

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

**NO DETERMINATIONS**

**Ardleigh Parish Council**

<a href="#"><u>24/01655/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 07.01.2025 Delegated Decision	Mr and Mrs Harris	Householder Planning Application - Proposed two storey side extension.	Manor House Station Road Ardleigh Essex CO7 7RT
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01      **CONDITION:** The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

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

**NOTE/S FOR CONDITION:**

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

02      **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 A-105 Revision A, A-106, A-107, A-108 and A-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.

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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.

<a href="#">24/01806/TCA</a> Approval - Full 09.01.2025 Delegated Decision	Mr Terry Fry	Trees in a Conservation Area Notification - Trim two sycamore trees to approx 6 to 7 metres high.	New Hall Station Road Ardleigh Essex CO7 7RS
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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

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enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

**Beaumont Parish Council** **NO DETERMINATIONS**

**Bradfield Parish Council** **NO DETERMINATIONS**

**Brightlingsea Town Council**

<a href="#">24/01594/FUL</a> Approval - Full 07.01.2025 Delegated Decision	Mat Court - MBCG Ltd	Planning Application - Retrospective change of use of property from Sui Generis (beauty salon) to Class E (office and retail/shop). Redecoration of frontage including removal of rotten wooden signage frame and UPVC panel, re-rendering and painting of frontage to match 1st floor of building and updating signage.	49 Victoria Place Brightlingsea Essex CO7 0AB
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#### 01 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

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

- Site Plan Received 25.10.24
- Block Plan Received 13.11.24
- Existing and Proposed Floor Plan Received 13.11.24
- Proposed Front Elevation Received 14.11.24

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

<a href="#">24/01702/FULH</a> H Refusal - Full 10.01.2025 Delegated Decision	Mr and Mrs Cross	Householder Planning Application - Part single and part two storey rear extension.	Pippins 2A Chestnut Way Brightlingsea Essex CO7 0UA
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- 01 The proposed two storey side extension, by virtue of its poor design and disjointed appearance, would fail to add to the aesthetic appeal of the host dwelling which has several key details evident on the elevations which add to the property's overall attraction. Further, the

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use of cladding which is in contrast to the facing brickwork of the host dwelling appears incongruous, being evident from Hazel Mews, and conflicts with the finished appearance of the host dwelling and surrounding area.

The proposed two storey rear extension is therefore considered to result in material harm to visual amenity and the character of the surrounding area, contrary to paragraphs 131 and 135 of the National Planning Policy Framework and policies SP7 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond.

02 The two storey extension includes a first floor wrap around window, and given the extension is positioned further back than the neighbouring properties to the south-west, it will allow uninterrupted and direct views into the private amenity space and rear fenestrations of the adjacent dwellings, specifically The Orchards and Appleyard, and thereby greatly impact upon their privacy. This harm is exasperated due to the host dwelling being sited higher than the properties to the south-west due to the sloping ground level.

The proposed two storey rear extension is therefore considered to result in material harm to amenities of the neighbouring dwellings, contrary to paragraph 135 of the National Planning Policy Framework and policies SP7 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond.

## **Clacton-on-Sea**

<a href="#"><u>24/01458/FUL</u></a> Refusal - Full 10.01.2025 Delegated Decision	Mrs Hillu Martin - Freehold Land Buyers Limited	Planning Application - Demolition of existing domestic garage, domestic stables and glasshouse; and redevelopment comprising a three bedroom bungalow with parking, served by revisions to existing accesses from London Road; including new hard and soft landscaping.	Land at Montana London Road Clacton On Sea Essex CO16 9QZ
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01 UNACCEPTABLE IN PRINCIPLE

Tendring District Local Plan 2013-2033 and Beyond (TDLP) Section 1 Policy SP3 states that existing settlements will be the principal focus for additional growth across the North Essex Authorities area within the Local Plan period. TDLP Section 2 Policy SPL2 seeks to steer development to within existing SDB's to encourage sustainable patterns of growth and to control urban sprawl. Policy SPL2 goes onto say that the Council will consider any development outside SDB's in relation to the pattern of growth promoted through the Settlement Hierarchy as set out in TDLP2 Policy SPL1, and against any other relevant policies in the adopted local plan.

