

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

Alresford Parish Council

25/00174/FULHH	Mr and Mrs	Householder Planning	5 Pippin Way
Approval - Full	Homewood	Application - Single	Alresford
03.04.2025		storey rear and part side	Colchester
Delegated		extension.	Essex
Decision			CO7 8FL

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. P01A
- Drawing No. P02

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

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

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

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

Ardleigh Parish Council

<u>25/00002/FULH</u>	Mr Rose	Householder Planning	Willowdene
<u>H</u>		Application - rear	Fox Street
Approval - Full		extension and additional	Ardleigh
01.04.2025		first floor.	Colchester
Delegated			Essex
Decision			CO7 7PP

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

NOTE/S FOR CONDITION:

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Listed Building Consents).

Drawing No's

- 24_1946 103 E - Proposed Elevations
- 24_1946 101 - Proposed Floor Plans
- Block Plan - Rec'd 16.01.25
- Site Location Plan - Rec'd 16.01.25

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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<u>25/00157/LUEX</u>	<i>Mr Keith Mcardle</i>	<i>Application for Lawful Development Certificate for Existing Use or Development for construction of 5 bedroom dwelling (use class C3).</i>	<i>Morrowwood Cottage Morrow Lane Ardleigh Colchester Essex CO7 7NG</i>
<i>Lawful Use Certificate Granted 02.04.2025 Delegated Decision</i>			

- 01 1Sufficient evidence has been submitted with the application which is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, Morrowwood Cottage, Morrow Lane, Ardleigh, CO7 7NG, has been used as a 5 bedroom dwelling Use Class C3 for a period in excess of 4 years and enforcement action can no longer be taken.

Beaumont Parish Council

No Determination

Bradfield Parish Council

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<u>25/00346/NMA</u> Approval Non Material Amendment 02.04.2025 Delegated Decision	Mr M Renzland and Mrs S Hicks	Non Material Amendment to 23/00074/VOC - Rearrange east elevation window layout, remove window to utility room, remove basement, extension to west side of north elevation, and increased parapet height.	Land adjacent Emsworth House Station Road Bradfield Manningtree Essex CO11 2UP

01 APPROVED PLANS & DOCUMENTS

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DRAWING NUMBER 7055-1201_Proposed GA - Ground Floor Plan
 DRAWING NUMBER 7055-1301_Proposed GA Elevation - North
 DRAWING NUMBER 7055-1302_Proposed GA Elevation - West
 DRAWING NUMBER 7055-1303_Proposed GA Elevation - South
 DRAWING NUMBER 7055-1304_Proposed GA Elevation - East

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

NOTE/S FOR CONDITION:

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Brightlingsea Town Council

<u>24/01923/FUL</u>	<i>Mr Ed Cratchley -</i>	<i>Application for full</i>	<i>The Co-operative Food Pfs</i>
<i>Approval - Full</i>	<i>Sainsbury's</i>	<i>planning permission -</i>	<i>Samsons Road</i>
<i>02.04.2025</i>	<i>Supermarkets</i>	<i>Erection of palisade</i>	<i>Brightlingsea</i>
<i>Delegated</i>	<i>Limited</i>	<i>fencing and gate within</i>	<i>Colchester</i>
<i>Decision</i>		<i>the service yard, and</i>	<i>Essex</i>
		<i>alterations to car park</i>	<i>CO7 0RN</i>
		<i>including trolley bays</i>	

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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Drawing No. A-2102 Rev 3 - Proposed Elevations
 Drawing No. A-2702 Rev 2 - Proposed Roof Plan
 Drawing No. A-9003 Rev 3 - Proposed Block Plan
 Drawing No. A-9007 Rev 4 - Proposed Service Yard and Plant Details
 Drawing No. A-9010 Rev 4 - Site Plan
 Drawing No. A-9012 Rev 3 - Proposed Trolley Shelter Details

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

NOTE/S FOR CONDITION:

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

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

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

04 CONDITION; Prior to the first use of any external lighting / floodlighting within the development site, the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare, in accordance with details to have been previously submitted to and approved in writing by the Local Planning Authority.

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

05 CONDITION; Prior to the development becoming operational a Delivery and Servicing Plan, and a Car Park Management Plan shall have been submitted to, and agreed in writing by the

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Local Planning Authority. The approved Plans shall be adhered to at all times, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and convenience.

NOTE: The Plans shall include but not be restricted to the following:

- a) Service vehicles servicing the site of maximum length 16.5 metres.
- b) Deliveries and refuse collection to the development to be managed in advance to minimise the impact on the local highway network where possible.
- c) A parking management strategy to be in place limiting customers to a maximum 180-minute stay only.

