



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

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03      **CONDITION:** There shall be no more than 4 pitches on the site and on each of the 4 pitches hereby approved no more than 2 caravans, shall be stationed at any time, of which only 1 caravan shall be a static caravan.

**REASON:** In the interests of visual amenity to retain a spacious appearance and in the interests of the quality of the development.

04      **CONDITION:** No commercial activities shall take place on the land, including the storage of materials.

**REASON:** In the interests of visual and residential amenity.

05      **CONDITION:** No more than one commercial vehicle per plot shall be kept on the land for use by the occupiers of the caravans hereby permitted, and it shall not exceed 3.5 tonnes in weight.

**REASON:** In the interests of visual and residential amenity.

06      **CONDITION:** All changes in ground levels, soft/hard landscaping shown on the approved landscaping details as confirmed within reference 24/00974/DISCON, shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

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

07      **CONDITION:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), no sheds or amenity/utility buildings, or other buildings or structures, walls, fences or other means of enclosure other than those shown on the approved plans shall be erected on the site unless details of their size, materials and location shall have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**REASON:** In order to protect the amenities of neighbouring properties.

08      **CONDITION:** The scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be in full accordance with those submitted and approved under reference 24/00645/DISCON.

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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.

### **Brightlingsea Town Council**

<a href="#"><u>25/00107/NMA</u></a>	<i>Mr and Mrs</i>	<i>Non Material</i>	<i>51 Colne Road</i>
<i>Approval Non</i>	<i>Hambrook-Moore</i>	<i>Amendment to</i>	<i>Brightlingsea</i>
<i>Material</i>		<i>24/00821/FULHH -</i>	<i>Colchester</i>
<i>Amendment</i>		<i>drawing change to reflect</i>	<i>Essex</i>
<i>25.02.2025</i>		<i>minor alteration on site.</i>	<i>CO7 0DU</i>
<i>Delegated</i>			
<i>Decision</i>			

### 01 APPROVED PLANS & DOCUMENTS

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Drawing No. P01b

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

## Clacton-on-Sea

<a href="#"><u>24/01517/FUL</u></a> Approval - Full 28.02.2025 Delegated Decision	Mr Thauarajah Rekulan	Planning Application - Change of use of former shop (Use Class E(a)) to laundrette (Sui Generis) with new shop front.	6 Broadway Jaywick Clacton-On-Sea Essex CO15 2EB
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### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

### 02 APPROVED PLANS & DOCUMENTS

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

- Drawing No. 1053/REK/10
- Design and Access Statement
- Flood Risk Assessment
- Environmental Noise Survey Results - Sharps Redmore - Prepared By: Martin Court, Dated 31st January 2025 - Project Number 2422922

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

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development.

**NOTE/S FOR CONDITION:**

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

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

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

**03 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES**

**CONDITION:** The hereby permitted use shall only operate between the hours of 7am - 9pm. 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, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.
- 2) If the development operates outside of the hours stated this may result in unlawful development/use at risk of Enforcement Action. You are encouraged to discuss any concerns with this condition with the Local Planning Authority.

**04 CONDITION:** The development hereby permitted shall be implemented and thereafter

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operated in accordance with the Environmental Noise Survey Results - Sharps Redmore - Prepared By: Martin Court, Dated 31st January 2025 - Project Number 2422922

Reason - To protect the amenities of neighbouring properties by ensuring that measures are implemented to avoid any noise nuisance.

05      **CONDITION:** The hereby permitted development shall be carried out in accordance with all the proposals and recommendation measures contained within the approved Flood Risk Assessment - Prepared by Dr Robin Saunders - Innervision Design Ltds - Dated October 2024.

All measures shall be maintained thereafter as approved.

**REASON:** The site lies within Flood Zone 3a at high risk from flooding and the flood risk assessment is essential to safeguard the users of the building.

06      **CONDITION:** The extraction/ventilation systems for the tumble dryers shall operate at or below the adopted background criteria of 40dB and shall be retained and maintained in accordance with manufacturers instructions unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To protect the amenity of nearby residential properties and to reduce the likelihood of nuisance complaint relating to noise.