The site lies outside the Settlement Development Boundary (SDB) for Clacton-On-Sea and Little Clacton, as defined within the adopted TDLP and is not in a location promoted for growth through the Settlement Hierarchy. The Council can comfortably demonstrate more than its 5-year housing land supply, paragraph 11 of the NPPF is not engaged and there is no need or requirement to look to sites outside of the defined settlement development boundaries to meet

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housing needs.

The introduction of a new residential development in this location would be contrary to the overarching spatial strategy and Local Plan policies in relation to the delivery of new housing development, contrary to TDLP Section 1 Policy SP3 and TDLP Section 2 Policies SPL1 and SPL2 and is therefore unacceptable in principle. Allowing development in this location would set a harmful precedent for further housing development in unsuitable, unsustainable, semi-rural locations, not supported by national or local plan policies.

## 02 HARM TO LOCAL CHARACTER

National Planning Policy Framework 2024 (NPPF) Paragraph 135 requires that developments are sympathetic to local character. This is echoed through adopted Tendring District Local Plan 2013-2033 and Beyond (TDLP) Section 1 Policy SP7 seeking high standards of urban design which responds positively to local character and context. Furthermore, TDLP Section 2 Policy LP8 states that proposals for the residential development of "backland" sites must not be out of character with the area or in its particular setting, must not result in tandem development, and must not set a harmful precedent for other similar forms of development.

The introduction of a dwelling in this location, in a backland siting, resulting in a tandem development layout would be out of keeping with the semi-rural character of the area and the sporadic predominately road frontage residential character of the area.

The development fails to respond positively to local character and context and would be harmful in this regard, thus being contrary to the above-mentioned national and local plan policies.

<a href="#">24/01600/VOC</a> Approval - Full 07.01.2025 Delegated Decision	Mr and Mrs Rawlinson	Application under Section 73 of the Town and Country Planning Act for Variation of Condition of application 22/01828/FULHH to change approved hipped roof on extension and roof extension to pitched roof.	9 Inglenook Clacton On Sea Essex CO15 4SL
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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).

- o Drawing No. 01 Revision B

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

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.

<a href="#">24/01598/FULH</a> <a href="#">H</a> Approval - Full 08.01.2025 Delegated Decision	Mr and Mrs Watson	Householder Planning Application - Proposed single storey rear extension and 2 no velux rooflights in existing roof.	88 Spenser Way Jaywick Clacton On Sea Essex CO15 2QU
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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).

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Drawing No. 01 Revision B Planning Drawings

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

NOTE/S FOR CONDITION:

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

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

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

<a href="#"><u>24/01662/FUL</u></a> Refusal - Full 07.01.2025 Delegated Decision	Mr T Skinner	Planning Application - Two bedroom dwelling in the rear garden and associated works.	1 Brading Avenue Clacton On Sea Essex CO15 4PA
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01 Paragraph 135 of the NPPF refers that Planning policies and decisions should ensure that developments are c) sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) and d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Policy LP 4 of the Tendring Local Plan refers to Housing Layout and states that the design and layout of new residential use will be expected to h) deliver new dwellings that are designed to high standards of architecture, which respect local character and which together with a well-considered site layout, create a unique sense of place. Policy SPL3 states that b. development should relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials.

It is considered that the proposed siting of the dwelling will introduce a cramped form of development that does not enhance the quality of place but appears out of character with the spacing and pattern of the existing linear pattern of built form along Brading Avenue and the surrounding streets. The proposal does not relate well to its site and surroundings particularly in relation to its siting and form, and is therefore significantly detrimental to the character and appearance of the locality.

The proposed development is therefore contrary to Policy SP7 of the Tendring District Local Plan

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2013-2033 and Beyond Section 1 and Policies SPL3 and LP4 of the Tendring District Local Plan 2013-2033 and Beyond Section 2, the Essex Design Guide and the National Planning Policy Framework.