25/00375/NMA Approval Non Material Amendment 01.04.2025 Delegated Decision	Mr and Mrs Jennings	Non Material Amendment to 24/01858/FULHH - Reduce the size of the extension to avoid the existing drainage.	42 Park Drive Brightlingsea Essex CO7 0UB
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- Drawing No. NMA01

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

NOTE/S FOR CONDITION:

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Clacton-on-Sea

<u>25/00191/LUPR OP</u> <i>Lawful Use/developmen t Refused 02.04.2025 Delegated Decision</i>	<i>Nest Contractors Ltd</i>	<i>Application for Lawful Development Certificate for proposed works for loft conversion to enlarge the rear dormer.</i>	<i>21 Granville Road Clacton On Sea Essex CO15 6BX</i>
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01 Despite the description on the application seeking a lawful development certificate for a loft conversion to enlarge the rear dormer, no conversion of the existing roofspace is proposed. The submitted plans show the proposal as a flat roofed second floor extension on an existing flat roof. As such, it would fail to be considered under Schedule 2, Part 1, Class B of the GPDO as an addition to the roof of a dwellinghouse. Instead, it would be assessed as an enlargement, improvement or other alteration of a dwellinghouse under Schedule 2, Part 1, Class A of the GPDO. Due to its siting and the alterations required to facilitate the proposal, it would fail to meet the criteria for Schedule 2, Part 1, Class A of the GPDO.

The above notwithstanding, if the proposal were to be considered a dormer, the existing addition at second floor level does not form part of the original dwellinghouse, and therefore the area they encompass would have to be factored in when calculating the overall size of the proposed structure. As such, the overall volume of the structure exceeds the permitted 50 cubic metres allowed under the GPDO and would similarly fail to be considered under Schedule 2, Part 1, Class B of the GPDO.

As a result of the above, full planning permission is required for the proposal.

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25/00206/FULH H Approval - Full 04.04.2025 Delegated Decision	Mr Anthony Mears	Householder Planning Application - New rear extension to side and rear of property, existing extension hipped roof removed and replaced with dual pitched roof. Two new glazed panels to new roof. Existing and proposed external walls to be finished in a render finish. Existing cladding to front elevation replaced with new cedar cladding. All existing fenestrations to be replaced with new.	47 Cliff Road Holland On Sea Clacton On Sea Essex CO15 5QQ

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NOTE/S FOR CONDITION:

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Drawing No's

- 0263-A-001 00
- 0263-A-002 00
- 0263-A-200 00

REASON: For the avoidance of doubt.

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<u>25/00380/WTPO</u>	<i>Mrs Doreen</i>	<i>Works related to Tree</i>	<i>3B Sladburys Lane</i>
<i>Approval - Full</i>	<i>Longman</i>	<i>Preservation Order</i>	<i>Clacton On Sea</i>
<i>04.04.2025</i>		<i>(93/00041/TPO) - 2 No.</i>	<i>Essex</i>
<i>Delegated</i>		<i>Beech - Reduce crown</i>	<i>CO15 6NU</i>
<i>Decision</i>		<i>by 30% and remove</i>	
		<i>lower branches.</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.

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

<u>25/00389/TCA</u> <i>Approval - Full</i> <i>04.04.2025</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Sabrina Nash</i> <i>- Essex Counry</i> <i>Council</i>	<i>Trees in a Conservation</i> <i>Area Notification - T1</i> <i>Caucasian Elm - Crown</i> <i>Reduce (Winter) By 3-</i> <i>3.5m to suitable growth</i> <i>point. T2 Small-Leaved</i> <i>Lime - Crown Reduce</i> <i>(Winter) By 1.5m to</i> <i>suitable growth point. T3</i> <i>River Birch - Crown</i> <i>Reduce (Winter) By 3m</i> <i>to suitable growth point.</i> <i>T4 Small-Leaved Lime -</i> <i>Crown Reduce (Winter)</i> <i>By 2m to suitable growth</i> <i>point. T5 River Birch -</i> <i>Crown Reduce (Winter)</i> <i>By 2m to suitable growth</i> <i>point. T7 River Birch -</i> <i>Crown Reduce (Winter)</i> <i>By 2m to suitable growth</i> <i>point. T8 Small-Leaved</i> <i>Lime - Crown Reduce</i> <i>(Winter) By 3m to</i> <i>suitable growth point.</i>	<i>Station Road</i> <i>Clacton On Sea</i> <i>Essex</i> <i>CO15 1RN</i>
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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.

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NOTE/S FOR CONDITION:

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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.
- 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 Determination

Frating Parish Council No Determination

Frinton & Walton Town Council

<u>24/01889/FULH</u>	<i>Mrs Jackie Brown</i>	<i>Householder Planning</i>	<i>Barn Cottage</i>
<u>H</u>		<i>Application - Proposed</i>	<i>79 Thorpe Road</i>
<i>Approval - Full</i>		<i>single storey rear</i>	<i>Kirby Cross</i>
<i>04.04.2025</i>		<i>extension, replacement</i>	<i>Essex</i>
<i>Delegated</i>		<i>front projection, and</i>	<i>CO13 0ND</i>
<i>Decision</i>		<i>replacement rear dormer.</i>	

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No. 001.A
 Drawing No. 002.D
 Drawing No. 003
 Drawing No. 004

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

25/00073/FULH H Approval - Full 01.04.2025 Delegated Decision	Mr M Burwood	Householder Planning Application - Extension of existing garage and conversion to bedroom.	23 Upper Second Avenue Frinton On Sea Essex CO13 9LP
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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.

