

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

<a href="#">25/00332/EIAS CR</a> Application Closed 20.03.2025	Mike Osbourn - Carter Jonas	EIA Screening Opinion for an Environmental Impact Assessment (EIA) for the proposed development, in accordance with Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.	Land East of Cockaynes Lane Alresford Essex CO7 8BT
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### Ardleigh Parish Council

<a href="#">25/00255/TCA</a> Approval - Full 21.03.2025 Delegated Decision	David Wright	Trees in a Conservation Area Notification - 2 x Limes - re-pollard to above previous points.	Oleanders The Street Ardleigh Essex CO7 7LD
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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.

### **Beaumont Parish Council**

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<a href="#"><u>25/00045/FUL</u></a> Approval - Full 19.03.2025 Delegated Decision	<i>Ms Beach</i>	<i>Planning Application - Erection of 2.1 metres high timber fencing along southern boundary of the site for a distance of 100 metres.</i>	<i>Land to rear of Taylor Cove Harwich Road Beaumont Essex CO16 0AX</i>
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#### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

#### 02 APPROVED PLANS & DOCUMENTS

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 dwg no 0/A100/PR/001 Rev A received 20 January 2025

Dwg no 0/A200/PR/001

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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<a href="#"><u>25/00262/WTP</u></a> <u>O</u> Approval - Full 21.03.2025 Delegated Decision	Mr Angus Wallis	Works related to Tree Preservation Order (00/00019/TPO) - 5 No. Hawthorn - To coppice the length of hedge along Barkers Lane leaving the 10 oak trees.	Tree Line On South of Barkers Lane Barkers Lane Beaumont Clacton On Sea Essex CO16 0AL
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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.

**Bradfield Parish Council**

**NO DETERMINATIONS**

**Brightlingsea Town Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01924/FUL</a> Approval - Full 17.03.2025 Delegated Decision	Mr Ed Cratchley - Sainsbury's Supermarkets Limited	Planning Application - Installation of external plant and scissor lift within service yard.	The Co-operative Food Pfs Samsons Road Brightlingsea Colchester Essex CO7 0RN

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. 20-7128-CML-ZZZ-00-DR-M-5601 P1 - Ground Floor Heating and Cooler Layout

Drawing No. 20-7128-CML-ZZZ-00-DR-M-5701 P1 - Ground Floor Ventilation Layout

Drawing No. DR-A-2102 Rev 3 - Proposed External Elevations

Drawing No. DR-A-2702 Rev 2 - Proposed Roof Plan

Drawing No. DR-A-9003 Rev 3 - Proposed Site Plan

Drawing No. DR-A-9007 Rev 4 - Proposed Service Yard and Plant Details

Drawing No. A-9013 Rev 1 - Site Location Plan, External Plant

Drawing No. AS-0000-1862-SES-ZZZ-00-DR-N-0554 Revision 01 - High and Low Level Coordinated Services Layout

Drawing No. AS-0000-1862-SES-ZZZ-ZZ-DR-N-0555 - Revision 02 - Plant Layout

Fully Flat Cassette Datasheet - Received 23.12.2024  
Wall Mounted Unit Datasheet - Received 23.12.2024  
Plant Noise Impact Assessment - Received 23.12.2024

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

NOTE/S FOR CONDITION:

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

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

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

03 MAINTENANCE OF PLANT/EQUIPMENT

CONDITION: The hereby approved plant/equipment shall be operated in accordance with the submitted Plant Noise Impact Assessment and maintained in accordance with the manufacturer's guidance for the lifetime of the plant/equipment unless otherwise agreed in writing by the Local Planning Authority. If the plant/equipment is no longer operational/required it shall be removed from the site.

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

**Clacton-on-Sea**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00061/FUL</a> Approval - Full 21.03.2025 Committee Decision	Brian White - Clacton Rugby Club	Planning Application - Proposed extension and alterations to provide changing area toilets and showers for female and youth teams.	Clacton Rugby Club Valley Road Clacton On Sea Essex CO15 6NA

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The extension to the existing changing facilities and new 1.8m high screen fencing 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.

Drawing No. 5000 25 2 Rev B

Drawing No. 5000 25 3 Rev B

Drawing No. 5000 25 4

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

NOTE/S FOR CONDITION:

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

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

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

### 03 3. CONSTRUCTION WORKING HOURS

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

Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

REASON: to protect the amenity of nearby residential premises

### 04 4. MATERIALS ON SITE

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

REASON: to protect the amenity of nearby residential premises



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<a href="#">25/00095/FUL</a> Approval - Full 17.03.2025 Delegated Decision	L Sampson - Comrades Sports and Social Club	Planning Application - erection of dwelling with rear garden and off-street parking.	Rear of Comrades Sports and Social Club 24-26 St Mary's Road Clacton On Sea Essex CO15 3LT

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 COMPLIANCE: PLANS AND SUPPORTING DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below (including materials details and block paving 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.

- o Site Location Plan (Planning Portal Reference: PP-13690296v1)
- o CCC-06 Proposed Elevations, Floor Plans and Roof Plan
- o CCC-07 Existing and Proposed Block Plans
- o J7/02208 Refuse Store Details
- o Construction Method Statement
- o Energy Statement
- o EV Charger Datasheet
- o Energy Report

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

NOTE/S FOR CONDITION:

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

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

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

### 03 FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and include new planting and details of biodiversity enhancements, where possible. No unbound materials shall be used in the surface treatment of the frontage and any hard surfacing or block paving shall be permeable or shall provide drainage within the site. The development shall be carried out in accordance with the approved details and any soft landscaping within the approved landscaping details 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 avoid any displacement of materials or surface water discharge onto the highway, in the interests of highway safety and to enhance the appearance of the development, in the interests of visual amenity and biodiversity.

### 04 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing,

by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: In the interests of the quality and appearance of the development and the character and appearance of the area, as insufficient information has been provided with the application ('to be agreed' shown annotated on the accompanying plans).

NOTE/S FOR CONDITION:

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

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

05 PRE-COMMENCEMENT CONDITION: MITIGATION TO BE AGREED, RAMS

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

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

NOTE/S FOR CONDITION:

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

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

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

06 COMPLIANCE: SUSTAINABILITY, ENERGY EFFICIENCY & BROADBAND CONNECTION

CONDITION: The development hereby approved shall be carried out in accordance with the sustainability and energy efficiency measures set out in the accompanying Energy Statement and EV Charger Datasheet and shall provide superfast broadband connection in accordance with section 7.0 of the accompanying Planning, Design, Access & Sustainability Statement. The approved scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority.

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

07 COMPLIANCE: CONSTRUCTION METHOD STATEMENT

CONDITION: The development shall be carried out in accordance with the accompanying Construction Method Statement. The approved methodology shall be implemented in its entirety and shall operate as approved at all times during construction, unless otherwise agreed, in writing, by the Local Planning Authority.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development, in the interest of highway safety and amenity.