02 Paragraph 135 of the National Planning Policy Framework December 2024 (NPPF) includes that planning decisions should ensure developments create places that are safe, inclusive, and accessible, and which promote well-being with a high standard of amenity for existing and future users.

Adopted Tendring District Local Plan 2013-2033 and Beyond Section 1 Policy SP7 requires that the amenity of existing and future residents is protected. Adopted Local Plan Section 2 Policy SPL3 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. Section 2 Policy SPL3 Part B requires that new development meets practical requirements and that structures should be designed and orientated to ensure adequate daylight, outlook, and privacy for future and existing residents.

Due to the siting of the proposed dwelling, the development would feel bulky and oppressive to the occupants when viewed from No. 1 Brading Avenue and their rear garden, and adjacent windows. The standard of amenity currently enjoyed by the residents of No. 1 is currently relative to the size of the plot. This would be significantly diminished, to the severe detriment of their residential amenities. In addition, it is not considered that the amenity area serving the proposed property is particularly practical by way of its cramped positioning and shadowed nature due to its north-facing orientation.

Consequently, the development is contrary to the aims and aspirations of the aforementioned national and local planning policies.

<a href="#">24/01666/FULH</a> <a href="#">H</a> Approval - Full 07.01.2025 Delegated Decision	Ms Jarvis	Householder Planning Application - Replacement of windows and door.	Flat 2 Knightsbridge Court Connaught Gardens East Clacton On Sea Essex CO15 6JB
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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



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02 APPROVED PLANS & DOCUMENTS

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

- o Drawing No. FHI 122389 - 1 of 3 Elevations
- o Drawing No. FHI 122389 - 2 of 3 FHI Window Profiles by Window Type
- o Drawing No. FHI 122389 - 3 of 3 Location and Site Map

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

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.

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

<a href="#"><u>24/01710/LUPR OP</u></a> Lawful Use Certificate Granted 09.01.2025 Delegated Decision	Mr Naomi Palmer (ESNEFT) - Clacton and District Hospital	Application for Lawful Development Certificate for Proposed Use or Development for proposed single storey unit corridor to improve existing circulation, privacy and security, with associated open top plant enclosures, ductwork run and dormer.	Clacton and District Hospital Tower Road Clacton On Sea Essex CO15 1LH
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01 The proposed development constitutes permitted development by virtue of the provisions of

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the General Permitted Development Order 2015 (as amended) Schedule 2, Part 7, Class M.

<a href="#">24/01750/WTPO</a> Approval - Full 09.01.2025 Delegated Decision	Eastlight Community Homes	Works related to Tree Preservation Order (93/00003/TPO) - G1 - 19 Ash and 1 Sycamore - Repollard trees back to old cuts up to 5 meters of regrowth, remove ivy.	Land to The rear of 31 Curtis Close Clacton On Sea Essex CO16 7BP
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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.

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<a href="#">24/01801/WTPO</a> Approval - Full 09.01.2025 Delegated Decision	Mr Flynn	1 No. Large Oak - Reduce by 30%	80 Chilburn Road Clacton On Sea Essex CO15 4NY

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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.

<a href="#">24/01805/WTPO</a> Approval - Full 09.01.2025 Delegated Decision	Tacrac	1 No. Pollard large oak tree (reduce crown by 50%)	15 Mayford Way Clacton On Sea Essex CO16 8XN
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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<a href="#">24/01850/TELLI C</a> Deemed Consent 08.01.2025 Delegated Decision	Siraj Syed - Openreach	Installation of fixed line broadband electronic communications apparatus.	Outside 8 and 10 Buick Avenue Jaywick Essex CO15 2LJ
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**Elmstead Market Parish Council**

**NO DETERMINATIONS**

**Frating Parish Council**

**NO DETERMINATIONS**

**Frinton & Walton Town Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01672/FULH</a> <a href="#">H</a> Approval - Full 08.01.2025 Delegated Decision	Mr and Mrs Mike Collins	Householder Planning Application - erection of carport within existing parking area.	Toadstools Little Clacton Road Great Holland Frinton On Sea Essex CO13 0EX