- 101 - SITE PLAN - REC'D 17.01.25
- 102 - BLOCK PLAN - REC'D 17.01.25
- 105 - EXISTING AND PROPOSED FLOOR PLANS, 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

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

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

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

<u>25/00378/WTPO</u>	Mr Derek Halliday	Works related to Tree	Flat 1
Approval - Full	- Broadlands	Preservation Order	Broadlands
04.04.2025	Management	(08/00006/TPO) - Willow	Holland Road
Delegated Decision	(Frinton) Limited	Tree - Fell this tree to ground level.	Frinton On Sea Essex CO13 9ES

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

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

<u>25/00383/WTPO</u>	Mr Leon	Works related to Tree	Turpins Grove
Approval - Full	Woodrow - TDC	Preservation Order	Frietuna Road
04.04.2025		(78/00020/TPO) - T1	Kirby Cross
Delegated		Oak Tree behind 15	Frinton On Sea
Decision		Plover Close - Remove	Essex
		deadwood and three	CO13 0QP
		overhanging branches.	
		T2 and T3 Oak Trees	
		behind 37 Frituna Road -	
		Cut back Overhanging	
		Branches.	

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

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

Great Bentley Parish Council

24/01751/FULH H Approval - Full 31.03.2025 Delegated Decision	R.H Management (Anglia) Ltd	Householder Planning Application - Retention and alteration of the single storey rear extension to be finished in facing brickwork.	23 Linnet Way Great Bentley Colchester Essex CO7 8QJ
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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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- Drawing No. 23/LWGB/24/1
- Drawing No. 23/LWGB/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.

Great Bromley Parish Council

<u>24/01235/OUT</u> <i>Application</i> <i>Withdrawn</i>	<i>Mr D Rapson -</i> <i>Privo Land Ltd</i>	<i>Outline Planning</i> <i>Application (Access to be</i> <i>considered) - Outline</i> <i>planning application for</i> <i>the erection of up to 48</i> <i> dwellings with associated</i> <i>infrastructure, open</i> <i>space, parking, drainage</i> <i>and landscaping.</i>	<i>Paddocks</i> <i>Land North of Harwich Road</i> <i>Great Bromley</i> <i>Essex</i> <i>CO7 7UH</i>
<i>Delegated</i> <i>Decision</i>			

01 UNACCEPTABLE IN PRINCIPLE

Adopted Tendring District Local Plan 2013-2033 and Beyond Section 1 Policy SP3 sets out the Council's spatial strategy for development within the district. The Council's spatial strategy focusses new development within or adjoining existing settlement development boundaries (SDB's) subject to their scale, sustainability and existing role within the district and, where relevant, across the wider strategic area. Local Plan Section 2 Policy SPL1 identifies a

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hierarchy of settlements to where new development will be directed and Policy SPL2 defines the settlement boundaries themselves.

The application site is located over 1km from the edge of the defined SDB of Frating (to the south) and 1.3km from the edge of the SDB of Great Bromley (to the north) (both are 'Smaller Rural Settlements'). In policy terms, the site is therefore located within the countryside where development is restricted to protect and enhance the character and openness of the countryside. Whilst it is recognised that there is a small local convenience store and bus stops further to the west of the site (on the corner of Harwich Road and Frating Road), the site is poorly located in terms of accessibility to other local services and job opportunities and is a considerable distance away from nearby SDB's.

Given the site's location outside of any defined settlement development boundary, the site is not located in an area which is promoted as a suitable location for further housing growth, therefore being contrary to the Council's spatial strategy and in conflict with adopted Local Plan Section 1 Policies SP1 and SP3 and Section 2 Policies SPL1 and SPL2.

02 FAILURE TO DEMONSTRATE: FOOTPATH CAN BE DELIVERED

National Planning Policy Framework 2024 (NPPF) Paragraph 109 states that transport issues should be considered from the earliest stages of development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve (a) making transport considerations an important part of early engagement with local communities; b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places; and ... (d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage - for example in relation to the scale, location or density of development that can be accommodated; e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and

Paragraph 115 of the NPPF states that in assessing specific applications for development, it should be ensured that (a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.

Paragraph 117 of the NPPF states that applications for development should: (a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Adopted Local Plan Section 1 Policy SP7 states that new development proposals should create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car. Adopted Local Plan Section 2 Policy SPL3 Part B

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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seeks to ensure that the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments. Adopted Local Plan Section 2 Policy CP1 states that Proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport.

The proposed 48-dwelling scheme includes the provision of a new footpath link intended to enhance connectivity between the proposed development/existing residential pockets to the east, and existing amenities to the west of the site, such as the small convenience store and bus stops along Harwich Road near the Frating Road junction.

However, the application has not sufficiently demonstrated that this proposed footpath link can be delivered in its entirety to an acceptable standard that ensures the safety of all users. Furthermore, it has failed to show that the footpath can be implemented without causing significant harm to existing trees, hedgerows, and the landscape character along Harwich Road, particularly between the western boundary of the application site and the furthest western extent of the proposed link, and between the eastern boundary of the application site and where the link is proposed to connect with the existing footway further to the east.