08 COMPLIANCE: VISIBILITY SPLAYS

CONDITION: Prior to first occupation of the development, a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the hereby permitted vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access. Any part of the existing drop kerb that is no longer required shall be suitably and permanently closed incorporating the reinstatement to full height of the footway prior to the proposed new access being brought into first beneficial use.

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

09 COMPLIANCE: PARKING PROVIDED AND RETAINED

CONDITION: Prior to the occupation of the dwelling hereby approved, the 2 x vehicle parking bays indicated on the approved plans, shall be constructed, surfaced and made

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available for use. The vehicle parking bays shall not be used for any purpose other than the parking of vehicles that are related to the use of the development and shall be retained in this approved form at all times, unless otherwise agreed in writing with the Local Planning Authority.

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

10 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD FOR ENCLOSURES

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 2 Minor operations, Class A (or any Order revoking and re-enacting that Order with or without modification), no fence, gate, wall or any other means of enclosure, shall be erected forward of the front elevation of the dwelling hereby approved.

REASON: To enable the Local Planning Authority to retain control over the development to ensure the parking is maintained free from obstruction in accordance with Condition 9.

11 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD EXTENSIONS AND OUTBUILDINGS

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 Development Within the curtilage of a dwellinghouse, Class A and E, there shall be no extensions, alterations or outbuildings erected except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development, to ensure sufficient garden space is retained and in the interests of the residential and neighbouring amenities.

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<a href="#"><u>25/00098/FUL</u></a> <a href="#"><u>HH</u></a> Refusal - Full 20.03.2025 Delegated Decision	Mrs Wooley	Householder Planning Application for fence to remain and be painted green.	106A Holland Road Clacton On Sea Essex CO15 6HB
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01 Paragraph 135 of the National Planning Policy Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place. Local Plan Policy SP7 states development should reflect place shaping principles and where applicable respond positively to local character and context to preserve and enhance the quality

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of existing places and their environs. In addition, Local Plan policy SPL3 Part A, Clause e states that boundary treatments and hard and soft landscaping should be designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species. Further Local Plan policy SPL3 seeks new development that does not have a materially damaging impact on the amenities of occupiers of nearby properties.

The fencing installed is out of character with the landscaped pattern and planned layout of development in the immediate surrounding area and would harm both the prevailing open plan character and neighbouring residential amenity, the latter in terms of visual harm and enjoyment of a landscaped area clearly designed to be open for the visual enjoyment of residential occupiers along this section of Holland Road. The proposal to paint the fence green does not overcome these objections. Therefore, the proposal is considered to be contrary to the aims of the Framework and the above-mentioned Local Plan Policies.

<a href="#">25/00133/FUL</a> <a href="#">HH</a> Approval - Full 19.03.2025 Delegated Decision	Sarah Tang	Householder Planning Application - Single storey front extension	29 Sherwood Drive Clacton On Sea Essex CO15 4EB
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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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents).

- o Application Form - detailing matching materials
- o Site Location Plan - rec'd 28/01/25
- o 01a PL-001 - Site-Block Plan
- o A1 Floor Plans
- o B1 Elevations
- o B2 Elevations
- o B3 Elevations

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. 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>25/00154/LUP ROP</u></a> <i>Lawful Use/development Refused 20.03.2025 Delegated Decision</i>	<i>Sadie Cullen</i>	<i>Application for Lawful Development Certificate for Proposed Use or Development for loft conversion including roof lights and dormer window.</i>	<i>43 Rosemary Way Jaywick Clacton On Sea Essex CO15 2SD</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- 01 The proposal comprises the enlargement of a dwellinghouse consisting of an addition or alteration to its roof which would fall to be considered under Class B of Part 1 of Schedule 2 of the General Permitted Development Order. However, an Article 4 direction is in place which confirms these provisions do not apply to this dwelling as the relevant permitted development rights have been removed. The application for a certificate of Lawfulness of Proposed Use or development is therefore refused.
- 02 The installation of the proposed rooflights fail to comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 Class C Conditions C.2 (a) and (b) as insufficient information has been provided to confirm if the windows will be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The proposal therefore requires planning permission and this application for a certificate of Lawfulness of Proposed Use or development is therefore refused.

<a href="#">25/00224/WTP</a> <a href="#">O</a> Approval - Full 21.03.2025 Delegated Decision	Mr Stephen Crossley	Works related to Tree Preservation Order (13/00011/TPO) - Oak - Whole crown reduction to 12m above ground level.	11 Blake Drive Clacton On Sea Essex CO16 8ED
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

2) You are advised that trees have the potential to support roosting bats. Bats and their



roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

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

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<a href="#">25/00235/WTP</a> <a href="#">O</a> Approval - Full 21.03.2025 Delegated Decision	Mr Matt Pearson	Works related to Tree Preservation Order (88/00004/TPO) - Oak tree, raise crown to 5.5m. Reduce by 30%.	218 St Johns Road Clacton On Sea Essex CO16 8DE
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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

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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.

**Elmstead Market Parish Council                      No Determinations**

**Frating Parish Council                                      No Determinations**

**Frinton & Walton Town Council**

<a href="#"><u>25/00011/FUL</u></a> Approval - Full 18.03.2025 Delegated Decision	Mrs Rita Bacheta	Planning Application - Change of use from one house to 2no. x 2 bedroom flats.	Barnard Lea Southcliff Parade Walton On The Naze Essex CO14 8EJ
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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 - Received 06.01.2025

Revised Proposed Block Plan - Received 24.01.2025

Proposed Block Plan with Scale Bar - Received 28.01.2025

Revised Proposed 1st and 2nd Floor Plans - Received 24.01.2025

Revised Proposed Floor Plans - Received 24.01.2025

Proposed Floor Plans (Flat 1) - Received 28.01.2025

Proposed Floor Plans (Flat 2) - Received 28.01.2025

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 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 PRE-COMMENCEMENT CONDITION: MITIGATION TO BE AGREED, RAMS

CONDITION: The hereby approved development shall not be first commenced until detailed

proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide and secure mitigation in accordance with the joint Habitats Regulations Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or demonstrate mitigation measures of an equivalent effectiveness to the satisfaction of the Local Planning Authority. For any on site mitigation proposals approved, it shall be carried out in full prior to first occupation, and thereafter shall be maintained as approved.

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

**NOTE/S FOR CONDITION:**

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

Typically, a contribution towards visitor management measures at the protected Habitats Site(s) may be the preferred and simplest approach to fulfil the requirements of this condition. To fulfil this requirement, you can contribute funds towards a range of mitigation projects in the protected areas. It is essential to secure this provision through a legal agreement between the District Council, Developer/Applicant, and site owners prior to commencement of development. You are strongly advised to finalise the legal agreement with the District Council before submitting any request to discharge this condition. Failure to conclude the agreement within the discharge of condition application timeframe may lead to the refusal to discharge the condition. Please note if there are other obligations needed for this development, for example to secure monitoring and maintenance of a Biodiversity Net Gain Plan, you may wish to combine these together as one agreement. Furthermore, please also note a legal agreement will include legal fees and may require obligations to secure monitoring and associated fees.

