

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

development.

NOTE/S FOR CONDITION:

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

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

Brightlingsea Town Council

No Determination

Clacton-on-Sea

<u>24/01692/LUPR</u> <u>OP</u> Lawful Use Certificate Granted 27.01.2025 Delegated Decision	Mr and Mrs Jane C Donnelly	Application for Lawful Development Certificate for Proposed Development for proposed loft conversion and side dormer.	81 The Avenue Clacton On Sea Essex CO15 4NE
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- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.

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<u>24/01704/ADV</u> Approval - Advertisement Consent 28.01.2025 Delegated Decision	Kefco Group Limited	Application for Advertisement Consent - Various elements of new and replacement illuminated and non- illuminated signage to both the building and site.	KFC Brook Retail Park Clacton On Sea Essex CO15 3TP

01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

CONDITIONS:

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

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

02 2 APPROVED PLANS & DOCUMENTS

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

Site Plan - Received 19.11.2024

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Proposed Block Plan - Drawing No. 5020/2024/P121 B
Proposed External Elevation Sheet 1 - Drawing No. 4020/2024/P212 D
Proposed External Elevation Sheet 2 - Drawing No. 5020/2024/P213 C

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

03 ONGOING REQUIREMENT IMPOSED: LEVEL OF ILLUMINATION

CONDITION: The maximum luminance of the sign/s shall not exceed 600 candelas/m² at any time.

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

NOTE/S FOR CONDITION:

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

<u>24/01705/FUL</u> Approval - Full 28.01.2025 Delegated Decision	<i>Kefco Group Limited</i>	<i>Planning Application - Shopfront frames to be re-sprayed black RAL 9004, drive thru windows to be re-sprayed red RAL 3020, new cladding to be installed to drive thru area, brickwork to rear of building to be re-sprayed, timber fence to be re- sprayed, existing external seating and umbrella to be removed, new external bench seats, wind break and bin to be installed, various elements of illuminated and non- illuminated signage to both the building and site.</i>	<i>KFC Brook Retail Park Clacton On Sea Essex CO15 3TP</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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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.

- Site Plan - Received 19.11.2024
- Proposed Block Plan - Drawing No. 5020/2024/P121 B
- Proposed External Elevation Sheet 1 - Drawing No. 4020/2024/P212 D
- Proposed External Elevation Sheet 2 - Drawing No. 5020/2024/P213 C

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

NOTE/S FOR CONDITION:

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

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

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<u>24/01706/FULH</u> <u>H</u> Approval - Full 29.01.2025 Delegated Decision	Mr David Chidgey	Householder Planning Application - Single storey rear extension.	2 Salvia Close Clacton On Sea Essex CO16 7BZ
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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. 01

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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<u>24/01766/FULH</u> <u>H</u> Approval - Full 28.01.2025 Delegated Decision	Mr Tom Tasker	Householder Planning Application - single storey rear extension and rear facing dormer.	28 Carlton Road Clacton On Sea Essex CO15 6LU
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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:

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- 7069-1101-P1 - Existing Site Plan And Block Plan - Rec 29.11.2024

- 7069-1201-P1 - Existing And Proposed Ground Floor Plans - Rec 29.11.2024

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- 7069-1301-P1 - Existing And Proposed North And West Elevations - Rec 29.11.2024
- 7069-1302-P1 - Existing And Proposed South And East Elevations - Rec 29.11.2024
- 7069-1401-P1 - Existing And Proposed Internal Sections - Rec 29.11.2024
- 7069-1202-P2 - Existing And Proposed Block Plans - Rec 04.12.2024
- 7069-1202-P2 - Existing And Proposed First Floor Plans - Rec 04.12.2024
- Design Statement - Rec 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.