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. s

- o Plan One - Site Location Plan
- o Plan Two - Block Plan
- o Plan Three - Proposed Block Plan
- o Plan Four - Proposed Block Plan
- o Plan Five - Elevations (including materials details)
- o Proposed Floor Plan

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

NOTE/S FOR CONDITION:

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

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is

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

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

<a href="#">24/01698/NMA</a> Approval Non Material Amendment 08.01.2025 Delegated Decision	Atlantic Spa Ltd	Non-Material Amendment to 22/01508/DETAIL to re- align the internal element of the approved access to the west of plots 2-5, and to replace box hedging to hornbeam hedging to the front of plots 1-5.	Land to The rear of 185 Thorpe Road Kirby Cross Essex CO13 0NH
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- 01      **CONDITION:** The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing Number DB2202/108A.

**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

<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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materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

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

<a href="#">24/01720/TCA</a> Approval - Full 09.01.2025 Delegated Decision	Dr A Basham	Trees in a Conservation Area Notification - Felling in sections one Beech Tree.	18 Graces Walk Frinton On Sea Essex CO13 9PQ
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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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01721/FULH</a> <a href="#">H</a> Approval - Full 09.01.2025 Delegated Decision	K Biddle - Orwell Homes Ltd	Householder Planning Application - Garage conversion and installation of an air conditioning unit to rear of property.	2 Ruskin Close Kirby Cross Essex CO13 0SZ

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. 1559/23/05 Revision B.

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

NOTE/S FOR CONDITION:

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



<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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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 MAINTENANCE OF AIR CONDITIONING UNIT

CONDITION: The hereby approved air condition unit shall be maintained in accordance with the manufacturer's guidance for the lifetime of the equipment. If the air condition unit is no longer operational/required it shall be removed from the property.

REASON: To ensure the equipment is in correct working order to minimise any potential adverse noise impact to nearby residential properties. To ensure redundant equipment is removed from the site in the interests of visual amenity.

<a href="#"><u>24/01857/TCA</u></a> Approval - Full 10.01.2025 Delegated Decision	Mr George Moxon	Trees in a Conservation Area Notification - 1 x Ash Tree to receive 1-2m crown reduction and crown thinned. 1 x Hornbeam hedge to have face and top trimmed.	2 The Esplanade Frinton On Sea Essex CO13 9EL
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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

<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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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.

<a href="#">24/01862/TCA</a> Approval - Full 10.01.2025 Delegated Decision	Mr Paul Munden	Trees in a Conservation Area Notification - (T1) 1 x Oak Tree to receive 1m crown reduction and crown thinned. (T2) 1 x Horse Chestnut Tree to receive 1m crown reduction and crown thinned. (T3) 1 x Ash Tree to be felled to ground level. (T4) 1 x Tamarix Tree to be felled to ground level. (T5) 1 x Dead Ginkgo Tree to be felled to ground level.	39 Third Avenue Frinton On Sea Essex CO13 9EF
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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

<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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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.

<a href="#">24/01865/TCA</a> Approval - Full 10.01.2025 Delegated Decision	Mr Motion	Trees in a Conservation Area Notification - T1 - Mimosa Tree - Fell leaning Bough to ground level. T2 - Acacia Tree - Reduce by 3m to previous cutting points. T3 - Mimosa Tree - Dead, fell to ground level.	West Hatch 73 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.

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

**Great Bentley Parish Council** **NO DETERMINATIONS**

**Great Bromley Parish Council** **NO DETERMINATIONS**

**Great Oakley Parish Council** **NO DETERMINATIONS**

**Harwich Town Council**

<a href="#">24/01679/FULH</a> <a href="#">H</a> Approval - Full 09.01.2025 Delegated Decision	Mr Ennals and Miss Stacey	Householder Planning Application - Single storey rear extension.	16 Parade Drive Dovercourt Harwich Essex CO12 5FB
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. s

<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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- o A-103
- o A-104 Revision A
- o A-201 Revision B (including materials details)

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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

<a href="#"><u>24/01762/FUL</u></a> Approval - Full 09.01.2025 Delegated Decision	Mr Darren Deex	Planning Application - Proposed change of use from grass verge to garden including the erection of a fence.	Land Adj 35 Artillery Drive Dovercourt Harwich Essex CO12 5FG
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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

<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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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.