As a result, the proposal does not adequately comply with the relevant policies outlined above.

03 CHARACTER HARM

Adopted Local Plan Section 1 Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs.

Adopted Local Plan Section 2 Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings and should respect or enhance local landscape character and other locally important features. Local Plan Section 2 Policy PPL3 states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance. Adopted Local Plan Section 2 Policy LP4 relates to housing layout and states; to ensure a positive contribution towards the District's 'sense of place', the design and layout of new residential developments will be expected to incorporate and maximise the use of green infrastructure, verges, trees and other vegetation.

The proposed development, by reason of its amount (48 new dwellings), location and provision of a footpath link to the south of existing trees and hedgerows along Harwich Road, would lead to a significant erosion of the existing valuable rural ambiance that is characteristic of the area north of Harwich Road. The provision of up to 48 dwellings on the application site as indicatively indicated will result in an overly dense urbanised island in a rural location. The harm identified is irrespective of potential variations in scales and layouts, and would be further exacerbated by the exposed location of the site along an existing undeveloped section along Harwich Road, as well as the awkward and uncharacteristically narrow gap that will remain between the western boundary of the application site and the sporadic built form on the Harwich Road/Frating Road junction. Moreover, the inevitable loss of all existing trees and hedgerows, as a result of the footpath link proposed to the south of existing trees and hedgerows along Harwich Road, will further exacerbate and accentuate the harm, resulting in an ill-conceived and fragmented development proposal.

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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The use of a planning condition to secure new planting (to the north of the new footpath link) and in the sections to the east and west of the application site, will not achieve the desired outcome. The areas to the north of where the proposed footpath will be located either do not form part of the application site and is in separate ownership, or it has not been demonstrated that there will be sufficient space available for any meaningful landscaping between the proposed footpath and the close boarded fencing of rear garden areas of properties to the east. In any event, on both accounts such landscaping will take a considerable amount of time to establish itself compared to the screening and character benefits that the existing trees and hedgerows offer.

For the reasons given any proposed layout and scale of a development of up to 48 dwellings on the application site would be at odds with the prevailing character and appearance of the area immediately to the north and north-west of the site. The proposal is therefore contrary to Tendring District Local Plan Policies SP7, PPL3, SPL3 and LP4 to the extent that these policies collectively seek to ensure that development is in keeping with local character.

04 FAILURE TO SECURE NECESSARY S106 OBLIGATIONS

The NPPF states Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Paragraph 65 of the NPPF states provision of affordable housing should be sought for residential developments that are major developments. Within the glossary of the NPPF, major development is defined as development where ten or more homes will be provided, or the site has an area of 0.5 hectares or more.

Adopted Local Plan Policy LP5 states that the Council will expect for schemes of 11 or more (net) homes, 30% of new dwellings to be made available to Tendring District Council or an alternative provider to acquire at a discounted value for use as affordable housing. A completed Section 106 has not been provided prior to the application determination date and the application is therefore contrary to the above policies.

Moreover, a major development proposal of this scale and nature will trigger necessary, related and reasonable financial contributions towards education, healthcare, public open space/play facilities and / or their maintenance, and recreational disturbance mitigation (RAMS) (this list is not exhaustive). The application fails to secure these necessary, related and reasonable mitigation measures through a completed Section 106 and is therefore contrary to Adopted Local Plan Policies SP2, HP1, HP5 and PP12.

<u>25/00247/FULH</u>	<i>Mr David Snazell</i>	<i>Householder Planning Application - Oak framed cartlodge/gym/store with home office over.</i>	<i>Mousetraps Parsons Hill Great Bromley Colchester Essex CO7 7JA</i>
<i>H</i>			
<i>Approval - Full</i>			
<i>01.04.2025</i>			
<i>Delegated Decision</i>			

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

- Proposed Ground Floor Plan - Rec'd 17.02.25
- Proposed First Floor Plan - Rec'd 17.02.25
- Proposed Block Plan - Rec'd 24.02.25
- Proposed Elevations - Rec'd 24.02.25
- Proposed Section - Rec'd 24.02.25
- Site Plan - Rec'd 24.02.25

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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 accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as Mousetraps Parsons Hill Great Bromley Colchester Essex CO7 7JA (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.

Great Oakley Parish Council

<u>25/00258/TCA</u>	<i>Mr Jimmy Eves -</i>	<i>Trees in a Conservation</i>	<i>Mill House</i>
<i>Approval - Full</i>	<i>All Conditions</i>	<i>Area Notification - Silver</i>	<i>High Street</i>
<i>04.04.2025</i>	<i>Treecare</i>	<i>Birch, Reduce trees to</i>	<i>Great Oakley</i>
<i>Delegated</i>		<i>previous pruning points</i>	<i>Essex</i>
<i>Decision</i>		<i>and remove deadwood.</i>	<i>CO12 5AQ</i>
		<i>Horse Chestnut, reduce</i>	
		<i>dead central stem to live</i>	
		<i>growth and reduce lateral</i>	
		<i>limbs accordingly to</i>	
		<i>balance the tree.</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.