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<u>24/01771/FULH</u> <u>H</u> Refusal - Full 29.01.2025 Delegated Decision	Mr Patrick Morrissey	Householder Planning Application - Conversion and alteration of ground floor integral garage and car port to additional living accommodation. Rear box dormer.	67 Camellia Crescent Clacton On Sea Essex CO16 7EU
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- 01 The proposed conversion of the existing carport and garage would result in a loss of parking provision at the site with the only space being available for vehicles to the front by way of the remaining driveway. The driveway itself is significantly under the required size for vehicle parking, as outlined within the current parking standards, and will see vehicles protrude onto the pedestrian path, thereby obstructing users and forcing them onto the main highway which would be detrimental to their safety.

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The proposal is therefore contrary to the Essex Planning Officers Association Parking Guidance and paragraphs 115 and 109 of the National Planning Policy Framework and policies CP1, CP2 and SP7 of the Adopted Local Plan 2013-2033 and Beyond.

<u>24/01840/FUL</u>	<i>Mr Thaurajam</i>	<i>Planning Application -</i>	<i>8 Broadway</i>
<i>Approval - Full</i>	<i>Rekulan</i>	<i>Change of use of former</i>	<i>Jaywick</i>
<i>29.01.2025</i>		<i>shop to hot food</i>	<i>Clacton On Sea</i>
<i>Delegated</i>		<i>takeaway (Sui Generis</i>	<i>Essex</i>
<i>Decision</i>		<i>Use) including new shop</i>	<i>CO15 2EB</i>
		<i>front and extract flue.</i>	

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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02 APPROVED PLANS & DOCUMENTS

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- 1052/Rek/3 A - Proposed Block Plan, Elevations And Floor Plans - Rec 10/12/24
- 1052 Rek 1 - Amended Site Plan, Block Plan, Floor Plans And Elevations - Rec 12/12/24
- Design And Access Statement - Rec'd 10/12/24
- Flood Risk Assessment - Rec'd 10/12/24

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

NOTE/S FOR CONDITION:

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03 ACTION REQUIRED - NOISE AND ODOUR IMPACT ASSESSMENT

Prior to installation of any plant/machinery/ventilation/air conditioning/extraction equipment, including any replacements of such, full details including location, acoustic specifications, and specific measures to control noise and odour from the equipment, shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed, used and maintained thereafter in full accordance with the approved details.

Reason - To ensure compliance with the relevant standards and guidelines and to protect the amenity of nearby occupants.

04 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES

CONDITION: The hereby permitted use shall only operate between the hours of 10am - 11:00pm. There shall be no deliveries to the 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,

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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.

Elmstead Market Parish Council

<u>24/01768/FULH</u> <u>H</u> Approval - Full 29.01.2025 Delegated Decision	Mr Steve Whiston	Householder Planning Application - Single storey side extension.	2 Pauls Crescent Elmstead Market Essex CO7 7EL
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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Drawing No. 2024-26

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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03 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window on the proposed single storey side extension southern facing gable end which serves an ensuite shall be glazed in obscured glass before the development hereby permitted is first occupied/used and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

NOTE/S FOR CONDITION

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

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

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

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<u>24/01781/FULH</u> <u>H</u> Refusal - Full 27.01.2025 Delegated Decision	Mr and Mrs Caruana	Householder Planning Application - replacement garage.	71 Holly Way Elmstead Colchester Essex CO7 7YQ

- 01 The application site and surrounding dwellings are generally well set back from the edge of the highway with generous front gardens which are devoid of outbuildings forward of the primary elevation of the dwellinghouse. The proposed garage by virtue of its excessive size and forward siting would be a negative feature appearing overly prominent within the street scene and would set an undesirable precedent that would have a detrimental impact upon the character of the surrounding area. The proposal is therefore contrary to the provisions of paragraphs 131 and 135 of the National Planning Policy Framework (2024) and TDLP policies SPL7 and SPL3.

<u>24/01807/ADV</u> Approval - Advertisement Consent 28.01.2025 Delegated Decision	Beth Chatto's Plants and Gardens	Application for Advertisement Consent - Two entrance signs.	Land North of Beth Chatto Plants and Gardens Clacton Road Elmstead Market Essex CO7 7DB
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01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

CONDITIONS:

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

REASON: All advertisements displayed with the (express) consent of the Local Planning Authority

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are subject to these standard conditions by virtue of Schedule 2 to the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended).