07      **CONDITION:** Prior to first use all plant shall be connected with anti-vibration couplings to minimise transmission into the fabric of the building. The anti-vibration couplings shall thereafter be retained and maintained in accordance with manufacturers instructions unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To protect the amenity of nearby residential properties and to reduce the likelihood of nuisance complaint relating to noise.

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<a href="#"><u>24/01786/ADV</u></a>	<i>Mr Mark Symons</i>	<i>Application for</i>	<i>Unit 9</i>
<i>Approval -</i>	<i>- Howdens</i>	<i>Advertisement Consent -</i>	<i>Clacton Trade Park</i>
<i>Advertisement</i>	<i>Property Limited</i>	<i>Main trade depot fascia</i>	<i>Old Road</i>
<i>Consent</i>		<i>sign, small fascia tray</i>	<i>Clacton On Sea</i>
<i>26.02.2025</i>		<i>sign, and flat depot</i>	<i>Essex</i>
<i>Delegated</i>		<i>fascia signs.</i>	<i>CO15 1FX</i>
<i>Decision</i>			

01      1      **ADVERTISEMENT CONSENT**

**CONDITION -** All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

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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.

Additionally, all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

## 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 03.12.2024

Block Plan - Received 17.12.2024

Existing and Proposed Elevations - Drawing No. EP01 REV 2

Site Layout Plan Showing Tenants - Drawing No. 18-1704/6004P

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

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<a href="#"><u>24/01918/FUL</u></a> Approval - Full 26.02.2025 Delegated Decision	Bp Pulse UK	Planning Application - Re-purposing existing car parking spaces for use as parking spaces for recharging of electric vehicles, including the installation of 2 upstands, feeder pillar, 6 bollards, lighting column and associated landscaping adjustments (the Development)	Waterglade Retail Park Old Road Clacton On Sea Essex CO15 1HX

01 1. 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 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 23.12.24

Proposed Elevations & Sections - Drawing No. -027-13000 P2 - Recieved 23.12.24

Existing & Proposed Block Plan - Drawing No. 027-10102 P2 - Recieved 23.12.24

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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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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<a href="#"><u>25/00008/LUPR</u></a> <a href="#"><u>OP</u></a> Lawful Use Certificate Granted 25.02.2025 Delegated Decision	Mr Kolja Strobl - Ks Design Architecture and Planning Limite	Application for Lawful Development Certificate for Proposed Use or Development for the demolition of existing garage/outbuilding, and erection of 4m deep, 3m high rear extension, 3.2m deep and 3m high rear side extension, and outbuilding 2.5m high.	55 Park Square East Jaywick Clacton On Sea Essex CO15 2NN
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A, C and E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#"><u>25/00136/WTPO</u></a> Approval - Full 27.02.2025 Delegated Decision	Gibbs	Works related to Tree Preservation Order (93/00005/TPO ) - Cutback all over hang from Oak tree	The Laurels 2 Minsmere Drive Clacton On Sea Essex CO16 8AD
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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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.

<a href="#"><u>25/00151/WTPO</u></a>	Mr Ainsley Bird -	Works related to Tree	76 Chilburn Road
Approval - Full	Great Oaktree	Preservation Order	Clacton On Sea
27.02.2025	Land Services Ltd	(00/00016/TPO) - Re	Essex
Delegated		Pruning of oak tree to	CO15 4NY
Decision		previous cut points	

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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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.
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<a href="#"><u>25/00155/WTPO</u></a>	<i>Newiss - Taylor</i>	<i>Works related to Tree</i>	<i>16 St Clair Close</i>
<i>Approval - Full</i>	<i>Wimpey London</i>	<i>Preservation Order</i>	<i>Clacton On Sea</i>
<i>27.02.2025</i>		<i>(94/00003/TPO) - Oak -</i>	<i>Essex</i>
<i>Delegated</i>		<i>Fell to ground level.</i>	<i>CO15 4UH</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 authority to proceed expires.

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.)