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

REASON: To ensure that 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.

Harwich Town Council

<u>25/00236/FULH</u>	<i>Oliver and Cody</i>	<i>Householder Planning</i>	<i>11 Kreswell Grove</i>
<i>H</i>	<i>Sergison</i>	<i>Application - First floor</i>	<i>Dovercourt</i>
<i>Approval - Full</i>		<i>rear extension and new</i>	<i>Harwich</i>
<i>02.04.2025</i>		<i>first floor side window.</i>	<i>Essex</i>
<i>Delegated</i>			<i>CO12 3SZ</i>
<i>Decision</i>			

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

The 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 13.02.25

50-2024-01 - EXISTING FLOOR PLANS AND BLOCK PLAN - REC'D 13.02.25

50-2024-02 - EXISTING ELEVATIONS - REC'D 13.02.25

50-2024-03 - PROPOSED FLOOR PLANS AND BLOCK PLAN - REC'D 13.02.25

50-2024-04 - PROPOSED ELEVATIONS - 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 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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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and used as necessary for compliance purposes and/or enforcement action.

25/00269/LUPR OP Lawful Use Certificate Granted 01.04.2025 Delegated Decision	Ms Marie Sloan- Scott	Application for Lawful Development Certificate for Proposed Use or Development for loft conversion to create a larger bedroom with the installation of Velux rooflights to provide natural light.	24 Fronks Road Dovercourt Harwich Essex CO12 3RJ
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- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015.

25/00469/NMA Approval Non Material Amendment 02.04.2025 Delegated Decision	Mr Gary Gardner	Non Material Amendment to 25/00012/FULHH - Reducing the depth of the front extension in order to keep it out of the eastmost zone for the gas main.	The Gatehouse Parkeston Road Dovercourt Harwich Essex CO12 4NX
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01 APPROVED PLANS & DOCUMENTS

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

54-2024-03PA
54-2024-04PA
54-2024-05PA

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

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

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.

Lawford Parish Council

No Determination

Little Bentley Parish Council

<u>25/00416/AGRIC</u> <i>Determination prior approval not reqred</i> <i>02.04.2025</i>	<i>Mr King - W L King and Son</i>	<i>Application to determine if prior approved is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for agricultural straw storage building.</i>	<i>Old Oaks Farm Tendring Road Little Bentley Essex CO7 8SH</i>
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- 01 The development complies with the provisions of Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018; Statutory Instrument No. 343. The erection of the building for the purposes of agriculture are acceptable subject to the following conditions:
1. The development must not begin before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.
 2. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out where prior approval is not required, in accordance with the details submitted with the application.
 3. The development must be carried out where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given.

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

Little Bromley Parish Council

No Determination

Little Clacton Parish Council

25/00187/FULH H Approval - Full 02.04.2025 Delegated Decision	Mr Jason Rumble	Householder Planning Application - Alterations to previously approved works to include alterations to roofs, fenestration and a two-storey front extension to the garage (part retrospective).	Little Oaks Betts Green Road Little Clacton Clacton On Sea Essex CO16 9NH
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

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.

Drawing No. 's

- o 335 P01 Proposed Layout Plan & Proposed Floor Plans
- o 335 P02 Proposed Elevations & Roof Plans
- o 335 P03 Site Plan
- o Facing and roofing materials to match existing (as detailed on the accompanying application form)

REASON: For the avoidance of doubt.

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

The 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.

Little Oakley Parish Council

25/00490/TELLI C Deemed Consent 02.04.2025	Openreach	Installation of fixed line broadband electronic communications apparatus.	The Old Rectory Rectory Road Little Oakley Essex CO12 5JX
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Manningtree Town Council

25/00213/FUL Refusal - Full 04.04.2025 Delegated Decision	Mr Chris Wright	Planning Application - Modification of fenestration and extension to dwelling to provide physiotherapy facilities and installation of hoist to facilitate disabled access. Construction of extension, and conversion of existing garage to form 5no. studio/business units.	18-20 High Street Manningtree Essex CO11 1AD
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01 The proposals are considered to result in less than substantial harm to the significance of the Listed Building Nos. 18-20 High Street due to the loss of historic fabric, the inappropriate design of the proposed extensions and additions, the lack of clarity on the previous

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

unauthorised works and the inappropriate design detailing used for the front door surround.

As such the proposal does not preserve the special architectural and historic interest of the Listed Building (No. 18-20 High Street) in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and fails to preserve the character and appearance of the Conservation Area in line with the expectations of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed enlargements and alterations would result in a level of less than substantial harm to the significance of this Grade II Listed Building with limited public benefits identified to outweigh this harm and would also fail to preserve and enhance the character and appearance of the conservation area.