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

The scheme shall include as a minimum:-

- An electric car charging point per dwelling;
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings;
- Agreement of a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day;
- Agreement of heating of each dwelling/building;
- Agreement of scheme for waste reduction; and
- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of

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connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 30Mbps) wireless service will be considered.)

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

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

NOTE/S FOR CONDITION:

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

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

<a href="#"><u>25/00122/FUL</u></a> <a href="#"><u>HH</u></a> Approval - Full 21.03.2025 Delegated Decision	Miss Emma Rooke	Householder Planning Application - Proposed single storey front extension (following removal of existing conservatory)	33E The Esplanade Frinton On Sea Essex CO13 9HY
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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. A-101 - Site & Block Plan
- Drawing No. A-103B - Proposed Site and Block Plan
- Drawing No. A-104B - Proposed Ground and Roof Plans
- Drawing No. A-202 B - Proposed Elevations

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

### NOTE/S FOR CONDITION:

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

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

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

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shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

<a href="#">25/00198/LUP ROP</a> Lawful Use Certificate Granted 20.03.2025 Delegated Decision	Mr and Mrs Bailey	Application for Lawful Development Certificate for Proposed Use or Development for extensions and alterations.	36 Second Avenue Frinton On Sea Essex CO13 9ER
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- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes A, D, and F and Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#">25/00279/TCA</a> Approval - Full 21.03.2025 Delegated Decision	Mr J Woodland - Frinton and Walton Town Council	Trees in a Conservation Area Notification - T2 - Cherry Kanzan - Remove deadwood. T3 - Cherry SP - Clear small laterals to provide 1m crown clearance from service. T5 - Holm Oak - Fell and replace.	Green Area By Kirby Le Soken War Memorial The Street Kirby Le Soken 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

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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="#">25/00285/TCA</a> Approval - Full 21.03.2025 Delegated Decision	Mrs Woodland	Trees in a Conversation Area Notification - 1 No. (T1) - Hawthorn Tree - Reduce height by 50% (3m), and reduce Garden side by 1- 1.5m. 1 No. (T2) - Hawthorn Tree - Reduce garden side of Tree by 1-1.5m, to minimise overhang.	8 Upper Third Avenue Frinton On Sea Essex CO13 9LJ
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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



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- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
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<a href="#">25/00288/TCA</a>	<i>Beardmore</i>	<i>Tree in a Conservation</i>	<i>Saplings</i>
<i>Approval - Full</i>		<i>Area Notification - 1</i>	<i>9 Ashlyns Road</i>
<i>21.03.2025</i>		<i>No. Twisted Willow -</i>	<i>Frinton On Sea</i>
<i>Delegated</i>		<i>Reduce by 30%.</i>	<i>Essex</i>
<i>Decision</i>			<i>CO13 9EU</i>

#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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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.

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- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

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<a href="#">25/00301/TCA</a> Approval - Full 21.03.2025 Delegated Decision	Mr Tony Wilson	Trees in a Conservation Area Notification - T1 and T2 - 2 Poplar Trees - Removal, taken down to ground level.	The Old Surgery 14 Holland Road Frinton On Sea Essex CO13 9DH
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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:

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- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

<a href="#">25/00326/TCA</a> <i>Application Withdrawn 18.03.2025 Delegated Decision</i>	<i>Lockley</i>	<i>Trees in a Conservation Area Notification - Group of 3 eucalyptus trees (G1)- pollard trees by circa 50% to reduce shadowing and maintain a practical size for the location.</i>	<i>Church View Church Lane Great Holland Essex CO13 0JS</i>
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#### **Great Bentley Parish Council**

#### **No Determinations**

#### **Great Bromley Parish Council**

<a href="#">25/00156/COU</a> <i>NOT Determination prior approval not reqred 18.03.2025 Delegated Decision</i>	<i>Mr S Brazier</i>	<i>Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of an agricultural building into three dwellings.</i>	<i>Bush Farm Hall Road Great Bromley Essex CO7 7TR</i>
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01 COMPLIANCE - TIME LIMIT

Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

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

## 02 COMPLIANCE - APPROVED PLANS / DETAILS

The development must be carried out (b) where prior approval is not required, or where subparagraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1), unless the Local Planning Authority and the developer agree otherwise in writing.

Proposed Block Plan  
Floor Plan  
Proposed Elevations  
Construction Method Statement  
Preliminary Ecological Assessment

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

## 03 COMPLIANCE - CONSTRUCTION METHOD STATEMENT

The Construction Method Statement accompanying the application shall be adhered to throughout the demolition and construction phase of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity and highway safety.

## 04 WATCHING BRIEF

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

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory

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observations of the ground, delineate the area over which contaminated materials are present.

4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

**REASON:** It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

- 05 **PRE-COMMENCEMENT CONDITION: MITIGATION TO BE AGREED, PRIOR APPROVAL RAMS CONDITION:** The hereby approved development shall not be first commenced until detailed proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide and secure mitigation in accordance with the joint Habitats Regulations Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or demonstrate mitigation measures of an equivalent effectiveness to the satisfaction of the Local Planning Authority. For any on site mitigation proposals approved, it shall be carried out in full prior to first occupation, and thereafter shall be maintained as approved.

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

**NOTE/S FOR CONDITION:**

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

Typically, a contribution towards visitor management measures at the protected Habitats Site(s) may be the preferred and simplest approach to fulfil the requirements of this condition. To fulfil this requirement, you can contribute funds towards a range of mitigation projects in the protected areas. It is essential to secure this provision through a unilateral undertaking (UU) between the District Council, Developer/Applicant, and site owners prior to commencement of development. You are strongly advised to finalise the unilateral undertaking (UU) with the District Council before submitting any request to discharge this condition. Failure to conclude the agreement within the discharge of condition application timeframe may lead to the refusal to discharge the condition. Furthermore, please also note a legal agreement will include legal fees and may require obligations to secure monitoring and associated fees.

Under article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) permitted development rights which will result in a net increase in residential dwellings are subject to regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (the 2017 Regulations). In particular, regulation 75 provides that it is a condition of any planning permission granted by a general development order on or after 30th November 2017, that development which is likely to have a significant effect on a European site or a European offshore marine site and is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the Local Planning Authority (LPA) under regulation 77.

Please contact Tendring District Council to make an application under Regulation 77 of the 2017 Regulations and to arrange the required UU prior to commencement of the development.