BLOCK PLAN - REC'D 29/11/24  
 SITE PLAN - REC'D 29/11/24  
 FENCE ELEVATION - REC'D 29/11/24

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

**NOTE/S FOR CONDITION:**

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

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

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

**03 COMPLIANCE - FOOTPATH WIDTH**

CONDITION: There shall be no obstruction or encroachment onto Public Footpath 19 (Harwich\_169) and a legally defined width of 4 metres shall be retained at all times. The width would extend for 2 metres from the centreline of the tarmac path on both sides.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01810/LUPR OP</a> Application Withdrawn 10.01.2025	Ms Marie Sloan- Scott	Application for Lawful Development Certificate for Proposed Use or Development for converting existing garage into additional habitable space, including the alteration of internal walls, the installation of new windows and doors, and the provision of adequate insulation and ventilation. The external appearance of the building will be altered with the addition of a new window and removal of the garage door. There will be no change to the overall footprint of the external drainage systems. The works will involve the use of appropriate materials to match the existing structure and ensure integration with the surrounding environment.	9 Yorktown Close Harwich Essex CO12 4FH
<a href="#">24/01849/TELLI C</a> Deemed Consent 08.01.2025 Delegated Decision	Sourav Dutta - Openreach	Installation of fixed line broadband electronic communications apparatus.	Outside 79 Parkeston Road Dovercourt Essex CO12 4HA
<a href="#">24/01875/HHPN OT</a> HHPN - Prior Approval Not Required 09.01.2025 Delegated Decision	Mr and Mrs C Rogers	Application to Determine if Prior Approval is Required for a Proposed Larger Home Extension - Single storey rear extension measuring 4.5m in depth, 3.8m high and 2.7m at the eaves, assessed under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A.	13 Ramsey Road Dovercourt Harwich Essex CO12 4RJ

<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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01 Drawing No. PL00  
Drawing No. PL01  
Drawing No. PL02  
Drawing No. PL03

## Lawford Parish Council

<a href="#">24/01680/VOC</a> Approval - Full 10.01.2025 Delegated Decision	Reverend Dominic Turner	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans and Documents) of application 23/00821/FUL to allow for change of compound size.	St Marys Church Church Hill Lawford Essex CO11 2JX
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01 COMPLIANCE REQUIRED: COMMENCEMENT SECTION 73 TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration of 20 December 2026.

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

23/00821/FUL

The approved red line plan drawing is DWG NO. 2022-M-1007-00 received 28 June 2023  
Noise Assessment Report Reference: 303.RP01.NAR.0 received 24 November 2023



24/01680/VOC

DWG NO. 2022-M-1003-02

DWG NO. 2022-M-1004-02

DWG NO. 2022-M-1007-01

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 APPROVED: ARCHAEOLOGICAL WORKS 1

CONDITION: The Written Scheme of Investigation approved under application reference 24/01474/DISCON on 11 November 2024 shall be carried out in its entirety as may be agreed.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage as there is an unacceptable risk of loss and damage to archaeological and historic assets.

04 FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 2

CONDITION: No development shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously approved in writing by the Local Planning Authority.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or lost resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

#### 05 FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 3

CONDITION: Within 6 months of the date of completion of the archaeological fieldwork the applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment Report and an updated project design which has been approved, in writing, by the Local Planning Authority. Within 6 months of the date of completion of the archaeological fieldwork the post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum,

and submission of a publication report as agreed under the Written Scheme of Investigation has taken place unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

#### 06 ONGOING REQUIREMENT IMPOSED - SOUND MITIGATION MEASURES

CONDITION: Prior to the first commencement of use of the air source heat pumps and associated plant and machinery hereby permitted by this decision, the acoustic louvered enclosure shall be erected in accordance with the approved scheme. The level of insulation shall thereafter be maintained in perpetuity.

REASON: In the interest of the amenity of neighbouring residents having regard to the background

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noise levels in the area.

