/01482/FUL Approval - Full 02.12.2024 Delegated Decision	Mr and Mrs G Hockey	Planning Application - Demolition of the office and the change of use of the storage yard (use Class B8) to residential including erection of a new self- build residential dwelling.	43 Colne Road Brightlingsea Essex CO7 0DU
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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.

- o PA_01 - Site Plan
- o PA_02 - Existing Block Plan and Context Plan
- o PA_03 - Proposed Block Plan and Site Layout Plan

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- o PA_05 - Proposed Floor Plans and Elevations
- o PA_06 - Ground Floor Plan
- o PA_07 - First Floor Plan
- o PA_08 - Second Floor Plan
- o PA_09 - Roof Plan
- o PA_10 - Proposed Sections
- o PA_11 - Street Scene - Front
- o PA_12 - Street Scene - Rear
- o PA_19 - Proposed Shed Details
- o Flood Risk Assessment dated October 2024 by Evans Rivers and Coastal
- o Flood Warning and Evacuation Plan dated April 2024 by Evans Rivers and Coastal
- o Preliminary Ecological Appraisal and Preliminary Roost Assessment by Matthew Game dated September 2024

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

NOTE/S FOR CONDITION:

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

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

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

used as necessary for compliance purposes and/or enforcement action.

03 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on drawing number PA_03 (Proposed Block Plan and Site Layout Plan) 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: In the interests of visual amenity, the character and appearance of the area and to underpin the Council's duty to enhance the biodiversity credentials of the development under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

04 FLOOD RISK MITIGATION - FLOOR LEVELS

CONDITION: The development hereby permitted shall be carried out in strict accordance with the details, finished floor levels, flood resistance and flood resilience measures as set out in the Flood Risk Assessment dated October 2024 by Evans Rivers and Coastal.

REASON: To ensure the development can be made safe for its lifetime and to safeguard future occupiers of the development.

05 FLOOD RISK MITIGATION - EVACUATION PLAN

CONDITION: Prior to the first occupation of the development hereby permitted, a copy of the Flood Warning and Evacuation Plan dated April 2024 by Evans Rivers and Coastal shall be provided to all occupiers of the dwelling hereby permitted upon first occupation and the details of the approved Plan shall be carried out/implemented accordingly for the lifetime of the development.

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

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

CONDITION: The dwelling approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling for their own occupation and use as a self-build project in accordance with the Self-build and Custom

Housebuilding Act 2015 for a minimum of 24 hours from first occupation by said persons.

Furthermore, the following scheduled actions shall be undertaken.

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

REASON: On the basis of the information in the submission (self-build) and due to the reason put forward by the applicant claiming exemption from the 10% Biodiversity Nett Gain requirement.

07 FURTHER APPROVAL: MITIGATION TO BE AGREED, RAMS

CONDITION: The hereby approved development shall not be first commenced until detailed proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide for mitigation in accordance with the joint Habitats Regulations Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), or demonstrate mitigation measures of an equivalent effectiveness.

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

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

NOTE/S FOR CONDITION:

This condition establishes the necessity to ensure the implementation of appropriate mitigation measures due to the impact of the approved development. Such mitigation may be required on-site, off-site, or a combination of both. Typically, a contribution towards visitor management measures at the protected Habitats Site(s) is the preferred and simplest approach to fulfil the

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

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

LEGAL AGREEMENT REQUIRED TO DISCHARGE CONDITION

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

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

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

08 APPROVAL REQUIRED: DETAILS OF BALCONY SCREEN

CONDITION: No development above slab level shall commence until details of the materials to be used in the screen of the first floor balcony's southern edge have been submitted to and approved, in writing, by the Local Planning Authority. The materials to be used in the screen as may be approved shall be erected prior to the dwelling to which they relate being first occupied and thereafter be retained in the approved form.

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

09 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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

- An electric car charging point for the dwelling
- Agreement of a scheme for water conservation including greywater recycling and rainwater

capture/re-use for the new dwelling.

- 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 the new dwelling.
- Agreement of heating of the new dwelling
- Agreement of scheme for waste reduction
- 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.

10 FURTHER APPROVAL: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Before the access is first used details of visibility splays shall be submitted to and approved in writing by the Local Planning Authority. Visibility splays as may be agreed shall be provided prior to the first use of the access and thereafter shall be retained and maintained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

REASON: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient

warning of a vehicle emerging to take avoiding action.

NOTE/S FOR CONDITION:

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

11 APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority precise details of the front boundary treatment of the site (facing Colne Road) which shall include any proposed changes in ground levels and details of the height of the boundary treatment.

REASON: In the interests of highway safety, 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.

12 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to commencement of any demolition works, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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

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

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority

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habitats & species).

13 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 sympathetic to the character of the immediate vicinity and in the interests of visual amenity and the character and appearance of the conservation area.

NOTE/S FOR CONDITION:

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

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

Clacton-on-Sea

24/00712/DET AIL Approval - Reserved Matters/Detailed 04.12.2024 Committee Decision	Miss Genny Middlemast - Persimmon Homes Essex	Submission of details under Outline Planning Permission 17/01229/OUT - considering appearance, landscaping, layout and scale for residential phases one and two for 417 no. dwellings, open space, principle spine road linking St Johns Road to Jaywick Lane and associated ancillary works.	Land at 757 St John's Road and Rouses Farm Jaywick Lane Clacton On Sea Essex CO16 8BJ
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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.