**Great Oakley Parish Council**

**No Determinations**

**Harwich Town Council**

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<a href="#">25/00094/VOC</a> Approval - Full 18.03.2025 Delegated Decision	Mr S Dascalu - M and E Construction (Harwich) Ltd	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 13 (Approved Plans and Documents) of application 23/01183/VOC to amend facing brickwork for better match for adjacent properties.	Land West of Vicarage Farm House Langley Close Dovercourt Essex CO12 4AY

#### 01 COMPLIANCE: LANDSCAPING

CONDITION: All planting, seeding or turfing shown on the approved landscaping details drawing no. OS 1868-19.3 (as approved under planning reference 20/01056/DISCON) 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: To ensure the implementation of the approved scheme and adequate maintenance of the landscaping for a period of five years in the interests of the character of the area and setting of the listed building.

#### 02 COMPLIANCE: TREE PROTECTION

CONDITION: The development shall be carried out in full accordance with the tree protection measures outlined on the Tree Protection Plan (Drawing no. OS 1868-19.1) and within the Arboricultural Assessment (Reference - OS 1868-19-DOC1 Rvs A), as approved

under planning reference 21/00894/FUL.

REASON: To safeguard the protected mature Oak Tree present on site, in the interests of visual amenity.

#### 03 COMPLIANCE REQUIRED: HARD SURFACING BENEATH OAK

CONDITION: Hard surfacing beneath the canopy of the protected Oak Tree shall be designed to minimise ground compaction in accordance with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". Such areas will require the use of geo textile membranes coupled with no excavation and minimal alterations in ground level.

REASON: To minimise disturbance to and help to ensure the satisfactory retention of the protected trees.

04 COMPLIANCE REQUIRED: OBSCURE GLAZING

CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the second floor dormer window serving Flat 6 on the east

facing side elevation of the building shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

REASON: To protect the privacy and amenities of the occupiers of 'Vicarage Farmhouse'.

05 COMPLIANCE REQUIRED: BIN/REFUSE AND CYCLE STORE

CONDITION: Prior to the first occupation of the development the communal bin/refuse and cycle store area shall be constructed in accordance with Drawing Ref. PC-12 approved under 21/00894/FUL and made available for use in perpetuity.

REASON: To ensure the development meets the functional needs of future residents.

06 COMPLIANCE REQUIRED: ECOLOGICAL MITIGATION STRATEGY

CONDITION: The development shall be carried out in full accordance with the recommendations contained within the Ecological Mitigation Strategy (reference - OS 1868-19 Doc 1) as approved under planning reference 20/01056/DISCON.

REASON: To safeguard those protected species using the site.

07 COMPLIANCE REQUIRED: PEDESTRIAN VISIBILITY SPLAYS

CONDITION: Prior to first occupation of the development, a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the hereby permitted vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

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

08 COMPLIANCE REQUIRED: BOUND MATERIAL SURFACE

CONDITION: The access hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 5 metres from the edge of the carriageway prior to first use. The bound material as implemented shall then be retained thereafter.

REASON: In the interests of highway safety to prevent hazards caused by loose materials on



the highway.

**NOTE/S FOR CONDITION:**

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

**09 COMPLAINT REQUIRED: VEHICULAR TURNING FACILITY**

**CONDITION:** Prior to the first occupation of the development, the details of the vehicular turning facility as shown on the approved plans shall be constructed, surfaced and thereafter maintained free from obstruction within the site at all times for vehicular use only.

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

**10 FURTHER APPROVAL: TRAVEL PACK**

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

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

**11 COMPLAINT REQUIRED: WORKING HOURS**

**CONDITION:** No site clearance, demolition or construction work shall take place on the site on Sundays or public holidays. On all other days no site clearance, demolition or construction work shall take place on the site outside of the following times:

0800 - 1800 on Mondays to Fridays

0800 - 1300 on Saturdays

These restrictions shall apply throughout the site clearance and construction period.

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

**12 COMPLIANCE REQUIRED: CONSTRUCTION MANAGEMENT**

**CONDITION:** The construction of the development shall be carried out in accordance with the submitted 'Site Facilities Plan' and the details contained within the submitted 'Construction Health and Safety Plan' document as approved within planning permission 21/00894/FUL.

REASON: In the interests of safeguarding local resident's amenity and highway safety.

### 13 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.

21/00894/FUL  
Drawing Ref. PC-12

23/01183/VOC  
Drawing Ref. PV-200  
Drawing Ref. PV-201  
Drawing Ref. PV-203.

25/00094/VOC  
Drawing Ref. PV-202-A

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

#### NOTE/S FOR CONDITION:

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

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

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

<a href="#">25/00166/FUL</a> <a href="#">HH</a> Approval - Full 21.03.2025 Delegated Decision	Mr Albert Ndoka	Householder Planning Application - Conversion of garage into a habitable room, erection of new front entrance door and reduction of ground levels to rear and side to form additional ground floor level to property at rear.	31 Norway Crescent Dovercourt Essex CO12 4LD
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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.

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- N.A/31NC/101 A
- N.A/31NC/102 A
- N.A/31NC/103 A
- N.A/31NC/104 A
- N.A/31NC/105 A
- N.A/31NC/106 A
- N.A/31NC/107 A
- N.A/31NC/108 A
- N.A/31NC/109 A
- DESIGN AND ACCESS STATEMENT - REC'D 03/02/25

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.

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<a href="#"><u>25/00172/FUL</u></a> <a href="#"><u>HH</u></a> Approval - Full 21.03.2025 Delegated Decision	Michael Scarfe	Householder Planning Application - Single story extension to south elevation of the property	23 St Michaels Road Dovercourt Essex CO12 3RZ
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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 - REC'D 03/02/25

PROPOSED ELEVATIONS - REC'D 06.02.25

EXISTING AND PROPOSED FLOOR PLANS - REC'D 06.02.25

EXISTING AND PROPOSED ROOF PLANS AND SECTIONS - REC'D 06.02.25

BLOCK PLAN - REC'D 13.02.25

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

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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="#">25/00233/HHP</a> <u>NOT</u> HHPN - Prior Approval Not Required 20.03.2025 Delegated Decision	Mr J Lewis	Application to Determine if Prior Approval is Required for a Proposal Larger Home Extension - Rear single storey extension measuring 4.050m in depth, 3m high and 3m at the eaves, assessed under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A.	24 Gordon Road Dovercourt Harwich Essex CO12 3TL
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- 01 SITE PLAN - REC'D 12.02.25
- 2024-28 - BLOCK PLAN - REC'D 12.02.25
- 2024-28 - PROPOSED ELEVATIONS AND SECTION - REC'D 12.02.25
- 2024-28 - PROPOSED FLOOR PLAN - REC'D 12.02.25

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00349/NMA</a> Refusal Non Material Amendment 18.03.2025 Delegated Decision	C/o Savills - Hutchison Ports (UK) Limited	Non Material Amendment to 21/01792/VOC to reduce the length of the breakwater at the Bathside Bay Small Boat Harbour.	Bathside Bay Stour Road Harwich Essex CO12 3HF

- 01 The proposed changes are not considered to amount to non-material changes because the Local Planning Authority (LPA) is unable to determine whether the changes are material to any development plan policy. Moreover, the LPA also cannot determine with any certainty or accuracy if the sheltered marine environment that the Small Boat Harbour should provide will be affected by the changes, or if the interests of any third party or body who participated in, or were informed of, the original decision would not be disadvantaged in any way. As such, a minor material amendment application (a 'Section 73 application') is required to be submitted to ensure a statutory consultation of the changes can be carried out and to fully assess the impact of the proposed changes.