02 APPROVED PLANS & DOCUMENTS

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

The approved red line plan drawing is Location Plan A-1-012 rev F received 05/12/2024
Proposed Sign Boards A-1-014 Rev H

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

NOTE/S FOR CONDITION:

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

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

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

Frating Parish Council

No Determination

Frinton & Walton Town Council

<u>24/01777/FUL</u> Approval - Full 30.01.2025 Delegated Decision	Mrs Gemma Peck - Poundstretcher	Planning Application - Alteration to the front of the building to include hand painted Light grey Egg shell panels.	78 - 80 Connaught Avenue Frinton On Sea Essex CO13 9PT
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01 APPROVED PLANS & DOCUMENTS

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

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 Planning Portal site plan 1:1250 (received 2 December 2024)
- UK Planning Maps Block Plan 1:500
- PROPOSED POUNDSTRETCHER FRONT ELEVATION PAINT
- Design and Access Statement

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

NOTE/S FOR CONDITION:

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

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

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

02 COMPLIANCE REQUIRED - SHOPFRONT ALTERATIONS

CONDITION: Within 3 months of the date of this decision the shopfront alterations and decoration shown on approved drawing PROPOSED POUNDSTRETCHER FRONT ELEVATION PAINT shall be completed in full unless otherwise agreed in writing by the Local Planning Authority.

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

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

24/01783/ADV Approval - Advertisement Consent 31.01.2025 Delegated Decision	Mrs Gemma Peck - Poundstretcher	Application for Advertisement Consent - Company brand fascia logo sign above door and window graphics.	78 - 80 Connaught Avenue Frinton On Sea Essex CO13 9PT
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01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

CONDITIONS:

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

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

02 APPROVED PLANS & DOCUMENTS

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

The approved red line plan drawing is Planning Portal site plan 1:1250 received 2 December 2024

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

UK Planning Maps Block Plan 1:500
PROPOSED POUNDSTRETCHER FRONT ELEVATION SIGNAGE

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 REQUIRED - FASCIA SIGN AND WINDOW GRAPHICS

CONDITION: Within 3 months of the date of this decision the fascia sign and window graphics shown on approved drawing PROPOSED POUNDSTRETCHER FRONT ELEVATION SIGNAGE shall be fully installed and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

<u>25/00010/TCA</u>	<i>Mr Justin</i>	<i>Trees in a Conservation</i>	<i>2 Holland Road</i>
<i>Approval - Full</i>	<i>Osborne</i>	<i>Area Notification - To fell</i>	<i>Frinton On Sea</i>
<i>31.01.2025</i>		<i>1 x Acer Sycamore</i>	<i>Essex</i>
<i>Delegated</i>			<i>CO13 9DH</i>
<i>Decision</i>			

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

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.

25/00017/TCA	<i>Mrs Zaniewzki</i>	<i>Trees in a Conservation Area Notification - T1 -</i>	<i>Thurso</i>
<i>Approval - Full</i>		<i>reduce conifer by 30%.</i>	<i>12 Ashlyns Road</i>
<i>31.01.2025</i>		<i>T2 - remove two</i>	<i>Frinton On Sea</i>
<i>Delegated</i>		<i>laburnum. T3 - reduce</i>	<i>Essex</i>
<i>Decision</i>		<i>hole oak/wisteria.</i>	<i>CO13 9ED</i>

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

- 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.