LAYOUT PLANS

- o PH-123-001 - Site Location Plan
- o PH-123-002B - Masterplan
- o PH-123-003B - Detailed Layout NORTH
- o PH-123-004B - Detailed Layout SOUTH
- o PH-123-005A - Materials Plan NORTH
- o PH-123-006A - Materials Plan SOUTH
- o PH-123-007A - Boundary Treatment Plan NORTH
- o PH-123-008A - Boundary Treatment Plan SOUTH
- o PH-123-011A - Tenure Plan PHASE 1
- o PH-123-012A - Tenure Plan Phase 2
- o PH-123-013A - Building Heights Plan NORTH
- o PH-123-014A - Building Heights Plan SOUTH
- o PH-123-015A - Open Space Plan
- o PH-123-016A - Access and Movement Plan
- o PH-123-017A - Land Use Plan
- o PH-123-018A - Density Plan
- o ST-3231-700 Rev a - S38 Onsite Highway Geometry Plan Sheet 1 of 5
- o ST-3231-701 Rev a - S38 Onsite Highway Geometry Plan Sheet 2 of 5
- o ST-3231-702 Rev a - S38 Onsite Highway Geometry Plan Sheet 3 of 5
- o ST-3231-703 Rev a - S38 Onsite Highway Geometry Plan Sheet 4 of 5
- o ST-3231-704 Rev a - S38 Onsite Highway Geometry Plan Sheet 5 of 5
- o ST-3231- 900-A-S38 Onsite Swept Path Refuse Sheet 1 of 5
- o ST-3231- 901-A-S38 Onsite Swept Path Refuse Sheet 2 of 5
- o ST-3231- 902-A-S38 Onsite Swept Path Refuse Sheet 3 of 5
- o ST-3231- 903-A-S38 Onsite Swept Path Refuse Sheet 4 of 5
- o ST-3231- 904-A-S38 Onsite Swept Path Refuse Sheet 5 of 5

HOUSETYPES

- o PH-123-041 Rev A - Alnmouth HT
- o PH-123-042 Rev A - Barton HT
- o PH-123-043 Rev A - Danbury HT
- o PH-123-044 Rev A - Garrett HT
- o PH-123-045 Rev A - Ashworth HT
- o PH-123-046 Rev A - Risby HT
- o PH-123-047 Rev A - Glenmore HT
- o PH-123-048 Rev A - Sherwood HT
- o PH-123-049 Rev A - Barnwood HT
- o PH-123-050 Rev A - Fowler HT

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- o PH-123-051 Rev A - Saunton HT
- o PH-123-052 Rev A - Rivington HT
- o PH-123-053 Rev A - Greenwood HT
- o PH-123-054 Rev A - Brampton HT
- o PH-123-055 Rev A - Selwood HT
- o PH-123-056 Rev A - Malting HT
- o PH-123-057 Rev A - Wivenhoe HT
- o PH-123-058 Rev A - Cromwell HT
- o PH-123-059 Flat Block A & B - Plans
- o PH-123-060 Flat Block A & B - Elevations
- o PH-123-061 Flat Block C - Plans
- o PH-123-062 Flat Block C - Elevations
- o PH-123-063 Rev A - Garage
- o PH-123-064 - Substation
- o PH-123-065 - Bin Store
- o PH-123-066 - Cycle Store
- o PH-123-067 - Car Ports

STREETSCENES

- o PH-123-080 Rev A - Street Scenes AA BB CC
- o PH-123-081 Rev A - Street Scene DD
- o PH-123-082 Rev A - Street Scenes EE FF

LANDSCAPING

- o LSDP 15-114-01 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-02 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-03 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-04 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-05 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-06 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-07 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-08 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-09 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-10 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-11 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-12 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-13 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-14 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-15 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-16 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-17 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-18 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-19 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-20 rev F - Detailed Landscape Proposal For POS

- o LSDP 15-114-21 rev F - Detailed Landscape Proposal For POS
- o LSDP 15-114-22 rev F - Detailed Landscape Proposal For POS
- o LSDP 15_114-23 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-24 Rev C - Detailed Soft Landscape Proposals For Plots Phase

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- o 1 & 2
- o LSDP 15_114-25 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-26 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-27 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-28 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-29 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-30 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-31 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-32 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-33 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-34 Rev C - Detailed Soft Landscape Proposals For Plots Phase 1 & 2
- o LSDP 15_114-35 Rev B - Landscape Masterplan for POS

DRAINAGE

- o ST-3231-500B Drainage Strategy Plan - Sheet 1 of 2
- o ST-3231-501B Drainage Strategy Plan - Sheet 2 of 2
- o ST-3231-600B Onsite - Indicative Finished Floor Levels Sheet 1 of 4
- o ST-3231-601B Onsite - Indicative Finished Floor Levels Sheet 2 of 4
- o ST-3231-602B Onsite - Indicative Finished Floor Levels Sheet 3 of 4
- o ST-3231-603B Onsite - Indicative Finished Floor Levels Sheet 4 of 4

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 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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

- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

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

REASON: To enhance the sustainability of the development through better use of water, energy and resources to reduce 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.

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

transform the world.