## Lawford Parish Council

<a href="#">25/00253/WTP</a> <a href="#">O</a> Approval - Full 21.03.2025 Delegated Decision	Mr Ron Rota	Works related to Tree Preservation Order (16/00021/TPO) - Oak tree - have felled reduced back to fence line by up to 4m. 3x Sycamores - to fell.	4 Cranswick Place Lawford Essex CO11 2FY
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- 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

- 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

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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>25/00280/WTP</u></a> <u>O</u> Approval - Full 21.03.2025 Delegated Decision	Mr Hamilton	Works related to Tree Preservation Order (16/00021/TPO) - 2x American oaks - To deadwood clean and crown lifted by up to 3.5m (from the floor)	7 Cranswick Place Lawford Essex CO11 2FY
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#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds



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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="#">25/00463/WTR EX</a> Approval - Full 18.03.2025 Delegated Decision	John Fryer - J F Tree Specialist Ltd	Exceptions contained in Section 14 (1) (a) (i) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 to the normal requirement to apply for permission from the local planning authority. Felling of multiple sycamore trees.	Woodland at Lawford Place Lawford Essex CO11 2LA
<b>Little Bentley Parish Council</b>		<b>No Determinations</b>	
<b>Little Bromley Parish Council</b>		<b>No Determinations</b>	
<b>Little Clacton Parish Council</b>		<b>No Determinations</b>	
<b>Little Oakley Parish Council</b>		<b>No Determinations</b>	
<b>Manningtree Town Council</b>			
<a href="#">25/00249/TCA</a> Approval - Full 21.03.2025 Delegated Decision	Mr A Deane	Trees in a Conservation Area Notification - Remove the remaining 3 trunks of one sycamore.	Clarisa Mill Lane Manningtree Essex CO11 1DQ

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.

**Mistley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01880/LBC</a> Approval - Listed Building Consent 17.03.2025 Delegated Decision	Mr and Mrs Ridgeon	Application for Listed Building Consent - Proposed extension, alterations and erection of outbuilding as detailed in the design, access and heritage statement.	Dorset House 26 New Road Mistley Essex CO11 2AQ

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Site Plan - Received 17.12.2025

Drawnig No. 4424-07 - Proposed Outbuilding Details

Drawing No. 4429-06 A - Amended proposed Elevations

Drawing No. 4429-08 A - Amended Contextual Elevations

Drawing No. 4429-09 A - Amended proposed site layout plan

Drawing No. 4424-05 B - Amended Proposed Floor and Roof Plans

Design, Access and Heritage Statement

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

development.

**NOTE/S FOR CONDITION:**

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

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

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

**03 COMPLIANCE REQUIRED - PRECISE DETAILS OF EXTERNAL STAIRCASE**

CONDITION; Prior to the commencement of works (SoW - A) to construct the new external staircase for access to the basement of the Listed Building, detailed large scale (1:5, 1:10 or 1:20 scale) drawings of the new staircase (including handrail) to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and completed as approved.

REASON; In the interests of protecting and reducing harm to the designated heritage asset.

**04 COMPLIANCE REQUIRED - PRECISE DETAILS OF FRONT DOOR**

CONDITION; Prior to the commencement of any works (SoW - I) to alter the front door of the Listed Building, detailed large scale drawings (sections and elevations) of the door shown as existing, and as it is proposed to be altered with its surround (including details of materials, finishes, method of opening/joining-in new fabric, glazing, and colour) shall be submitted to and approved, in writing, by the Local Planning Authority, and shall be implemented and completed as approved.

REASON In the interests of protecting and reducing harm to the designated heritage asset.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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05 COMPLIANCE REQUIRED - HISTORIC FEATURES IN PROPOSED ENSUITE

CONDITION; During the works to convert part of the historic outbuilding to an ensuite (SoW - H), if hidden historic features are revealed such as brick pavers, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed. In event of the works being halted, the works may re-commence in the relevant area of the building once agreed in writing with the Local Planning Authority.

REASON In the interests of protecting and reducing harm to the designated heritage asset.

06 COMPLIANCE REQUIRED - PRECISE DETAILS RELATING TO THE PROPOSED ENSUITE

CONDITION; Prior to the commencement of works to convert part of the historic outbuilding to an ensuite (SoW - H), large scale drawings of the new internal door, and cross sections through the existing wall, floor, ceiling and roof structure detailing any new internal finishes, insulation measures, routing of services (plumbing/heating/ventilation/electrics), sheathing and bracing that are to be installed within the space, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved.

REASON In the interests of protecting and reducing harm to the designated heritage asset.

07 COMPLIANCE REQUIRED - PRECISE DETAILS RELATING TO THE INSTALLATION OF WINDOWS, ROOFLIGHTS/GLAZED ROOF PANELS AND EXTERNAL DOORS FOR THE GARDEN ROOM EXTENSION

CONDITION; Prior to the installation of windows, rooflights/glazed roof panels, and external doors for the new Garden Room extension to the Listed Building (SoW - F), detailed large scale drawings (sections and elevations) which shall include details of materials, finishes, method of opening, glazing, and colour of all new windows, rooflights/glazed roof panels, and external doors, and their surrounds to be installed shall be submitted to and approved, in writing by the Local Planning Authority and shall thereafter be implemented entirely as approved.

REASON In the interests of protecting and reducing harm to the designated heritage asset.

08 COMPLIANCE REQUIRED - PRECISE DETAILS RELATING TO THE CONSTRUCTION OF GARDEN ROOM EXTENSION

CONDITION; No works shall be commenced above slab level for the construction of the new Garden Room extension to the Listed Building (SoW - F), until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON In the interests of protecting and reducing harm to the designated heritage asset.