**NOTE/S FOR CONDITION:**

This condition is imposed due to concern/s over potential noise that may harm amenity and is imposed as it is considered necessary to control potential noise that would have otherwise warranted a refusal.

<a href="#"><u>24/01796/WTPO</u></a> Approval - Full 09.01.2025 Delegated Decision	Erin Brown	Works related to Tree Preservation Order (16/00021/TPO) - 5x Beech, 2x Horse Chestnut, 2x American Oak in row - up to 4m crown lift on all trees, reductions of up to 4m on all trees, removal of deadwood and split branches.	3 Cranswick Place Lawford Essex CO11 2FY
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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.

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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.

**Little Bentley Parish Council** **NO DETERMINATIONS**

**Little Bromley Parish Council** **NO DETERMINATIONS**

**Little Clacton Parish Council** **NO DETERMINATIONS**

**Little Oakley Parish Council** **NO DETERMINATIONS**

**Manningtree Town Council**

<a href="#">24/01843/TCA</a> Approval - Full 10.01.2025 Delegated Decision	Kerry Bentley - Environment Agency	Trees in a Conservation Area Notification - Predominately hawthorn, blackthorn and dogrose. Remove heavy scrub vegetation along the seaward side to ground level.	Public Open Space Riverside Avenue East Lawford Essex CO11 1US
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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,

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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.

## **Mistley Parish Council**

<a href="#">24/01674/TCA</a> Approval - Full 09.01.2025 Delegated Decision	Mrs Julia Pruskin	Trees in a Conservation Area Notification - T1 - Holm Oak - Trim crown back to previous points.	Swan House High Street Mistley Essex CO11 1HA
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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

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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.

## Ramsey & Parkeston Parish Council

<a href="#">24/01483/FUL</a> Approval - Full 07.01.2025 Delegated Decision	Mr D Hill - DH Truck Diagnostics Ltd	Planning Application - Retrospective permission for proposed change of use from brownfield Sui Generis to mixed use. To allow for permanent siting of converted storage container for use as Cafe (Class E(b)) with customer parking during the day and land to be Class B8 for vehicle parking storage, associated storage containers to be used for office and storage associated with use. In tandem with proposed overnight Lorry Park on the site for HGV parking. Erection of boundary fencing and gates.	Former Parkeston Quay Service Station Station Road Parkeston Essex CO12 4PZ
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### 01 APPROVED PLANS & DOCUMENTS

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

The approved red line plan drawing is Drawing No. SU\_01 received 7 October 2024  
Drawing No. PA\_01 Revision A  
Drawing No. PA\_02  
Drawing No. PA\_03 Revision B  
Design and Access Statement Ref: 5966\_DAS Rev A SEPT 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.

02      **CONDITION:** Within 3 months of the date of this decision 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 scheme;
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use; and
- Agreement of scheme for waste reduction.

The scheme shall be fully implemented within 3 months from the date the scheme is 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 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:**

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      **ONGOING REQUIREMENT IMPOSED - RESTRICTION ON EXTERNAL OPEN AIR STORAGE**

**CONDITION:** No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the containers/buildings except vehicles in the locations outlined on approved Drawing No's PA\_01 Revision A and PA\_03 Revision B related to this permission, except pursuant to the grant of separate planning permission on an

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application made in that regard.

REASON: In the interests of visual and residential amenity and to ensure sufficient parking provision is retained.

NOTE/S FOR CONDITION:

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

#### 04 SPECIFIC RESTRICTION OF DEVELOPMENT - ILLUMINATION RESTRICTION

CONDITION: There shall be no means of external illumination installed and/or operated on/at the site except pursuant to the prior grant of a planning permission on an application made in that regard.

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.

#### 05 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES

CONDITION: The cafe use hereby permitted shall only operate between the hours of 07.00hrs and 14.00hrs; Mondays to Saturdays. There shall be no working and/or use operated on Sundays and Bank Holidays. 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.

#### 06 SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE

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



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re-enacting that Order with or without modification), the hereby approved development shall be used as a cafe (Class E b)), open air vehicle storage, one storage container and one associated office container (Class B8) and overnight lorry/HGV parking (Sui Generis) as shown on Drawing No's PA\_01 Revision A and PA\_03 Revision B and for no other purpose including any other purpose in Class E, B8 or Sui Generis 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.