03 COMPLIANCE WITH DETAILS - HIGHWAY WORKS

CONDITION: Prior to the first occupation of any dwellings in phases one and two the internal road layout, public rights of way, parking and associated improvements leading to/from that dwelling/flat, shall be provided in principle and accord with Drawing Numbers:

- o PH-123-003 Rev. B Detailed layout north,
- o PH-123-004 Rev. B Detailed layout south,
- o PH-123-002 Rev. B Amended Masterplan,
- o 700-A to 704-A Onsite highway geometry and visibility splays,
- o 900-A to 904-A Onsite swept path refuse vehicle,
- o PH-123-063-A Amended garage elevations and floor plan,
- o PH-123-067 Car ports floor plans and elevation.

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

04 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Prior to occupation of each dwelling/flat in phases one or two, a 1.5 metre x 1.5 metre clear visibility above a height of 600mm, as measured from and along the boundary, shall be provided on both sides of each vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

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

05 SPECIFIC ACTION: SHARED ROADS, CYCLEWAYS AND FOOTPATHS

CONDITION: Prior to the first use of any vehicular access to the development that crosses a shared footway/ cycleway, a minimum 2.4 m x 17 m cycle visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall thereafter be retained free of any obstruction at all times and must not form part of the vehicular surface of the access.

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

NOTES FOR CONDITION:

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

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06 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Any proposed boundary planting shall be planted a minimum of 1m back from the highway boundary and any boundary planting above 600mm in height shall not be planted within any visibility splays

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.

07 CAR PARKING

CONDITION: Prior to occupation of each dwelling/flat in phases one or two, the car parking and turning areas for that dwelling/block of flats shall be provided and retained in this form at all times, and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

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

08 PARKING SPACE DIMENSIONS

CONDITION: Excluding any disabled vehicular parking spaces hereby approved, each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

REASON: To encourage the use of off-street parking and to ensure adequate space for parking off the highway is provided in the interest of highway safety.

09 ONGOING REQUIREMENT: HIGHWAYS RETENTION OF GARAGE/PARKING SPACES

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out in such a position as to prevent vehicular access and use of land shown on the approved plans as garage and parking spaces for vehicle use only.

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

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

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no enlargement of, or additional windows, doors, rooflights, or dormer windows, shall be constructed/inserted on the dwellings hereby

permitted, except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interest of the amenity of the occupants of adjacent dwellings, and in the interest of the visual amenity of the locality.

11 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS WINDOWS

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class A and C of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional first floor side windows (facing westwards) or roof lights (facing westwards) shall be erected or installed on any of the dwellings hereby approved except pursuant to the grant of planning permission on an application made in that regard.

REASON - In the interest of the amenity of the occupants of adjacent dwellings.

12 FURTHER APPROVAL - PROW DIVERSION

CONDITION: No development in any phase shall commence above slab level until such time as an Order securing, where necessary, the diversion of the existing definitive rights of way (within that phase) to a route to be previously agreed in writing by the Local Planning Authority that has been confirmed. The new agreed route(s) within phases one and two shall thereafter be constructed to the satisfaction of the Local Planning Authority prior to first occupation of any of the dwellings in phases one or two.

REASON: To ensure the continued safe passage of pedestrians on the public right of way and accessibility

13 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the hereby 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 in phases one or two, 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 in phases one or two. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

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

14 DETAILS OF SHEDS FOR CYCLE PARKING

CONDITION: No development in phases one or two shall commence above slab level until details, including the location, design and size(s) of sheds to be placed in rear garden areas of dwellings in phases one and two, for the provision of cycle parking, have been submitted to and approved in writing by the Local Planning Authority. The sheds shall thereafter be provided in full accordance with the approved plans and retained for cycle parking in perpetuity, prior to the first occupation of any dwellings in phases one or two.

REASON: To ensure an appropriate level of cycle parking is provided and to enable the Local Planning Authority to retain control over the development in the interest of the amenity of future occupiers of the dwellings, and in the interest of the visual amenity of the locality.

24/01340/FUL HH Approval - Full 05.12.2024 Delegated Decision	David Joyce	Householder Planning Application - temporary three year permission for siting a caravan for residential use in the garden space.	11 Sunbeam Avenue Jaywick Clacton On Sea Essex CO15 2JJ
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01 TIME LIMIT: TEMPORARY PERMISSION

CONDITION: The caravan and its associated residential use hereby permitted shall be removed in its entirety and the land restored to its former condition and use (as residential garden land) on or before 05/12/2027.

REASON: To mitigate against the flood risk harm of the development and to safeguard residential amenity and the character of the area

02 PERSONAL PERMISSION

CONDITION: The citing of the temporary caravan (for residential use) hereby permitted shall be for the sole occupation of Ms Rebecca Bird and her three children only and shall be for a limited period being the period of 3 years from the date of this decision notice. When the hereby approved caravan ceases to be occupied by Ms Rebecca Bird and her three children, or at the end of the above specified 3 years, whichever shall first occur, the temporary residential use hereby permitted shall cease, the caravan shall be removed in its entirety from the site, and the land returned to residential garden.

REASON: To ensure to caravan is used and occupied for its intended purpose (i.e. to provide emergency residential accommodation for Ms Rebecca Bird and her three children for a temporary period), and to mitigate against the flood risk harm of the development.