09 COMPLIANCE REQUIRED - PRECISE DETAILS OF RAINWATER GOODS

CONDITION - Prior to the installation of any new/replacement rainwater goods (including gutters, downpipes, hopperheads and soil pipes) to the Listed Building and new Garden Room Extension, details of the material, profile, finish and colour to be used shall be submitted to and agreed in writing with the Local Planning Authority and shall thereafter be implemented entirely as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

10 COMPLIANCE REQUIRED - PRECISE DETAILS OF INTERNAL DOOR SERVING GARDEN ROOM EXTENSION

CONDITION; Prior to the installation of the new internal door to the new Garden Room extension to the Listed Building (SoW - D), detailed large scale drawings (sections and elevations) which shall include details of materials, finishes, method of opening, glazing (if used), and colour of the new door and its surrounds to be installed shall be submitted to and approved, in writing by the Local Planning Authority and shall thereafter be implemented entirely as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

11 COMPLIANCE REQUIRED; PRECISE DETAILS OF PROPOSED JIB DOOR

CONDITION; Prior to the installation of the new internal jib door (SoW - D) within the Master Bedroom of the Listed Building, detailed large scale drawings (sections and elevations) which shall include details of materials, finishes, method of opening of the new door to be installed, and show the precise detailing of any historic decoration that is to be matched to the existing room interior (such as skirting boards), accompanied by clear photographs of the room's relevant interior features that are to be matched by the new door, shall be submitted to and approved, in writing by the Local Planning Authority and shall thereafter be implemented entirely as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

12 COMPLIANCE REQUIRED - PRECISE DETAILS OF RAINWATER GOODS

CONDITION; Prior to the installation of any new rainwater goods (including gutters, downpipes, hopperheads and soil pipes) to the new Outbuilding, details of the material, profile, finish and colour to be used shall be submitted to and agreed in writing with the Local Planning Authority and shall thereafter be implemented entirely as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

13 COMPLIANCE REQUIRED - PRECISE DETAILS OF PROPOSED CONSOLE BRACKETS

CONDITION; Prior to the installation of new console brackets (SoW - N) to the Listed Building, detailed large scale (1:5, 1:10 or 1:20 scale) drawings of the existing and new console brackets (including details of materials, finishes, fixing method, and colour) shall be submitted to and approved, in writing, by the Local Planning Authority, and shall be implemented and completed as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

14 COMPLIANCE REQUIRED - BUILDING SERVICES LAYOUT PLAN

CONDITION; Prior to the commencement of the works to create a new Dressing Room/Ensuite (SoW - L), a Building Services Layout Plan showing the routes of any new/altered services (including fixings, pipe work routes, ducting, and vents) for plumbing, heating, mechanical ventilation and electrics, the direction of existing joists, and the extent of any new floor and wall finishes that are to be installed such as tiles, accompanied by detailed elevations and/or cross-sections showing wall/floor/ceiling build up where appropriate, shall be submitted to and approved, in writing, by the Local Planning Authority, and shall be implemented and completed as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

15 COMPLIANCE REQUIRED - PRECISE DETAILS OF PROPOSED RAILED SIDE GATE

CONDITION; Prior to the installation of the new railed side gate (SoW - W) to the Grade II Listed Boundary Wall and Railings, detailed large scale drawings (sections and elevations) of the existing railed front gate and new railed side gate (including details of materials, finishes, method of opening, and colour) shall be submitted to and approved, in writing, by the Local Planning Authority, and shall be implemented and completed as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

16 COMPLIANCE REQUIRED - PRECISE DETAILS OF PROPOSED DOUBLE GATES

CONDITION; Prior to the installation of the new double gates (SoW - Y) to the curtilage Listed Boundary Wall, detailed large scale drawings (sections and elevations) of the new double gates (including details of materials, finishes, method of opening, and colour) shall be submitted to and approved, in writing, by the Local Planning Authority, and shall be implemented and completed as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

17 COMPLIANCE REQUIRED - PRECISE DETAILS OF HARD AND SOFT LANDSCAPING

CONDITION; Precise details of all hard and soft landscaping and new boundary treatments

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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(including materials, finishes, and colours) to be used must be approved in writing by the Local Planning Authority prior to the commencement of any landscaping works, and thereafter the works (SoW- X) shall be implemented and completed as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

18 COMPLIANCE REQUIRED - PRECISE DETAILS OF PROPOSED WINDER STAIRCASE

CONDITION; Prior to the commencement of any works (SoW - E) to alter the existing winder staircase within the Listed Building, detailed large scale (1:5, 1:10 or 1:20 scale) drawings of the staircase (including details of the new handrail) shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and completed as approved.

REASON- In the interests of protecting and reducing harm to the designated heritage asset.

<a href="#">24/01882/FUL</a> <a href="#">HH</a> Approval - Full 17.03.2025 Delegated Decision	Mr and Mrs Ridgeon	Householder Planning Application - Proposed extension, alterations and erection of outbuilding as detailed in the design, access and heritage statement.	Dorset House 26 New Road Mistley Manningtree Essex CO11 2AQ
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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 - Received 17.12.2025

Drawing No. 4424-07 - Proposed Outbuilding Details

Drawing No. 4429-06 A - Amended proposed Elevations

Drawing No. 4429-08 A - Amended Contextual Elevations

Drawing No. 4429-09 A - Amended proposed site layout plan

Drawing No. 4424-05 B - Amended Proposed Floor and Roof Plans

Design, Access and Heritage Statement - Received 12.03.2025

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 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 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the outbuilding accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as Dorset House 26 New Road (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed outbuilding would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the principal dwelling, there is potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

#### NOTE/S FOR CONDITION

Unless otherwise stated, this condition applies to the site outlined in red and to all new development that forms any net increase in residential accommodation and may include change of use of buildings, change of use of land for the siting of caravans or similar, new buildings and extensions.

<a href="#">25/00244/TCA</a>	<i>Mr Chris Elliott -</i>	<i>Trees in a</i>	<i>Trinity Bungalow</i>
<i>Approval - Full</i>	<i>Elliott</i>	<i>Conservation Area</i>	<i>Trinity Road</i>
<i>21.03.2025</i>	<i>Landscapes Ltd</i>	<i>Notification - 3 x Betula</i>	<i>Mistley</i>
<i>Delegated</i>		<i>Pendula to be</i>	<i>Essex</i>
<i>Decision</i>		<i>removed. 1 x Ilex to be</i>	<i>CO11 2HL</i>
		<i>removed.</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.

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<a href="#">25/00293/TCA</a> Approval - Full 21.03.2025 Delegated Decision	Mrs Harmsworth	Trees in a Conservation Area Notification - Reduce Holly Tree to leave at approx. 5m above ground level (current height 8-9 m).	1 The Green Mistley Essex CO11 1EU
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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.
- 02 Informative - this authorisation to carry out works to a tree within a conservation area does not mean that the applicant or any other person can enter land owned by a third-party for the purposes of carrying out the works set out in the Section 211 notice served on the council.

## **Ramsey & Parkeston Parish Council No Determinations**

### **St Osyth Parish Council**

<a href="#"><u>24/01789/FUL</u></a> <a href="#"><u>HH</u></a> Approval - Full 19.03.2025 Delegated Decision	Mr Terrance Eldridge	Householder Planning Application - Side extension, raising of the roof and cladding to the exterior.	3 Eastern Promenade St Osyth Clacton On Sea Essex CO16 8LG
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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).