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Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

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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="#"><u>25/00230/TELLI</u></a> <u>C</u> Deemed Consent 26.02.2025 Delegated Decision	Sk Sani Habibulla - Openreach	Installation of fixed line broadband electronic communications apparatus.	Outside 3 Conway Units Stephenson Road Clacton On Sea Essex CO15 4XA
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**Elmstead Market Parish Council      No Determination**

**Frating Parish Council                      No Determination**

**Frinton & Walton Town Council**

<a href="#"><u>24/01931/FULH</u></a> <u>H</u> Approval - Full 26.02.2025 Delegated Decision	James Selvage	Householder Planning Application - Single storey side extension to existing bungalow.	35 Waltham Way Frinton On Sea Essex CO13 9JE
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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 (including materials details) 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 Site Plan - Rec'd 24.12.24
- o Existing and Proposed Floor and Roof Plans - Rec'd 03.01.25
- o Existing and Proposed Front Elevations - Rec'd 08.01.25
- o Existing and Proposed Rear Elevations - Rec'd 08.01.25
- o Existing and Proposed Side Elevations - Rec'd 08.01.25
- o Proposed Block Plan - Rec'd 08.01.25

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<a href="#"><u>25/00020/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 25.02.2025 Delegated Decision	Mr Cameron Stock	Householder Planning Application - Proposed single storey rear extension (Following demolition of conservatory).	41 Elm Tree Avenue Frinton On Sea Essex CO13 0BB
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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

- o Location Plan - Received 06/01/2025
- o 01 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. .

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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="#"><u>25/00125/NMA</u></a>	<i>Mr Caro - DF</i>	<i>Non Material</i>	<i>Montrose</i>
<i>Approval Non</i>	<i>Homes Ltd</i>	<i>Amendment to</i>	<i>Pork Lane</i>
<i>Material</i>		<i>23/01705/FUL -</i>	<i>Great Holland</i>
<i>Amendment</i>		<i>amendment to the setting</i>	<i>Frinton On Sea</i>
<i>25.02.2025</i>		<i>out of the new access</i>	<i>Essex</i>
<i>Delegated</i>		<i>road where it joins the</i>	<i>CO13 0JE</i>
<i>Decision</i>		<i>footpath.</i>	

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 Numbers 987/01B and 987/07B.

**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

<i>Application No.</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.

**Great Bentley Parish Council                      No Determination**

**Great Bromley Parish Council                      No Determination**

**Great Oakley Parish Council                      No Determination**

**Harwich Town Council**

<a href="#"><u>25/00055/FUL</u></a> Approval - Full 26.02.2025 Delegated Decision	Investors In Health (C+T1) Limited	Planning Application - Alterations to existing windows to create new external door access and formation of external ramped access to create new emergency exit.	Fryatt Hospital 419 Main Road Harwich Essex CO12 4EX
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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



<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>			

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 - REC'D 14/01/25
- 23228-WA-003 - EXISTING SITE PLAN, PROPOSED BLOCK PLAN - REC'D 14/01/25
- 23228-WA-004 A - EXISTING AND PROPOSED GROUND FLOOR PLANS. - REC'D 14/01/25
- 23228-WA-005 - EXISTING ELEVATIONS - REC'D 14/01/25
- 23228-WA-006 B - AMENDED PROPOSED ELEVATIONS - REC'D 31.01.25

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.

<a href="#"><u>25/00069/VOC</u></a> <i>Approval - Full</i> <i>26.02.2025</i> <i>Delegated</i> <i>Decision</i>	<i>Application under</i> <i>Section 73 of the Town</i> <i>and Country Planning</i> <i>Act for Variation of</i> <i>Conditions 2 (Approved</i> <i>Plans) of application</i> <i>24/01131/FUL to change</i> <i>the position the container</i> <i>at a 90 degree angle to</i> <i>the original plans.</i>	<i>Tennis Courts</i> <i>Lower Marine Parade</i> <i>Dovercourt</i> <i>Essex</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT SECTION 73 TIME LIMIT

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

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CONDITION: The development hereby permitted shall be begun not later the expiration 11th October 2027.