07 COMPLIANCE: REMOVAL OF CONTAINERS

CONDITION: Within 3 months of the date of this decision for the uses hereby approved, two containers - the one on top of the existing container at the north eastern corner of the application site and one office container - shown on Drawing No's SU\_02 and SU\_03 shall be removed from the site.

REASON: To satisfactorily protect the character and appearance of the area.

08 COMPLIANCE REQUIRED - CONTAINERS QUANTUM AND SITE LAYOUT

CONDITION: Within 3 months of the date of this decision there shall be no more than 3 containers placed on the site at any one time and such containers shall only be sited in the locations outlined on approved Drawing No's PA\_01 Revision A and PA\_03 Revision B, no variations to the location of the storage containers or their replacements shall take place without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual and residential amenity and to ensure sufficient parking provision is retained.

09 COMPLIANCE: NOISE FROM VEHICLES

CONDITION: Between 19.30hrs and 06.00hrs every day the following activities shall not take place anywhere on the site:

- starting or idling of any vehicle engine;
- any vehicle movements on the application site;
- entry or exit to the application site;

Neither shall any vehicle with a refrigeration unit occupy the site between the above restricted times.

REASON: For the protection of neighbouring residential amenity.

10 COMPLIANCE: HAZARDOUS GOODS AND MATERIALS

CONDITION: No vehicle carrying hazardous goods and/or materials shall use the application site at any time.

REASON: For the protection of neighbouring residential amenity.

11 COMPLIANCE: EXTRACTION AND VENTILATION

CONDITION: All extraction, ventilation, ducting, filters, vents and equipment to be used in connection with the use as detailed in the Design and Access Statement shall be maintained and cleaned

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in accordance with the manufacturer's guidance.

REASON: To satisfactorily protect the residential amenities of nearby occupiers.

12 COMPLAINEE: VEHICLE PARKING/VEHICLE STORAGE LAYOUT

CONDITION: Within 3 months from the date of this decision the parking areas for the vehicle types shown on approved Drawing No's PA\_01 Revision A and PA\_03 Revision B shall be made available and thereafter permanently retained for parking strictly in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority. No vehicles shall be parked outside those areas detailed on the submitted layout plans noted above at any time.

REASON: In the interests of visual and residential amenity and to ensure sufficient parking provision is retained.

13 COMPLIANCE REQUIRED: TREE PROTECTION

CONDITION: For 10 years from the date of this decision, none of the existing trees on the site as shown on the approved drawings at the southern end of the application site shall be lopped, topped, felled, have their roots severed or be uprooted without the prior written approval of the Local Planning Authority. Any trees felled, uprooted, dying or being seriously damaged as a result of actions taken without such prior written approval shall be replaced in the next planting season (October - March inclusive) in the same siting with others of similar size and species.

REASON: To enable existing landscaping to be protected and retained in the interests of visual and residential amenity.

14 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENT STRATEGY  
CONDITION

Within 3 months of the date of this decision a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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

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

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

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

15 FURTHER APPROVAL: MITIGATION TO BE AGREED

CONDITION: Within 3 months of the date of this decision a scheme of appropriate protected species mitigation measures (including precise details of the timing, any translocation measures

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deemed necessary and method of protection) shall be submitted to and approved, in writing, by the Local Planning Authority. No development shall be undertaken except in accordance with the approved scheme of mitigation and timings as may be agreed in writing.

REASON: In order to safeguard protected wildlife species and their habitats and because of the large trees at the southern end of the site where it is highly likely that bats will be present. This condition is normally required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to disturb protected species and their habitat, however in his case and due to the nature of development it is considered acceptable to agree mitigation within 3 months of this decision.

NOTE/S FOR CONDITION:

Any disturbance of protected species can be a criminal offence and you may need to seek professional advise.