Site Plan - Rec'd 03.12.24  
Proposed First Floor Plan - Rec'd 12.12.24  
Proposed Front Elevation - Rec'd 11.12.24  
Proposed Ground Floor Plan - Rec'd 11.12.24  
Proposed Left Elevation - Rec'd 11.12.24  
Proposed Rear Elevation - Rec'd 11.12.24  
Proposed Right Elevation - Rec'd 11.12.24  
Proposed Roof Plan - Rec'd 11.12.24  
Amended Block Plan - Rec'd 23.01.25  
Planning Statement - Rec'd 03.12.24

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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<a href="#"><u>24/01910/FUL</u></a> Approval - Full 21.03.2025 Committee Decision	Messrs Cook and Wicken	Planning Application - Erection of two detached self-build bungalows.	Rear of 140 Point Clear Road St Osyth Essex CO16 8JA
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01 1. COMPLIANCE: TIME LIMIT

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

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

02 1. COMPLIANCE: APPROVED PLANS AND DOCUMENTS

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

- Site Location Plan Scale 1:1250 received 27 April 2023
- Drawing No HPCR-01 received 13 April 2023
- Materials details shown on Drawing No HPCR-01 received 13 April 2023
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REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

03 3. COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED:  
LANDSCAPING SCHEME

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

REASON: To ensure that the approved landscaping scheme is implemented in accordance

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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with the approved scheme and has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

04 4. COMPLIANCE: PERMEABLE SURFACING

CONDITION: All new parking areas and areas of hardstanding shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the site area.

REASON: In the interests of sustainable development and to minimise the risk of surface water flooding.

05 5. COMPLIANCE: CONSTRUCTION MANAGEMENT PLAN

CONDITION: The development hereby approved shall be carried out in accordance with the accompanying Construction Method Statement received 20 December 2024. The said methodology as approved shall be implemented in its entirety and shall operate as approved at all times during construction, unless otherwise agreed in writing by the local planning authority.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

06 6. FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 1

CONDITION: No development shall take place until a scheme of archaeological evaluation of the site, including timetable, has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed.

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

07 7. FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 2

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

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

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

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

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

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

08 8. FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 3

**CONDITION:** No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority.

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

09 9. ACTION REQUIRED IN THE EVENT OF UNEXPECTED GROUND CONDITIONS

**CONDITION:** The Local Planning Authority shall be contacted in the event of unexpected



ground conditions being encountered during construction and the below minimum precautions shall be undertaken immediately.

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions.
12. After consultation with the Local Planning Authority, materials should either be: re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or treatment of material on site to meet compliance targets so it can be re-used; or removal from site to a suitably licensed landfill or permitted treatment facility.
13. A Verification Report shall be submitted to and approved in writing by the Local Planning Authority before development can proceed.

**REASON:** It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

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receptors.

10 10. PRE-COMMENCEMENT CONDITION: MITIGATION TO BE AGREED, RAMS

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

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

NOTE/S FOR CONDITION:

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

Typically, a contribution towards visitor management measures at the protected Habitats Site(s) may be the preferred and simplest approach to fulfil the requirements of this condition. To fulfil this requirement, you can contribute funds towards a range of mitigation projects in the protected areas. It is essential to secure this provision through a legal agreement between the District Council, Developer/Applicant, and site owners prior to commencement of development. You are strongly advised to finalise the legal agreement with the District Council before submitting any request to discharge this condition. Failure to conclude the agreement within the discharge of condition application timeframe may lead to the refusal to discharge the condition. Please note if there are other obligations needed for this development, for example to secure monitoring and maintenance of a Biodiversity Net Gain Plan, you may wish to combine these together as one agreement. Furthermore, please also note a legal agreement will include legal fees and may require obligations to secure monitoring and associated fees.

11 11. SPECIFIC RESTRICTION ON DEVELOPMENT: SELF-BUILD AND CUSTOM-BUILD

CONDITION: The dwelling/s approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling/s for their own occupation and use as a self-build project in accordance with the Self-build and Custom Housebuilding Act 2015 for a minimum of 24 hours from first occupation by said persons.

Furthermore, the following scheduled actions shall be undertaken.

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

REASON: The dwelling/s approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling/s for their own occupation and use as a self-build project in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended) and to accord with provisions of the Local Plan and NPPF.

12

12 PRIOR TO OCCUPATION CONDITION - PASSING BAY CONDITION -

Prior to the first occupation of the hereby approved development the passing bay indicated on Drawing No. CPCR-102 Rev A. shall be implemented and completed in its entirety, and hereby retained thereafter.

REASON: In the interest of highway safety

<a href="#">25/00135/WTP</a> <a href="#">O</a> Approval - Full 21.03.2025 Delegated Decision	Williams	Works related to Tree Preservation Order (81/00007/TPO) - Re pollard two Sycamore trees.	Acacia Cottage 94 Clacton Road St Osyth Essex CO16 8PG
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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.

## **Tendring Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00294/TCA</a> Approval - Full 21.03.2025 Delegated Decision	Mr Westwood	Trees in a Conservation Area Notification - T1 Cedar Tree - Reduce to previous cutting points, approx. 1-1.5m off. T2 Cedar Tree - Reduce to previous cutting points approx. 1-1.5m off. T3 and T4 Acer Trees - Reduce to previous cutting points, approx. 2-2.5m off. T5 - Sorbus Tree - Reduce to previous cutting points, approx. 1.5-2m off. T6 - Oak Tree - Reduce to previous cutting points, approx. 2m off. T7 - Prunus - Left hand Boundary reduce by 1.5m overall.	Trenwith House The Street Tendring Essex CO16 0BW

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or

not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

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

### **Thorpe-le-Soken Parish Council**

<a href="#">25/00216/WTP</a> <a href="#">O</a> Approval - Full 21.03.2025 Delegated Decision	IG Environmental Services	Works related to Tree Preservation Order (95/00022/TPO) - Remove the x2 closest mature Oak trees to property	Lady Nelson Playing Field Station Road Thorpe Le Soken Essex CO16 0JJ
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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

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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.

### **Thorrington Parish Council**

### **No Determinations**

### **Weeley Parish Council**

<a href="#"><u>24/01802/OUT</u></a> Refusal - Outline 17.03.2025 Delegated Decision	Mr Danny Blowers	Outline Planning Application (All Matters Reserved) - Erection of self-build bungalow and single garage to the rear of existing property following demolition of existing garages. Replacement garage to side of existing property. Access to new bungalow via side of existing property.	17 The Street Weeley Clacton On Sea Essex CO16 9JF
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- 01 The proposed dwelling will be sited behind (east) the existing dwelling at 17 The Street accessed via a driveway between the existing dwellings of 17 and 9 The Street and is therefore considered backland residential development.

The vehicular access to the dwelling is approximately 27.5 metres in length making for a long and narrow driveway following clearing works and new boundary treatments.

The proposal is considered as "tandem" development using a shared access as the new dwelling will be sited behind the existing dwelling of 17 The Street.