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

25/00069/VOC

- Block Plan - Storage Unit - Rec'd 16/01/25
- Location Plan - Storage Unit - Rec'd 16/01/25
- Proposed Elevations And Floor Plan- Storage Unit - Rec'd 16/01/25

24/01131/FUL

- Flood Risk Assessment - Rec'd 03.09.24

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

NOTE/S FOR CONDITION:

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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 LIVING WALL - ACTION REQUIRED

CONDITION: Prior to the installation of the proposed storage container, full details including the species and specifications of the proposed living wall to the proposed northeast elevation shall be submitted and approved in writing by the Local Planning Authority. The living wall shall be installed in full and as approved.

Any element within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: The proposal is located in a public area and therefore these details are required to ensure suitable screening of the container is provided to limit its impact onto public areas.

### 04 CONTAINER COLOUR - COMPLIANCE

CONDITION: The hereby approved container shall be painted in a green finish as per the information within the application, as retained in this colour thereafter.

REASON: To protect the visual amenity of the area.

### 05 COMPLIANCE REQUIRED: FLOOD RISK

CONDITION: Within one month of the date of installation of the hereby approved development, the proposed container shall be anchored to the ground.

REASON: To provide additional safety measures in the event of a flood in the interest of public safety.

**Lawford Parish Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#">24/01730/FULH</a> <a href="#">H</a> Approval - Full 26.02.2025 Delegated Decision	Mrs Fiona Archbold-Graham	Householder Planning Application - Two storey side extension to create new kitchen and bedroom.	14 Hughes Stanton Way Lawford Essex CO11 2HQ

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.

EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS - REC'D 18/12/24

PROPOSED AND EXISTING SIDE ELEVATIONS - REC'D 09/12/24

PROPOSED FIRST FLOOR PLAN - REC'D 18/12/24

PROPOSED FLOOR PLAN - REC'D 18/12/24

PROPOSED SECTION - REC'D 18/12/24

SITE LAYOUT PLAN - REC'D 18/12/24

BLOCK PLAN - REC'D 07/01/25

SITE PLAN - REC'D 15/01/25

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

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

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

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### 03 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/s in the front elevation serving the downstairs WC and first floor 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.

**Little Bentley Parish Council                      No Determination**

**Little Bromley Parish Council                      No Determination**

**Little Clacton Parish Council                      No Determination**

**Little Oakley Parish Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#">25/00126/FULH</a> <a href="#">H</a> Approval - Full 28.02.2025 Delegated Decision	Mr and Mrs Thomas	Householder Planning Application - Side extension to form replacement garage. Rear extension and decked area to replace existing conservatory and decked area.	Wee Nest 88 Rectory Road Little Oakley Harwich Essex CO12 5LD

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 - Rec'd 29.01.25
- Trr-02 - Proposed Block Plan And Ground Floor Plan - Rec'd 28.01.25

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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

### **Manningtree Town Council**

<a href="#"><u>25/00062/COUN OT</u></a> <i>Prior aprv req - deemed appl refused 28.02.2025 Delegated Decision</i>	<i>Mr Mark Morsley - 11 MJM Ltd</i>	<i>Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to return the usage of No 18 South Street to residential from commercial.</i>	<i>18 South Street Manningtree Essex CO11 1BB</i>
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- 01 The proposal is for the change of use of the ground floor and basement premises of 18 South Street from business use to a residential use in the form of a new flat. The existing building is classed as a Grade II Listed Building and therefore fails part d (ii) Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal is not consistent with the aforementioned order and will therefore require planning permission.

### **Mistley Parish Council**

<a href="#"><u>24/01505/ADV</u></a> <i>Approval - Advertisement Consent 26.02.2025 Delegated Decision</i>	<i>Sarah Misra and Julia Hegelstad</i>	<i>Application for Advertisement Consent - Wall mounted sign to the front and side of property.</i>	<i>Topsl House High Street Mistley Essex CO11 1HB</i>
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<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			

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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.

- Drawing No. 012 D
- Alternative Colour Schemes - Dated 25 Feb 2025

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



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

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

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

03 **CONDITION:** Notwithstanding the details within document labelled 'Alternative Colour Schemes', no development shall commence until the precise colour scheme to be used within the approved signage has been submitted to and approved in writing, by the Local Planning Authority. Such colours as may be agreed shall be those used in the development and fully applied prior to the first use/occupation and thereafter retained unless otherwise approved, in writing, at a later date with the Local Planning Authority.