The proposal is therefore contrary to paragraphs 212, 213 and 215 of the National Planning Policy Framework (2024) and policies PPL8 and PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

<u>25/00214/LBC</u> <i>Refusal - Listed Building Consent</i> <i>04.04.2025</i> <i>Delegated Decision</i>	<i>Mr Chris Wright</i>	<i>Application for Listed Building Consent - Internal alterations, modification of fenestration and construction of extensions/reconfiguration to form business units. Addition of lift to facilitate disabled access.</i>	<i>18-20 High Street Manningtree Essex CO11 1AD</i>
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01 The proposals are considered to result in less than substantial harm to the significance of the Listed Building Nos. 18-20 High Street due to the loss of historic fabric (studwork and sash window), the inappropriate design of the proposed extensions and additions, the lack of clarity on the previous unauthorised works, changes in the floorplan (central ground floor hall), and the inappropriate design detailing used for the front door surround.

As such the proposal does not preserve the special architectural and historic interest of the Listed Building (No. 18-20 High Street) in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and fails to preserve the character and appearance of the Conservation Area in line with the expectations of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed enlargements and alterations would result in a level of less than substantial harm to the significance of this Grade II Listed Building with limited public benefits identified to outweigh this harm.

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

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

Mistley Parish Council

25/00385/NMA	<i>Tendring Farms</i>	<i>Non Material</i>	<i>Land South of</i>
<i>Approval Non</i>	<i>Limited</i>	<i>Amendment to</i>	<i>Long Road</i>
<i>Material</i>		<i>24/01181/VOC -</i>	<i>Mistley</i>
<i>Amendment</i>		<i>Introduction of additional</i>	<i>Essex</i>
<i>02.04.2025</i>		<i>approved plan to</i>	<i>CO11 2HN</i>
<i>Delegated</i>		<i>Condition 1 in order to</i>	
<i>Decision</i>		<i>enlarge garage on plot</i>	
		<i>92.</i>	

01 APPROVED PLANS & DOCUMENTS

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

Drawing number CC-S0354-P23-G93

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

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

considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

25/00386/NMA Approval Non Material Amendment 02.04.2025 Delegated Decision	<i>Tendring Farms Limited</i>	<i>Non Material Amendment to 24/01181/VOC - Change to wording of Condition 19 in relation to the use and operation of the commercial units in Flat Block C within Phase 1 of the development. Wording to be amended from 'Prior to works above slab level of the commercial units' to 'Prior to occupation of the commercial units'.</i>	<i>Land South of Long Road Mistley Essex CO11 2HN</i>
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01 Revised condition 19 of planning approval 24/01181/VOC

FURTHER APPROVAL: COMMERCIAL USE DETAILS

CONDITION: Prior to occupation of the commercial units hereby approved, as shown on approved drawing number 20-3074-639 Revision D Flat Block C Floor Plans & Elevations, full details of the use and operation, opening hours, and any associated extraction and air handling units shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. The uses shall operate in accordance with the approved uses and operating hours, unless otherwise agreed in writing by the local planning authority.

REASON: The proposals for Block C have changed somewhat with this scheme. The previous Reserved Matters had two relatively small retail units, but this scheme is proposing a café with sitting out area, farm shop, and bicycle shop. The kitchen for the café is likely to require extraction and air handling units. No details are provided with the application. Due to the proximity to residential uses, it is reasonable to seek details of any such equipment, restrict the uses to those proposed and restrict opening hours.

Ramsey & Parkeston Parish Council No Determination

St Osyth Parish Council

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
25/00311/HHPN OT Application Withdrawn 04.04.2025 Delegated Decision	Mr Steve Levermore	Application to determine if Prior Approval is required for a Proposed Larger Home Extension - Single storey rear extension measuring 5.1m in depth, 2.95m high and 2.82m at the eaves, assessed under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A.	37 Point Clear Road St Osyth Clacton On Sea Essex CO16 8EP

Tendring Parish Council

No Determination

Thorpe-le-Soken Parish Council

25/00127/FULH H Approval - Full 31.03.2025 Delegated Decision	Mr and Mrs Connell	Householder Planning Application - 1 and a half storey rear extension, enlarged front dormer and open porch.	Green Hedges Colchester Road Thorpe Le Soken Essex CO16 0LB
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the

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

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. P01B

Drawing No. P02

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: PROVISION OF OBSCURE GLASS AND NON OPENING WINDOW

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the windows in both the north-west facing side dormer and south-eastern facing side dormer shall be non opening and glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

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

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

NOTE/S FOR CONDITION

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

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

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

<u>25/00364/NMA</u>	<i>Mr & Mrs</i>	<i>Non Material</i>	<i>Rose Farm</i>
<i>Approval Non</i>	<i>Simpson</i>	<i>Amendment to</i>	<i>6 Frinton Road</i>
<i>Material</i>		<i>07/00956/FUL -</i>	<i>Thorpe Le Soken</i>
<i>Amendment</i>		<i>repositioning of approved</i>	<i>Clacton On Sea</i>
<i>31.03.2025</i>		<i>garage.</i>	<i>Essex</i>
<i>Delegated</i>			<i>CO16 0HS</i>
<i>Decision</i>			

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

Drawing Number P01A.

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.

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

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.