03 APPROVED PLANS & DOCUMENTS

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

drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any

Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Site Location Plan at scale 1:1250 - 11 Sunbeam Avenue, Jaywick, Clacton-on-Sea, CO15 2JJ

Drawing No 582-PROP-01 - Proposed Block Plan and Elevations

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.

04 GATES

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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CONDITION: Any gates retained at the vehicular access shall be inward opening only and shall be set back a maximum of 0.5 metres from the back edge of the carriageway.

REASON: In the interest of highway safety.

05 PLANTING

CONDITION: Any new boundary planting shall be planted a minimum of 1 metre back from the private road and any visibility splay, and retained free of obstruction above 900mm at all times.

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.

<u>24/01484/FUL</u> <u>HH</u> Application Withdrawn 03.12.2024 Delegated Decision	Mr Victor Bradley	Householder Planning Application - Alterations to front facade to remove former shop front and replace with two windows and new entrance door with associated works.	65 Frinton Road Holland On Sea Clacton On Sea Essex CO15 5UH
<u>24/01500/LBD/</u> <u>SC</u> Part Discharged (Further work required) 05.12.2024	Mr B Bartlett - Smart Planning Ltd	Discharge of conditions application for 22/01317/LBC - Condition 3 (Agreement of Materials); Condition 4 (Bathroom Details); Condition 5 (Schedule of Works - detailing extent and methods of repair).	383 Old Road Clacton On Sea Essex CO15 3RJ

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/01632/HHP NOT HHPN - Prior Approval Not Required 02.12.2024 Delegated Decision	Mr Chris Morris	Prior Approval Application under Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for proposed removal of existing conservatory and replace with a new 3720x4300mm single storey extension with a dual pitched roof (4.3m deep from rear wall of original dwellinghouse, 2.912m to eaves, 3.642m maximum height).	20 Prince Philip Avenue Clacton On Sea Essex CO15 1AN

- 01 o 0245-A-001 Location and Block Plan
- o 245-A-100 01 Existing and Proposed Floors plans and Elevations

Elmstead Market Parish Council

NO DETERMINATIONS

Frating Parish Council

NO DETERMINATIONS

Frinton & Walton Town Council

23/01191/FUL Approval - Full 06.12.2024 Committee Decision	Ian Dickinson	Proposed creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund.	Tendring Technology College Rochford Way Frinton On Sea Essex CO13 0AZ
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- 01 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 **CONDITION:** The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing Numbers 01 Revision 00, 02 Revision 01, 03 Revision 07, 04 Revision 04, 05 Revision 00, 06 Revision 04, 07 Revision 02, 08 Revision 04, 09 Revision 02 (titled 'Playing Field Layout), 10 Revision 00, 11 Revision 00, 5085_500 Revision A, 5085_501 Revision A, and the documents titled 'Noise Impact Assessment' received 31st October 2024, 'Design and Access with Planning Statement' received 15th March 2024, 'Tendring Community Sports Pitch', 'Landscape & Ecology Enhancements Statement', 'Greenfield runoff rate estimation for sites', 'Proposed Lighting Scheme REV02', 'OptiVision LED gen3.5 -Smart area and recreational sports lighting', 'Sports Lighting Statement', 'Appendix E - Proposed Materials and Appearance', 'Construction & Environmental Management Plan (CEMP)', 'Noise Management Plan', 'Preliminary Ecological Appraisal' and 'Bat Survey Report'.

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

NOTE/S FOR CONDITION:

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

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

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

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

- Electric car charging points;
- Agreement of a scheme for water and energy conservation
- Agreement of scheme for waste reduction.

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

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

NOTE/S FOR CONDITION:

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

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

species unless otherwise agreed in writing by the Local Planning Authority.

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

05 CONDITION: Prior to commencement of any development on the playing field, a contractor's specification for the works to convert the hard porous sports pitch to a natural turf playing field area which includes an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The playing field enhancement works shall be implemented in accordance with the approved specification and implementation programme.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision, to ensure that the playing field is reinstated to an adequate standard and is fit for purpose.

06 CONDITION: Use of the artificial grass pitch hereby permitted shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met the FIFA Quality accreditation or equivalent International Artificial Turf Standard (IATS); and

(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches; have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is fit for purpose and sustainable, provides sporting benefits.

07 CONDITION: Prior to first use of the artificial grass pitch hereby permitted a community use agreement prepared in consultation with Sport England shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be used at any time other than in strict compliance with the approved agreement.

REASON: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, including use of the site from external football clubs.

NOTES: The agreement shall apply to the artificial grass pitch and supporting ancillary changing and parking facilities and include details of pricing policy, hours of use, access by noneducational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities.

08 CONDITION: No development shall commence (except demolition) until details of a surface water management scheme/plan, detailing how surface water and storm water will be managed on the site during construction and during the lifetime of the

development, is submitted to and agreed in writing by the local planning authority.
The scheme shall include but not be limited to:

- Details and verification of the suitability of infiltration of surface water for the development.
- Details of all discharge rates for all flood and storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change
- Provide details of sufficient on site storage to be installed and demonstrate if off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event is likely to occur.
- Provide details to demonstrate if all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Provide details that demonstrate if features proposed are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 30 year event plus climate change.
- Provide final modelling and calculations for all areas of the drainage system.
- Provide detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Unless a timetable is agreed as part of the surface water management scheme submitted, no part of the development shall be first occupied or brought into use until the scheme is fully installed and is functionally available for use, unless alternative timing for installation is otherwise agreed in writing by the Local Planning Authority. The drainage scheme shall thereafter be maintained as approved.