<u>25/00033/WTPO</u>	<i>Bateson</i>	<i>Works related to Tree Preservation Order (10/00037/TPO) - G1- line of 4 declining Lombardy poplar trees - fell 3 Northern most trees. Replant with hedging, inter planted with smaller, more appropriate tree species such as birch, flowering cherry and magnolia. G2- line of 19 declining Lombardy poplar trees - fell 12 northern most trees. G3- line of 14 severely declining Lombardy poplar trees - fell 8 northern most trees.</i>	<i>High Trees Kirby Road Great Holland Essex CO13 0HZ</i>
<i>Application Withdrawn 27.01.2025 Delegated Decision</i>			

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

Great Bentley Parish Council

25/00013/TCA	<i>Mrs Jennifer Spear - Clerk to Great Bentley Parish Council</i>	<i>Trees in a Conservation Area Notification - Black Oak, remove major deadwood (Exceeding 2-3 inches). White Poplar, Remove major deadwood. Sycamore, remove lower branch to east of carpark, crown lift to 2m.</i>	<i>Play Park Forge Lane Great Bentley Essex</i>
<i>Approval - Full</i>			
<i>31.01.2025</i>			
<i>Delegated Decision</i>			

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

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

25/00014/TCA Approval - Full 31.01.2025 Delegated Decision	Mrs Jennifer Spear - Clerk to Great Bentley Parish Council	Trees in a Conservation Area Notification - Guelder Rose, Sever ivy to facilitate future inspections and cut back from path and road. Tree tag to install once ivy removed. Black Oak, Remove hanging branch and deadwood 3m (E) side.	Area Next to Pond The Green Great Bentley Essex CO7 8PW
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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.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			

25/00016/TCA Approval - Full 31.01.2025 Delegated Decision	Mrs Jennifer Spear - Clerk to Great Bentley Parish Council	Trees in a Conservation Area Notification - (Tree Tag No.) 1737/38 - Sever Ivy. 1739/40, 1739/42, 1739/44, 1739/46, 1739/48, 1751/52, 1751/54, 1751/56, 1751/58, 1751/60, 1751/62, 1751/64, 1751/66, 1751/68, 1751/70, 1751/72, 1751/74, and 1751/76 - Sever Ivy. Remove standing deadwood, minor and major deadwood. Thin selected stems to allow better stems more space. Remove cherry trees with severe gummosis. 1749/50 - Sever Ivy. Remove standing deadwood, minor and major deadwood. Thin selected stems to allow better stems more space. Remove cherry trees with severe gummosis. Check 17 for fungal body located 1m high on stem.	Jubilee Spinney Thorrington Road Great Bentley Essex
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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

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

further information on nesting birds, please contact Natural England on 03000 603900.

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

Great Bromley Parish Council

<u>24/01618/VOC</u>	Colchester	Application under	Land at Little Paddocks
Approval - Full	Development 2	Section 73 of the Town	Frating Road
31.01.2025	Limited	and Country Planning	Great Bromley
Delegated		Act for Variation of	Essex
Decision		Condition 9 (Boundary	CO7 7JL
		Planting) of application	
		21/01679/VOC to ensure	
		highways compliance.	

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

Approved under application LPA Ref: 21/01679/VOC

- 08-2015-11 PG Site/Block Plan north including application boundary
- 08-2015-104 PC Plots 1 and 2 elevations
- 08-2015-101PC Plot 1 and 2 floorplan
- 08-2015-108PC Plot 7 Elevations
- 08-2015-103PC Plot 7 floorplan
- 08-2015-13PB Garage Plots 1, 2 and 7
- 08-2015-301 PB Shop Floorplan
- 08-2015-302PB Shop Elevations
- 058/2019/14/P5 As submitted

24/01618/VOC

- 20.5077.01D - Proposed Landscaping Drawing 1
- 20.5077.02C - Proposed Landscaping Drawing 2
- 20.5077.03C - Proposed Landscaping Drawing 3

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

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

- 02 During the continuation of works and until completion of the development, the protection of mature and protected trees on and adjacent to the site, shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction".

Reason - To ensure the existing trees are safeguarded during construction and retained in the interests of visual amenity.

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

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

- 04 Prior to the first occupation of the development the internal layout, bus stop relocation and footway provision shall be provided in accordance with drawing numbers:

08-2015-11 PG - Proposed block plan (north) (As approved under application LPA Ref: 20/00859/FUL)

058/2019/14/P5 - As submitted

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

- 05 There shall be no discharge of surface water onto the highway.