### St Osyth Parish Council

<a href="#">24/01755/TCA</a> Approval - Full 09.01.2025 Delegated Decision	Joy Clinton	Trees in a Conservation Area Notification - To crown reduce 1 x Willow Tree by 50%.	Summer Cottage The Quay Mill Street St Osyth Essex CO16 8EZ
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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.

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

<a href="#">24/01756/TCA</a> Approval - Full 09.01.2025 Delegated Decision	Mr Ian Leggett	Trees in a Conservation Area Notification - To fell 1 x Acer Sycamore to a 10ft stump	The Old Chapel 30 Colchester Road St Osyth Essex CO16 8HA
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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.

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**Tendring Parish Council**

**NO DETERMINATIONS**

**Thorpe-le-Soken Parish Council**

<a href="#"><u>24/01689/COUN OT</u></a> <i>Determination prior approval not reqred 07.01.2025 Delegated Decision</i>	<i>Mr Polkinghorne</i>	<i>Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of an agricultural building into two dwellings.</i>	<i>Whitehall Farm Whitehall Lane Thorpe Le Soken Clacton On Sea Essex CO16 0AE</i>
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01      **CONDITION:** Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

**REASON:** In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 PA-110, PA-111, PA-112 and PA-113, the documents titled 'Construction Method Statement' and 'Klargester BioDisc Domestic Sewage Treatment Plant', and the untitled Site Location Plan received 18th November 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.

<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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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:** If during construction/demolition works evidence of potential contamination is encountered, works shall cease, and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) If no contamination has been discovered during the build, then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

**REASON -** To ensure that any risks from land contamination to the future users of the land and neighbouring land are minimised.

<a href="#"><u>24/01861/AGRIC</u></a> <i>Determination prior approval not reqred 07.01.2025 Delegated Decision</i>	<i>Mr James Roberts - Manasseh and Roberts</i>	<i>Application to determine if prior approved is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for UKCA marked agricultural building to BS5502 Class II. Free Standing Portal Frame building. For the storage of animal feed and grain.</i>	<i>Thorpe Park Farm 5 Thorpe Park Lane Thorpe Le Soken Essex CO16 0HN</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- 01 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 2018; Statutory Instrument No. 343. The erection of the building 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.

<a href="#">25/00021/WTRE</a> <b>X</b> Approval - Full 07.01.2025 Delegated Decision	Malcolm Over - Estates and Facilities Manager	Exception from the normal requirement, to apply to the local planning authority as set out in Section 14 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.	Tendring Community College Landermere Road Thorpe Le Soken Essex CO16 0LQ
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### Thorrington Parish Council

<a href="#">24/01701/FULH</a> <b>H</b> Approval - Full 09.01.2025 Delegated Decision	Mr and Mrs Pavey	Householder Planning Application - Front porch and replacement front wall.	Fairway Brightlingsea Road Thorrington Essex CO7 8JH
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If

commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

## 02 APPROVED PLANS & DOCUMENTS

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

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

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

### NOTE/S FOR CONDITION:

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

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

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



<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01725/COUN OT</a> Prior aprv req - deemed appl refused 09.01.2025 Delegated Decision	Mr and Mrs Glenn Parker	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion of the stables serving Windyridge to a modest two bedroomed dwelling.	Stables Serving Windyridge Windyridge Brightlingsea Road Thorrington Colchester Essex CO7 8JL

- 01 The application submission confirms that the building is a stable block that consists of three stables, a WC and tack room. It further adds that the building is occupied by a total of four alpacas and has only been used for the stabling of the alpaca livestock since October 2014. The wider Windyridge site was originally a working farm, however since March 2012 the site has principally been in residential use. Additionally, under reference 20/00213/LUEX, permission was granted for use of the property adjacent to the west for residential purposes, with the application site and application building falling within the curtilage of this property. There is no evidence submitted to demonstrate that the building has been operating within an agricultural use since at least March 2012, and thereby fails to accord with Q.1 (b) of Class Q Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

<b>Weeley Parish Council</b>	<b>NO DETERMINATIONS</b>
<b>Wix Parish Council</b>	<b>NO DETERMINATIONS</b>
<b>Wrabness Parish Council</b>	<b>NO DETERMINATIONS</b>