REASON: To safeguard the ground water environment and minimise the risk of flooding. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm by reason of flood risk.

NOTE/S FOR CONDITION:

This condition shall engage and requires details to be agreed prior to the commencement of development. This condition is imposed to ensure the potential impact on a sensitive area is considered and harm avoided that may be detrimental to amenity and the environment.

09 CONDITION: Prior to first use of the hereby permitted development a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to, and agreed in writing by, the Local Planning Authority. Maintenance shall be carried out as approved in accordance with the details and timescales in the plan.

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

NOTES: Should any part be maintainable by a maintenance company, details of long term

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funding arrangements should be provided.

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

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

- 11 **CONDITION:** The development hereby permitted shall not be commenced until details have been provided to, and agreed in writing by, the Local Planning Authority to demonstrate that the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.

REASON: To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site.

- 12 **CONDITION:** The hereby permitted development/use, including the use of the floodlights, shall only operate between the following hours:

- o Monday to Friday: 8am to 9pm; and
- o Saturdays, Sundays and Bank Holidays: 9am to 5pm.

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

NOTE/S FOR CONDITION:

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

- 13 **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 Preliminary Ecological Appraisal (Greenwood, August 2023) and the Bat Survey Report (Greenwood, August 2024), and thereafter maintained.

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

14 CONDITION: Prior to first occupation of the hereby approved development, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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

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

REASON: To enhance protected and Priority species and habitats.

15 CONDITION: Prior to the erection/installation of any floodlighting or other means of external lighting at the site, a lighting design scheme for biodiversity in accordance with GN:08/23 Bats and Artificial External Lighting (ILP) shall be submitted to and approved in writing by the local planning authority. The lighting shall be carried out and retained in accordance with the details as approved. There shall be no other means of external lighting installed and/or operated on/at the site except that approved.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

16 CONDITION: Prior to the first use of the hereby approved development, the acoustic fencing as shown on Drawing Numbers 03 Revision 07 and 04 Revision 04, shall be fully erected and retained in this form in perpetuity.

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

17 CONDITION: The maintenance gates to the south-eastern and north-western corners of the hereby approved development, as shown on Drawing Number 03 Revision 07,

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shall be closed between the hours of 5pm and 9pm all year round.

REASON: In order to ensure there would be no overlooking to neighbouring properties.

24/01423/FUL HH Approval - Full 06.12.2024 Delegated Decision	Mr Anthony Beckton	Householder Planning Application - Porch to main front entrance.	15 Holland Road Frinton On Sea Essex CO13 9DH
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. BHR-201

Drawing No. BHR-202 Revision A

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

NOTE/S FOR CONDITION:

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

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

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

<u>24/01481/FUL</u> Refusal - Full 02.12.2024 Delegated Decision	Mr Michael Phillips	Planning Application - Conversion of land and building, demolition, rebuild and extension to provide 1 dwelling + 2 office units.	Former Coastguard Clubhouse Hall Lane Walton On The Naze Essex CO14 8PY
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01 Paragraph 165 of the National Planning Policy Framework (NPPF) (2023) states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 173 of the NPPF (2023) says that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere, and where appropriate, applications should be supported by a site-specific flood-risk assessment.

Policy PPL1 (Development and Flood Risk) of the adopted Tendring District Local Plan (2022) states that all development classified as "More Vulnerable" or "Highly Vulnerable" within Flood Zones 2 and 3 should set finished floor levels 300mm above

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change, and development proposals should include appropriate measures to respond to the risk of flooding on and/or off site. In addition, within Flood Zones 2 and 3, development proposals must be accompanied by a Flood Risk Assessment.

The application site falls within Flood Zone 3 on the Environment Agency's flood map. The submitted Flood Risk Assessment fails to; consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event; use the correct flood levels from the Environment Agency; correctly calculate the expected flood depths on site and within the building; provide Finished Floor Levels above the design level with climate change; assess breach risk for the proposed development; and no topography survey has been submitted. Given this lack of information, the submission does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development, and does not demonstrate the development would be safe in its lifetime or increase flooding risk elsewhere.

02 Paragraph 167 of the NPPF (2023) confirms that all plans should apply a sequential, risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property.

Adopted Policy PPL1 states all development proposals will be considered against the National Planning Policy Framework's 'Sequential Test', to direct development toward sites at the lowest risk of flooding, unless they involve land specifically allocated for development on the Policies Maps or Local Maps.

Having assessed the information submitted, as the site falls within Flood Zone 3 the sequential test should be applied District wide, and as such there are a significant number of reasonably available alternative sites which could contain the development that are located within areas with a lower probability of flooding that are therefore considered sequentially preferable to the application site. The Council therefore does not agree that the sequential test requirement has been satisfied. As such, the proposal is considered to be unacceptable and contrary to the above national and local planning policies.

03 Paragraph 208 of the National Planning Policy Framework (2023) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Adopted Policy PPL9 (Listed Buildings) states that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric' although the Plan recognises that the scope for a listed building to adapt to modern life and requirements will itself depend upon a number of considerations and it will not always be possible to incorporate modern design solutions without also causing harm to its special character fabric, or appearance.