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

- 06 No unbound materials shall be used in the surface treatment throughout.

Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.

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

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

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

08 The boundary planting as approved on drawing nos. 20.5077.01D, 20.5077.02C & 22.5077.03C. shall be maintained a minimum of 1 metre back from the highway boundary and any visibility splay.

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

09 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

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

Reason: In the interest of visual amenity and the character of the area.

11 The hereby approved retail outlet shall only be open to the general public between the following opening times:

- 7:30am - 10pm (7 days a week)

Reason: In the interests of residential amenity.

12 Notwithstanding the provision of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the hereby approved retail outlet shall only be used for retail purposes and not for any other purpose outlined within Class E of the abovementioned regulations.

Reason: In the interests of sustainability and to ensure the Local Planning Authority retains control over the use of the commercial unit in the interests of residential amenity.

13 Condition: The hereby approved retail outlet shall only be open to the general public between

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

the following opening times:

- 7:30am - 10pm (7 days a week)

Reason: In the interests of residential amenity.

14 Condition: Notwithstanding the provision of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the hereby approved retail outlet shall only be used for retail purposes and not for any other purpose outlined within Class E of the abovementioned regulations.

Reason: In the interests of sustainability and to ensure the Local Planning Authority retains control over the use of the commercial unit in the interests of residential amenity.

Great Oakley Parish Council

No Determination

Harwich Town Council

24/01772/LUPR OP Lawful Use Certificate Granted 28.01.2025 Delegated Decision	Mr Craig and Mrs Eirini Bayley	Application for Lawful Development Certificate for Proposed Use or Development for proposed single storey side extension to the existing dwelling.	46 Sweden Close Dovercourt Harwich Essex CO12 4JU
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

24/01788/FULH H Approval - Full 30.01.2025 Delegated Decision	Mr and Mrs Barnard	Householder Planning Application - Proposed single storey rear extension, addition to front elevation to create larger bedroom, and erection of detached cart lodge.	11 Hall Lane Dovercourt Harwich Essex CO12 3TE
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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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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 - 11/HLD/1 - SITE AND BLOCK PLAN, EXISTING AND PROPOSED ELEVATIONS AND FLOOR PLANS - 09/12/24

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.

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24/01795/FUL Approval - Full 30.01.2025 Delegated Decision	Mr and Mrs Howe	Planning Application - Proposed change of use to extend existing garden, and erection of 1.8m fence.	Land R/O 17 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 drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

SITE PLAN AND BLOCK PLAN - REC'D 10.12.24
PROPOSED FENCE ELEVATION - REC'D 10.12.24

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

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condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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03 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 shall 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.

24/01815/LUPR OP	<i>Mr and Mrs S Barnes</i>	<i>Application for Lawful Development Certificate for Proposed Use or Development for loft conversion, including rear facing dormer and side facing gable window.</i>	<i>29 Wick Lane Dovercourt Essex CO12 3TA</i>
<i>Lawful Use Certificate Granted 29.01.2025 Delegated Decision</i>			

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

25/00081/TELLI C	<i>Rebecca - Openreach</i>	<i>Installation of fixed line broadband electronic communications apparatus.</i>	<i>Outside Flat 5 1 West Street Harwich Essex CO12 3DA</i>
<i>Deemed Consent 29.01.2025 Delegated Decision</i>			

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

Lawford Parish Council

<u>24/01785/FUL</u>	Mr Timothy	Planning Application -	Crossways
Approval - Full	Bichara -	Erection of a 1.2M high	Wignall Street
31.01.2025	Bannerchoice	fence.	Lawford
Delegated	Developments		Essex
Decision	Ltd		CO11 2JL

01 1. APPROVED PLANS & DOCUMENTS

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

Site Plan - Received 06.12.24

Photos - Received 05.12.24

Proposed Block Plan - Drawing No. 18121/005HF - Received 05.12.24

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.