25/00405/TCA	Byford	Trees in a Conservation Area Notification - 1 No. (T1) Willow - To remove dead wood and pollard to stem.	Country Mouse Cottage Abbey Street Thorpe Le Soken Clacton On Sea Essex CO16 0JN
Approval - Full			
04.04.2025			
Delegated Decision			

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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Thorrington Parish Council

25/00112/ROC Approval - Full 02.04.2025 Delegated Decision	Mr Leslie Baker	Application under Section 73 of the Town and Country Planning Act for removal of Condition 12 (Travel Pack) of application 22/01845/FUL.	Rookwood Stables Brightlingsea Road Thorrington Essex CO7 8JL
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01 COMPLIANCE: TIME LIMIT

CONDITION: The development hereby permitted shall be begun before the expiration of three years from 10th March 2023.

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 COMPLIANCE: APPROVED PLANS AND 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 P04A Amended Site Plan
- o P01 Proposed Elevations and Layout
- o P02 Block Plan
- o P03 Construction Method Statement (subject to amendments within Condition 4)

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

03 COMPLIANCE: EV CHARGING

CONDITION: The EV charging points shown on approved drawing number P01 shall be provided prior to the occupation of the dwelling hereby approved and maintained in the approved form in working order thereafter.

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development and to provide facilities for drivers of Electric Vehicles and to support and encourage the use of low or no emission vehicles.

04 COMPLIANCE: CONSTRUCTION WORKS & VEHICLES

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CONDITION: Notwithstanding the Construction Method Statement details shown on approved drawing number P03, no construction works or deliveries in connection with the development shall take place outside the hours of:

- o 07:30 to 19:00 Monday to Friday
- o 08:00 to 13:00 Saturdays
- o with the exception of any piling or other percussive works which shall not take place outside the hours of 08:00 hours to 17:00 hours Monday to Friday.
- o No working of any kind is permitted on Sundays or any Public/Bank Holidays.

REASON: In the interests of highway safety and residential amenities.

05 COMPLIANCE: TREE PROTECTION MEASURES

CONDITION: The tree protection measures Appendix No 1 - BS 5837:2012 Figure 2 Protective Barrier and Appendix No 2 - BS 5837:2012 Figure 3 Details of Protective Barrier where construction encroaches within BS5837:2012 Root Protection Area (RPA) shown on approved drawing number P01 shall be erected prior to any demolition, site clearance or construction works and retained throughout the construction phase of the development hereby approved.

REASON: To ensure the retention of existing trees on site, in the interests of visual amenity and the quality of the development.

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

REASON: In the interests of the visual amenity and the quality of the development and to ensure the parking and turning areas remain unobstructed.

07 COMPLIANCE: IN ACCORDANCE WITH ECOLOGICAL APPRAISAL

CONDITION: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment dated 09.02.2023. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

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08 8PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

CONDITION: Prior to the installation of any external lighting to serve the development hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

09 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

10 COMPLIANCE: PARKING & TURNING PRIOR TO OCCUPATION

CONDITION: Prior to the occupation of the dwelling hereby approved, the associated parking and turning shall be provided in accordance with approved drawing numbers:

- o P04A Amended Site Plan
- o P01 Proposed Elevations and Layout

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o P02 Block Plan

The approved parking and turning areas serving the dwelling hereby approved, shall be maintained in this approved form.

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

11 FURTHER APPROVAL: CONTAMINATED LAND RISK ASSESSMENT

CONDITION: No development shall commence, other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures, until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority.

The risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- a. a survey of extent, scale and nature of contamination.
- b. an assessment of the potential risks to:
 - Human health,
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Groundwaters and surface waters,
 - Ecological systems; and,
 - Archaeological sites and ancient monuments.
- c. an appraisal of remedial options, and proposal of the preferred option(s).

The development hereby permitted shall not commence until the mitigation and remedial measures set out in the approved report have been implemented.

REASON: To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Note - The assessment required shall be conducted by competent persons and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and other current guidance deemed authoritative for the purposes.

12 FURTHER APPROVAL: FENCES AND ENCLOSURES

No above ground works shall take place until a plan indicating the positions, design, materials and

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type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The approved boundary treatment shall be implemented before the dwelling hereby permitted is occupied and retained in this approved form unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of providing adequate privacy for occupiers of the development and in the interests of visual amenity and quality of the development on this edge of settlement location.

Weeley Parish Council

<u>25/00077/FUL</u> Refusal - Full 31.03.2025 Delegated Decision	Mr Kiritto Sebamalaimuthu	Planning Application - Proposed change of use of former tyre/exhaust garage to convenience store with alterations including new shop front, roller shutter and canopy.	7 Colchester Road Weeley Clacton On Sea Essex CO16 9JT
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01 Paragraph 115 of the National Planning Policy Framework 2024 seeks to ensure that safe and suitable access to a development site can be achieved for all users.

Policy SPL3 Part B of the Tendring District Local Plan 2013-2033 states that planning permission will only be granted if amongst other things; access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and the design and layout of the development provides safe and convenient access for people.

Essex Parking Standards 2024 state that for Class E (a) uses 1 parking space per 20m² is required. The proposal provides two off street parking spaces but generates a requirement for 13 parking spaces and therefore falls substantially below the required standards.