The site is occupied by part of an ancillary building complex that originally served the historic Coastguard Station, which dates from the latter half of the nineteenth century. Several of its component parts are still in existence and have group value, these can be identified as follows:

- the Old Lifeboat House, a Grade II Listed Building (List No. 1455213);
- the former Coastguard Cottages that are considered to be a non-designated heritage asset; and
- the ancillary building complex to the rear of the Coastguard Cottages, which are also considered to be a non-designated heritage asset.

The demolition of the two-storey part of the ancillary building complex would result in the part loss of a building identified as a non-designated heritage asset and would generate a mid-level of less than substantial harm to the significance of the Old Lifeboat House, as it would not preserve those elements of its setting that make a positive contribution and better reveal the listed building's significance. Whilst the scale of harm may be 'less than substantial' great weight should be given to the heritage asset's conservation as per Paragraph 205 of the NPPF, and clear and convincing justification provided for any level of harm as required by Paragraph 206 of the NPPF.

On this occasion, the proposal would result in one additional dwelling at a time when the Council can comfortably demonstrate that it has a five year housing land supply, so the public benefits of this are limited. The additional two office units would in turn generate a minor increase in employment opportunities, which is afforded a small level of weight in the overall planning balance. However, overall the identified harm is considered to outweigh the benefits, and the proposal is therefore contrary to the above local and national planning policy requirements and fails to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

04 Paragraph 135 of the NPPF (2023) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context, and to protect the district's landscape and the quality of existing places and their environs. Policy SPL3 and LP4 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout which create a unique sense of place.

Overall, the replacement building will see an increase in size and bulk in comparison to the existing building. Further, the existing building is of an interesting design with unique features that aids in the understanding of how the historic Coastguard Station originally functioned. Contrastingly the proposed replacement design, which will be prominently located and highly visible from the street scene along this section of Hall Lane, is considered to relate poorly to both the existing building and the surrounding built form, providing for a relatively bland appearance lacking in interesting features to help break up its bulk, and overall its appearance would be to the serious detriment of the areas existing character.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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05 Paragraph 135 of the National Planning Policy Framework (2023) confirms planning policies and decisions should 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 SP7 of Section 1 of the 2013-33 Local Plan requires that the amenity of existing and future residents is protected. Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

It is noted that the four properties adjacent to the east each have a small private amenity area, sited approximately 3.4 metres from the application site, with the properties themselves approximately 9.5 metres apart. The building would be sited on the rear boundary of these neighbouring properties and measures 5.6 metres across its entire width. Furthermore, the rear elevation is of a bland appearance, and combined with the height and siting, will result in an oppressive form of development. Such oppression would be to the serious detriment of the enjoyment of the rear garden areas, and therefore contrary to the above local and national planning policies.

Similarly, the properties adjacent to the east are also two storeys, and the future occupants of the proposed dwellings subject of this current application would be significantly overlooked in their rear garden area by a number of first floor windows serving bedrooms, again contrary to the above local and national planning policies.

24/01663/TCA Approval - Full 06.12.2024 Delegated Decision	Mr Gibson	Trees in a Conservation Area Notification - T1 - Eucalyptus Tree - Remove the bough/stem on the right hand side of the Tree and the bough/stem on the left hand side of the Tree. Re-pollard remainder of Tree to previous cutting points approx. 3m off.	55 Second Avenue Frinton On Sea Essex CO13 9LY
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

Great Bentley Parish Council **NO DETERMINATIONS**

Great Bromley Parish Council **NO DETERMINATIONS**

Great Oakley Parish Council **NO DETERMINATIONS**

Harwich Town Council

<u>24/01485/FUL</u> <i>Refusal - Full 02.12.2024 Delegated Decision</i>	<i>Mr A Kesen</i>	<i>Planning Application - Erection of new shop area (Use Class E(a)) with two bedroom flat above, change of use of existing first floor to two bedroom flat.</i>	<i>461 - 463 Main Road Harwich Essex CO12 4HB</i>
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01 The National Planning Policy Framework (2023) at paragraph 135 states, amongst other points, that planning decisions should ensure that developments; function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Adopted Policy SP7 of Section 1 of the 2013-33 Local Plan seeks high standards of urban and architectural design, which responds positively to local character and context.

Adopted Policy SPL3 Part A (b) requires that development relates well to its site and surroundings, particularly in relation to its siting, height, scale, massing, form, design and materials.

Furthermore, adopted Policy PPL9 (Section 2) of Section 1 of the 2013-33 Local Plan states that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance, and fabric. Where a proposal will cause harm to a listed building, the relevant paragraphs of the Framework should be applied dependent on the level of harm caused. In addition, the National Planning Policy Framework - Paragraph 203 (c) states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

In its current form the design of the two-storey extension is considered to be inappropriately detailed because the dual-gabled form of the extension is typically used upon rearward extensions and so obscures the building's principal elevation that fronts towards the war memorial. Furthermore, the large amount of glazing used for the ground floor extension of the shop premises results in an extension with massing that appears top heavy. This detailing is inappropriate and detracts from the positive elements of the nearby listed building's setting.