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

24/01851/LUEX Lawful Use Certificate Granted 30.01.2025 Delegated Decision	Colin Murphy - Prime Projects Ltd	Application for Lawful Development Certificate for Existing Use or Development for an existing extension.	Telegan Pressed Products Ltd South Strand Lawford Essex CO11 1UP
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- 01 The evidence submitted with the application is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, the extension to Telegan Pressed Products Ltd South Strand Lawford Manningtree Essex CO11 1UP was substantially completed at least 4 years prior to 25th April 2024 and is therefore immune from enforcement action.

Little Bentley Parish Council **No Determination**

Little Bromley Parish Council **No Determination**

Little Clacton Parish Council

24/01759/FULH H Approval - Full 28.01.2025 Delegated Decision	Mr and Mrs Wright	Householder Planning Application - hip to gable enlargement and increase in roof height, including insertion of dormer windows, to provide living accommodation at first floor level.	Nierholme Betts Green Road Little Clacton Clacton On Sea Essex CO16 9NH
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- 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

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02 APPROVED PLANS & DOCUMENTS

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

Drawing No.s
2415 P02
2415 P01A

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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

03 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the first floor window on the side elevation within the gable end on drawing no 2415 P01A shall be glazed in obscured glass before the development hereby permitted is first occupied/used and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

NOTE/S FOR CONDITION

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

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

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

24/01842/LUEX Lawful Use Certificate Granted 30.01.2025 Delegated Decision	Mr R Hayes	Application for Lawful Development Certificate for Existing Use or Development for confirmation that works carried out prior to 24/03/2022 meet the requirements of planning condition 2 of 16/00427/OUT in that the works have commenced and that the planning approval has lawfully implemented.	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD
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- 01 Sufficient evidence has been submitted with the application, which is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, planning permission 16/00427/OUT was lawfully implemented prior to 3rd April 2022, and therefore no enforcement action can be taken.

Little Oakley Parish Council

Manningtree Town Council

24/01871/LBDIS C Approval - Discharge of Condition 30.01.2025 Delegated Decision	Mr Trevor Chiddicks - SFP Investments Ltd	Discharge of conditions application for 24/01078/LBC - Condition 3 (Heritage).	Regent House Regent Street Manningtree Essex CO11 1BJ
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Mistley Parish Council

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
25/00057/TELLI C <i>Application Closed 31.01.2025 Delegated Decision</i>	<i>Kiran Sonawane</i>	<i>Installation of fixed line broadband electronic communications apparatus.</i>	<i>Near Cliff Cottage Anchor Lane Mistley Essex CO11 1NG</i>
Ramsey & Parkeston Parish Council		No Determination	
St Osyth Parish Council		No Determination	
Tendring Parish Council		No Determination	
Thorpe-le-Soken Parish Council		No Determination	
Thorrington Parish Council		No Determination	
Weeley Parish Council			
24/01779/LBC <i>Refusal - Listed Building Consent 27.01.2025 Delegated Decision</i>	<i>Mr Paul McLean</i>	<i>Application for Listed Building Consent - Rear parallel range extension to existing Grade II listed cottage (Use Class C3). Demolition of non- original bathroom outshot/catslide extension to create a low-level Ground Floor connection. Replacement of non-original windows with heritage style double glazed timber alternatives. Minor internal alterations including erection of a new partition to form a bathroom on the First Floor. One and a half storey extension to include gable walls, timber framed sliding doors, bay window and Juliet balcony.</i>	<i>Dale Brow Thorpe Road Weeley Essex CO16 9JL</i>

01 The proposed enlargement would appear dominant due to its massing and use of large

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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amounts of glazing appearing overly competitive with the modest scale and plain detailing of the original cottage. The use of a range of roof designs and large windows would result in a modern addition which would not respect the simpler character of the existing cottage. The combination of this ensures that there would be a level of less than substantial harm to the significance of this Grade II Listed Building, with no public benefits identified to outweigh this harm.

The proposal is therefore contrary to paragraphs 212, 213 and 215 of the National Planning Policy Framework (2024) and policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

Wix Parish Council

No Determination

Wrabness Parish Council

No Determination