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

**NOTE:** Please refer to the comments provided within the Heritage consultee comments.

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<a href="#"><u>25/00149/TCA</u></a>	<i>Mrs Harmsworth</i>	<i>Trees in a Conservation Area Notification - Reduce Holly Tree to leave at approx. 2-2.5m above ground level</i>	<i>1 The Green Mistletoe Essex CO11 1EU</i>
<i>Application Withdrawn</i>			
<i>24.02.2025</i>			
<i>Delegated Decision</i>			

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

*Date of Decision*

*Conditions/Reasons*

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<p><a href="#"><u>25/00308/WTRE</u></a>  <a href="#"><u>X</u></a>  <i>Approval - Full</i>  <i>24.02.2025</i>  <i>Delegated</i>  <i>Decision</i></p>	<p><i>Mrs Brightwell</i></p>	<p><i>An exception to the normal requirement to apply for permission from the local planning authority as set out in Section 14 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Removal of Lime tree.</i></p>	<p><i>4 Rosewood Park Mistley Essex CO11 1UH</i></p>
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**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**

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<p><a href="#"><u>24/01677/FULH</u></a>  <a href="#"><u>H</u></a>  <i>Approval - Full</i>  <i>28.02.2025</i>  <i>Delegated</i>  <i>Decision</i></p>	<p><i>Mr Phil Birch</i></p>	<p><i>Householder Planning Application - Construction of treehouse (retrospective application).</i></p>	<p><i>Creek Cottage Brightlingsea Road Thorrington Colchester Essex CO7 8JJ</i></p>
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01 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in strict 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.

Drawing No.'s

- o 115 P001 - Proposed OS and Block Plans
- o 115 P010 - Existing OS and Block Plans
- o 115 P002 Rev A - Proposed Roof Plan and Photos
- o 115 P003 Rev A - Proposed Elevations

REASON: For the avoidance of doubt.

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>			

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

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

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

#### 02 COMPLIANCE PRIOR TO FIRST USE: INSTALLATION & MAINTENANCE OF WILLOW SCREENING

CONDITION: Within 2 months of the date of this permission and prior to the first use of the development hereby approved, the willow screening shown on approved drawing no. 115 P003 Rev A - Proposed Elevations shall be first installed in accordance with the approved details and maintained in the approved form in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt, and in the interest of the amenity of neighbouring residents to minimise overlooking and loss of privacy.

#### 03 COMPLIANCE PRIOR TO FIRST USE: REMOVAL OF DECKING

CONDITION: Within 2 months of the date of this permission, and prior to the first use of the development hereby approved, the decking to the left side (south facing elevation) of the treehouse shall be removed in its entirety in accordance with approved drawing no. 115 P003 Rev A - Proposed Elevations and maintained in the approved form in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt, and in the interest of the amenity of neighbouring residents to minimise overlooking and loss of privacy.

#### 04 COMPLIANCE PRIOR TO FIRST USE: REMOVAL OF WINDOW

CONDITION: Within 2 months of the date of this permission, and prior to the first use of the development hereby approved, the window to the front (east elevation) of the treehouse (facing towards the host dwelling) shall be removed in its entirety in accordance with approved drawing no. 115 P003 Rev A - Proposed Elevations and maintained in the approved form in perpetuity, unless otherwise agreed in writing by 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: For the avoidance of doubt, and in the interest of the amenity of neighbouring residents to minimise overlooking and loss of privacy.

05 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS CCTV

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no CCTV shall be installed of the hereby approved development except pursuant to the grant of planning permission on an application made in that regard.

REASON: For the avoidance of doubt, and in the interest of the amenity of neighbouring residents to minimise overlooking and loss of privacy.

**Weeley Parish Council**

<a href="#"><u>25/00148/WTPO</u></a>	Mr Red Lee -	Works related to Tree	Holly House
Approval - Full	RBL Tree	Preservation Order	Roxburghe Road
27.02.2025	Surgery	(96/00002/TPO) - Oak	Weeley
Delegated		Tree - 30% reduction.	Essex
Decision			CO16 9DU

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.