The proposed change of use provides insufficient off street parking provision to meet the needs of the development which will result in on street parking in the area to the detriment of highway safety, and contrary to the above planning policies and guidance.

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

TDLP Policy SP7 requires that the amenity of existing and future residents is protected. Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The application site is directly adjacent to dwellings at numbers 5 and 11 Colchester Road. The proposed convenience store will result in greatly increased comings and goings of customers and their vehicles particularly given the B road location on a busy route linking the A120 with neighbouring settlements and tourist destinations. This would result in serious harm to the amenity of these neighbouring residents. This harm is further exacerbated by the inadequate off street parking provision (as detailed in reason for refusal 1) which is likely to result in

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customer's vehicles being parked within the highway, in close proximity to the shop and particularly these two neighbours, causing conditions of danger and obstruction to other road users contrary to the above planning policies and guidance.

Wix Parish Council

No Determination

Wrabness Parish Council

<u>24/01270/FUL</u>	Tony Elliston - Anthony Elliston	Planning Application - Erection of beach chalet (replacement of previously fire damaged chalet).	Site 15 East Foreshore Wrabness Manningtree Essex CO11 2BB
Approval - Full 04.04.2025 Delegated Decision			

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Documents titled 'Stage 1' received dated 14th January 2025, 'Flood Risk Assessment' received dated 10th February 2025, and 'Refuge floor during flood conditions' received dated 11th March 2025.

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

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NOTE/S FOR CONDITION:

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

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

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

03 **CONDITION:** The tourism hut hereby approved is exclusively designated for holiday purposes of the occupier/s only and shall not be utilised as a person's sole or main place of residence nor permanent residential dwelling of individuals not engaged in such holiday purpose at any time, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.

Furthermore, the following restrictions shall apply:-

1. **Occupation Period:** No continuous occupation period of an individual person shall exceed 42 days without a break of at least 10 days between occupation.
2. **Primary Residence Prohibition:** The approved hut shall only be occupied by persons who have available an alternative primary residential address, it shall not be utilised as a person's sole or main place of residence.
3. **Register of Occupants:** A comprehensive register containing the names, full details of permanent home addresses, and vehicle registrations (if travelling by car) of occupants shall be maintained for all periods of occupation each year. This register must be made available to the Local Planning Authority for inspection at any time in a form that can be digitally provided upon request, and all records shall be retained for a minimum of ten years.

REASON: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development without either harm or conflict with planning policies. The development is expressly permitted for holiday use to contribute significantly to local tourism and the economic well-being of the area. This contribution is considered paramount, justifying the exceptional approval of this development that would otherwise be a departure of the Local Plan and unsustainable development.

NOTE FOR CONDITION: Holiday Purpose: This term refers to the usage of the development site for short-term stays, primarily for recreational or leisure purposes, individuals occupying the site

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are doing so for holidays and vacations. Continuous Occupation: Continuous occupation, as mentioned in the condition, indicates the uninterrupted stay of an individual on the development site. In this context, the condition restricts the continuous occupation of any individual person to no more than 42 days without a break of at least 10 days between periods of occupation. This restriction is designed to ensure that the site is not used as a permanent residence and aligns with its intended holiday purpose to generate active tourism within the District.

04 **CONDITION:** No construction works shall take place between the months of October and March inclusive.

REASON: - To avoid potential disturbance effects on the qualifying features of the nearby Stour and Orwell estuaries, SPA and RAMSAR sites and the Stour Estuary SSSI.

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

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

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

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;

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

REASON: To enhance protected and Priority species and habitats.

07 **CONDITION:** Prior to the first occupation of the development, the applicant is required to sign up to the Environment Agency's Flood Warning service. This can be done at <https://www.gov.uk/sign-up-for-flood-warnings> or alternatively by telephoning 0345 988 1188 (call charges apply).

REASON: The site lies within Flood Zone 3 at high risk from flooding and advanced notice of a flood warning is essential to safeguard occupiers of the development.

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25/00080/FULH H	Simon Garnham	Householder Planning Application - garage.	Collar Meadow Cottage Church Road Wrabness Manningtree Essex CO11 2TQ
Approval - Full 04.04.2025 Delegated Decision			

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. 100_01

Drawing No. 100_02 received dated 22nd January 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

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approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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

03 ONGOING REQUIREMENT: RETENTION OF OUTBUILDING

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the hereby approved garage shall only be used for domestic purposes incidental/ancillary to the principal dwelling known as Collar Meadow Cottage Church Road Wrabness (or as may be renamed in the future) and does not permit the use of the approved garage for purposes unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed building would not be acceptable under the established policies of the 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 and neighbouring properties were the development to be occupied as an unrelated dwelling

04 COMPLIANCE REQUIRED: RETENTION OF EXISTING PLANTING FEATURE

CONDITION: The existing dense mature landscaping located on the north-eastern boundary which parallels Church Road shall be retained in its current form except as may be necessary to be removed or altered to comply with the requirements of any other conditions of this permission. Should the landscaping be removed without such consent and/or prior to the commencement of development, it shall be replaced with plant/s of appropriate size and species during the first planting season following commencement of development or removal.

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