Consequently, the proposal would overall fail to preserve those elements of the setting that make a positive contribution to Pound Farmhouse as a designated heritage asset and would not make a positive contribution to local character and distinctiveness, as set out in Paragraphs 135 and 203c of the NPPF. In summary, the harm to the significance of the Listed Building is 'less than substantial' and Paragraph 208 of the NPPF is engaged and it is considered that there are insufficient public benefits to outweigh the heritage harm identified.

Furthermore, the proposal would conflict with policy SP7 (Section 1) (2021) and policy SPL3 (Section 2) (2022) of the Tendring District Local Plan 2013-2033 (LP), because the extension fails to exhibit architectural quality and has not been well designed and would also conflict with paragraph 135 of the National Planning Policy Framework due to its detrimental impact on the character of the surrounding built development and would not positively respond to the local character and context.

02 Paragraph 114 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. TDLP Policy SPL3 Part B seeks to

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ensure that access to a new development site is practicable, and the highway network will be able to safely accommodate the additional traffic the proposal will generate, and provision is made for adequate vehicle and cycle parking.

The Essex Planning Officers Association Parking Standards (2009) set out the requirements for commercial and residential parking provision. Having regard to these standards, the proposal for a mixed commercial and residential development requires a maximum of 12 parking spaces.

In this instance the development proposes a total of 6 parking spaces. Whilst it is acknowledged that the flats could be served by 1 space each given that the location is sustainable and served by nearby public transport links, the provision of 4 spaces for the two retail outlets is considered to be insufficient given the lack of on-street parking options in the vicinity due to the proximity to the busy Main Road/Fronks Road junction. The parking shortfall would, therefore, likely lead to additional parking on-street causing congestion in and around the busy junction, to the detriment of highway safety and contrary to the provisions of the above-mentioned local and national planning policies.

<u>24/01509/ADV</u> Approval - Advertisement Consent 02.12.2024 Delegated Decision	Mr Philip Caslake - Travelodge	Application for Advertisement Consent - 1x double sided monolith/totem sign, 4x fascia signs, 1x entrance sign, and external lighting.	Travelodge Station Europark Freshfields Road Harwich Essex CO12 4EN
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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.
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.

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

- Document titled; Planning Drawing - Location Plan - Received 14/10/2024
- Document titled; Planning Drawing - Site Plan - Received 14/10/2024
- Document showing the proposed northern and eastern elevations at a scale of 1:200 - Received 14/10/2024.
- Document showing the proposed southern and western elevations at a scale of 1:200 - Received 14/10/2024.
- Document showing the proposed double sided monolith sign; Item 01 (Qty 1) 2011 TLE 04 at a scale of 1:20 - Received 14/10/2024.
- Document showing both horizontal internally illuminated flex box; Item 02 (Qty 1) 2011 TLE 04 and Item 04 (Qty 1) 2011 TLE 07 at a scale of 1:20 - Received 14/10/2024
- Document showing the horizontal internally illuminated flex box - (Item 06 (Qty 1) 2011 TLE 07), Site information Entrance Sign - (Item 09 (Qty 1) 2011 TLE 32A) and Double Emission Column Light - (Item 19 (Qty 2) 2011 TLL 02) at a scale of 1:20 & 1:10 - Received 14/10/2024
- Document showing the Aspect Exterior Feature Lights (Item 20 (Qty 12) 2011 TLL 05) and Stacked internally illuminated flex box (Item 22 (Qty 1) 2011 TLE 09) at a scale of 1:20 and 1:5 - Received 14/10/2024

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

NOTE/S FOR CONDITION:

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

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

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

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

03 ONGOING REQUIREMENT IMPOSED: LEVEL OF ILLUMINATION

CONDITION: The maximum luminance of the signs shall not exceed 250 candelas/m² at any time.

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

NOTE/S FOR CONDITION:

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

04 HIGHWAYS LIGHTING

CONDITION: Prior to the first use of any external lighting the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The lighting shall be maintained thereafter as maybe approved.

REASON: To ensure that users of the highway are not subjected to glare and dazzle from lighting within the development in the interest of highway safety.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/01276/FUL HH Approval - Full 02.12.2024 Delegated Decision	Mrs Kerry Drake	Householder Planning Application - Single storey rear extension	2 School Lane Lawford Manningtree Essex CO11 2HZ

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.

AMENDED PROPOSED GROUND FLOOR PLAN - 11th OCT 2024
 PROPOSED ELEVATIONS - 18th OCT 2024
 PROPOSED BLOCK PLAN - 11th OCT 2024
 SITE PLAN - 22nd AUG 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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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

<u>24/01539/LBD/SC</u> Approval - Discharge of Condition 06.12.2024 Delegated Decision	Mrs M Wilson	Discharge of conditions application for 24/01133/LBC - Condition 3 (Photographs showing interior and exterior views).	22 Lawford Place Lawford Manningtree Essex CO11 2PT
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Little Bentley Parish Council

<u>24/01502/FUL</u> Approval - Full 06.12.2024 Delegated Decision	Mr O Cobbald	Planning Application - Change of use from B2 to Class E(f) childrens nursery (Units 5 & 6 only)	Hall Farm Church Road Little Bentley Essex CO7 8SD
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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.

Documents titled 'Site/Location Plan Rev B 18-10-24', 'Lease Plan', 'Units 5 & 6 Existing & Proposed Floor Plans', and 'Planning Statement'.