The proposal is considered a form of development out of character with the linear form of development along this part of The Street which has a well-defined frontage and would set a harmful precedent for other similar forms of development. In addition, the wide grass verge outside of 17 The Street, which runs from Thorpe Road in the north to Weeley Manor at 23 The Street, is a safeguarded open space which will be

compromised where a new wider vehicular access is required to cross the verge having a detrimental impact on its character and appearance further urbanising the immediate area.

The proposed development is therefore contrary to Policy SP7 of the Tendring District Local Plan 2013-2033 and Beyond Section 1 and Policies SPL3 and LP8 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

02 The site is well populated with large shrubs and specimen trees with brambles becoming established on the land. The main trees appear to be three Beech and a single Scots Pine.

It is not clear to what extent the trees are a constraint on the development potential of the land. Therefore, to establish the degree to which the trees constrain the site an Arboricultural Impact Assessment (AIA) is required.

The applicant has not provided an AIA and therefore the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on the trees on the application site and would therefore be contrary to Policy PPL3 and SPL3 of the Local Plan.

03 Given the nature of the application site which is overgrown and contains mature trees, there is a potential for wildlife and their habitats, in this case the mature trees on the site link to a further wooded area which provides a likely habitat for bats and breeding birds, similarly the overgrown nature of the site provides likely habitats for badgers, dormice, invertebrates, great crested newts and reptiles, and a Preliminary Ecological Survey is required in order that the impacts to wildlife and their habitats can be properly assessed.

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

Paragraph 187 of the National Planning Policy Framework requires that planning decisions protect and enhance sites of biodiversity. Paragraph 99 of Circular 06/2005 states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" it goes on to state "The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances".

National Planning Practice Guidance for the Natural Environment confirms that an ecological survey will be necessary if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Standing advice from Natural England confirms that if there is suitable habitat on the site to support protected species a survey is required. In this case the Natural England standing advice verifies that mature trees, woodland and scrub are likely habitats for



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protected species. No such information has been provided with this application and therefore the effects on protected species and their habitats are not able to be fully considered. As such, the proposal is in conflict with the afore-mentioned policies, guidance, advice and the Framework.

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

<a href="#"><u>24/01915/VOC</u></a> Approval - Full 20.03.2025 Committee Decision	Mr Sam Kent - Kents Construction and Development	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) of application 21/02014/FUL, approved at appeal APP/P1560/W/22/3291 996, to enable changes to the floor plans and roof elevations.	Land at Connaught Road Weeley Essex CO16 9EL
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#### 01 COMPLIANCE: 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.

- o 1763 P07B Ordnance Survey (1:1250 Location Plan)
- o 2402-TP-01-C Amended Plot 1 - Proposed Floor Plans and Elevations (including materials details)
- o 2402-TP-02-C Amended Plots 2, 4 and 6 - Proposed Floor Plans and Elevations (including materials details)
- o 2402-TP-03-C Amended Plots 3, 5 and 7 - Proposed Floor Plans And Elevations (including materials details)
- o 1763 P04B Garage Elevations

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

#### 02 COMPLIANCE: APPROVED CONSTRUCTION MANAGEMENT PLAN

CONDITION: The Construction Method Statement approved under Discharge of Condition

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Application reference 24/01112/DISCON shall be adhered to throughout the construction phase for the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development.

03 COMPLIANCE: CONSTRUCTION WORKING HOURS

CONDITION: Construction works shall take place only between the hours of 08:00 to 18:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays. No vehicle connected with the works shall arrive on site before 07:30 or leave after 19:00 (except in the case of emergency), unless otherwise agreed in writing by the Local Planning Authority.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development.

04 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING PRIOR TO OCCUPATION

CONDITION: Prior to occupation of the approved dwellings, the development shall be carried out in full accordance with the hard and soft landscaping scheme approved under Discharge of Condition Application reference 24/01112/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

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

05 ONGOING COMPLIANCE: MAINTENANCE OF APPROVED LANDSCAPING

CONDITION: Following the full implementation of the approved landscaping scheme, the landscape maintenance approved under Discharge of Condition Application reference 24/01112/DISCON shall thereafter be carried out in accordance with the approved schedule, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the approved landscaping scheme is maintained to ensure its longevity, in the interests of visual amenity and the quality of the development.

06 COMPLIANCE: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: The development shall be carried out in accordance with the surface water drainage strategy approved under Discharge of Condition Application reference 24/01112/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

The development shall proceed in accordance with the approved details and the approved biodiversity enhancement measures shall be retained for the lifetime of the development.

REASON: To enhance protected and Priority species and habitats.

07 COMPLIANCE: NO DISCHARGE OF SURFACE WATER

CONDITION: The development shall be carried out in accordance with the surface water drainage strategy approved under Discharge of Condition Application reference 24/01172/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of maintaining highway safety for the lifetime of the development.

08 SPECIFIC RESTRICTION ON DEVELOPMENT: NO GATES

CONDITION: At no point shall gates be provided obstructing vehicular access into the site from Clacton Road (B1441). The access shall remain open and free for use thereafter.

REASON: In the interests of maintaining highway safety for the lifetime of the development.

09 COMPLIANCE: PARKING PROVIDED PRIOR TO OCCUPATION AND RETAINED

CONDITION: The development shall not be occupied until such time as the driveways and garages have been provided in accordance with the approved plans and shall be retained in this approved form thereafter.

REASON: To ensure that adequate parking is available clear of the highway, In the interests of maintaining highway safety for the lifetime of the development.

10 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD FOR ENCLOSURES

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no fences, walls or other means of enclosure shall be erected along the rear (northwest) boundaries of Plots 1 to 7 other than any means of enclosure and boundary treatments forming part of the approved landscaping scheme.

REASON: The subsequent introduction of alternative means of enclosure along the boundary with the adjacent field could undermine the effectiveness of the approved landscaping scheme and harm the character and appearance of the area.

11 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD EXTENSIONS, ALTERATIONS AND OUTBUILDINGS

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions or alterations to any of the dwellings hereby permitted, including to their roofs, nor shall any buildings or enclosures be erected in

the rear gardens of the dwellings.

REASON: These would be visually exposed given the relationship between the rear boundaries of the residential plots and the adjacent field. Therefore, maintaining planning control over future additions would be justified, in order to maintain the character and appearance of the area.

<a href="#">25/00296/WTP</a> <a href="#">O</a> Approval - Full 21.03.2025 Delegated Decision	Cribb	Works related to Tree Preservation Order (93/00018/TPO) 1 No. (T1) Reduce oak tree by stables. 1 No. (T2) Reduce declining Oak tree by 5 metres to lower growth.	53 Mill Lane Weeley Heath Clacton On Sea Essex CO16 9BZ
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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.

**Wix Parish Council**

**No Determinations**

**Wrabness Parish Council**

**No Determinations**