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

NOTE/S FOR CONDITION:

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

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

the Development Plan and all other material considerations.

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

03 **CONDITION:** The hereby permitted development/use shall only operate between the hours of 8am and 6pm all year round. There shall be no deliveries to the development/use arranged for outside of these approved hours.

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

NOTE/S FOR CONDITION:

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

2) If the development operates outside of the hours stated this may result in unlawful development/use at risk of Enforcement Action. You are encouraged to discuss any concerns with this condition with the Local Planning Authority.

04 **CONDITION:** Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved development shall be used as Class E(f) use and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

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

05 **CONDITION:** The area allocated for parking on the document titled 'Lease Plan' shall be retained for the parking of vehicles associated with the proposed development and for no other purpose, in perpetuity.

REASON: To ensure there is sufficient parking provision.

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

NO DETERMINATIONS

Little Clacton Parish Council

<u>24/01651/AGRI/C</u> <i>Determination prior approval not reqred 04.12.2024 Delegated Decision</i>	<i>Mr Paul Stebbing - Stebbing and Sons Ltd</i>	<i>Application to determine if prior approval is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for proposed construction of an agricultural water storage reservoir using in-situ soils only.</i>	<i>Land South East of Villiers Barn Tan Lane Little Clacton Clacton On Sea Essex CO16 9PT</i>
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00 The development complies with the provisions of Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024; Statutory Instrument No. 579). The excavation and engineering operations reasonably necessary for the purposes of agriculture are acceptable subject to the following conditions:

1. The development must not begin before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.
2. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out where prior approval is not required, in accordance with the details submitted with the application.
3. The development must be carried out where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given.
4. Where the development involves the extraction of any mineral from the land, the mineral shall not be moved off the unit. Waste materials shall not be brought on to the land from elsewhere for deposit, except for use in works described in Class A (a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the works in question.
5. It is also necessary for you to notify the local planning authority in writing and within 7 days, of the date on which the development was substantially completed.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

24/01658/WTP O Approval - Full 06.12.2024 Delegated Decision	Mrs Scargill	1 No. Sycamore with V shaped union - remove (sooty bark).	Mistley Lodge 32 New Road Mistley Manningtree Essex CO11 2AQ
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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be sought from the tree owner before works to a tree(s) are carried out.

24/01797/WTR EX Approval - Full 04.12.2024 Delegated Decision	Josephine Ely - G and K Tree Services	Exception to the normal requirement to serve a section 211 Notice on the local planning authority as set out in Section 15 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.	Park Lodge 16 New Road Mistley Essex CO11 2AG
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Ramsey & Parkeston Parish Council

24/01566/FUL HH Approval - Full 06.12.2024 Delegated Decision	Mr and Mrs Reynolds	Householder Planning Application - Single storey rear extension to form kitchen/living area and single storey front extension to form new bedroom and lounge.	Clovelly Wrabness Road Ramsey Harwich Essex CO12 5NE
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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

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

CWR/2

CWR/1

Materials email Rec'd 05/12/2024

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

NOTE/S FOR CONDITION:

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

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

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

St Osyth Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
24/01303/FUL HH Refusal - Full 05.12.2024 Delegated Decision	Mr and Mrs Booth	Householder Planning Application - Proposed cart lodge.	96 Clacton Road St Osyth Clacton On Sea Essex CO16 8PG

01 The application site lies within the St Osyth Conservation Area where the surrounding plots along Clacton Road are generally well set back from the edge of the highway with generous front gardens which are devoid of outbuildings forward of the primary elevation of the dwelling. Many of these front gardens, including the application site, contain hedgerows and trees which give a pleasant green and suburban character to this part of the Conservation Area when travelling away from the village core.

The proposed cart lodge by virtue of its size and forward siting would be a negative feature contrary to, and failing to preserve, the prevailing character and appearance of the conservation area and would set an undesirable precedence that would have a further detrimental impact upon the character of the surrounding area.

This harm is considered to be lower level less than substantial harm, in this case there would be no public benefits to outweigh this harm which must be afforded great weight. The proposal is therefore contrary to the provisions of paragraphs 131, 135, 205 and 208 of the National Planning Policy Framework (2023) and TDLP policies SPL3 and PPL8.

02 The proposed cart lodge is in close proximity to the protected trees along the front boundary. Insufficient information has been provided in relation to the foundations of the cart lodge and to demonstrate how the trees would be adequately protected during the construction of the cart lodge.

The proposed development therefore fails to accord with the provisions of paragraph 136 of the National Planning Policy Framework (2023), and Policies SPL3 and PPL8 of the Tendring District Local Plan 2013-2033 and Beyond.

Tendring Parish Council

24/01665/TCA Approval - Full 06.12.2024 Delegated Decision	Mrs Sara Hodges	Trees in a Conservation Area Notification - 1 Eucalyptus - Reduce and reshape to re balance tree.	Holly Lodge 2 Hollyview Close Tendring Essex CO16 0BY
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

whatever reason, the authority to proceed expires.

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

NOTE/S FOR CONDITION:

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

Thorpe-le-Soken Parish Council	NO DETERMINATIONS
Thorrington Parish Council	NO DETERMINATIONS
Weeley Parish Council	NO DETERMINATIONS
Wix Parish Council	NO DETERMINATIONS
Wrabness Parish Council	NO DETERMINATIONS