

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

## Alresford Parish Council

<a href="#">25/00160/FUL</a> <a href="#">HH</a> Approval - Full 10.04.2025 Delegated Decision	Mr George Martin	Householder Planning Application - Solar panels to garage and annex roofs.	Ship House 285 Wivenhoe Road Alresford Essex CO7 8AJ
--	---------------------	---	--

### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

### 02 APPROVED PLANS & DOCUMENTS

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

SITE PLAN - REC'D 11.02.25

BLOCK PLAN - REC'D 17.02.25

PROPOSED ELEVATIONS - REC'D 17.02.25

SUPPLEMENTARY STATEMENT - REC'D 30/01/25

CONTACT SOLAR DOCUMENT - REC'D 30/01/25

DESIGN, ACCESS AND HERITAGE STATEMENT REC'D 11.02.25

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

development.

#### NOTE/S FOR CONDITION:

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

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

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

#### 03 COMPLIANCE - SOLAR PANELS

CONDITION: Within six months of the solar panels ceasing to be used for the generation of electricity, the panels shall be permanently removed from the garage and annexe roofs and the roof finishes restored to their former condition.

REASON: In the interests of preserving the character and setting of the Listed Building.

---

<a href="#">25/00161/LBC</a>	Mr George	Application for Listed	Ship House
Approval -	Martin	Building Consent -	285 Wivenhoe Road
Listed Building		Solar panels to garage	Alresford
Consent		and annex roofs.	Colchester
10.04.2025			Essex
Delegated			CO7 8AJ
Decision			

#### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the

expiration of three years beginning with the date of this consent.

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

NOTE/S FOR CONDITION:

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

## 02 APPROVED PLANS & DOCUMENTS

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

SITE PLAN - REC'D 11.02.25

BLOCK PLAN - REC'D 17.02.25

PROPOSED ELEVATIONS - REC'D 17.02.25

SUPPLEMENTARY STATEMENT - REC'D 30/01/25

CONTACT SOLAR DOCUMENT - REC'D 30/01/25

DESIGN, ACCESS AND HERITAGE STATEMENT REC'D 11.02.25

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



permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

23/01208/FUL

The approved red line plan drawing is DWG No. 001 received 24 August 2024

DWG NO. 003

DWG NO. 301

DWG NO. 302

DWG NO. 303

DWG NO. 304

Design and Access Statement

Planning Statement

25/00063/VOC

Drawing Number 2404080-ACE-XX-00-DR-C-0501

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

NOTE/S FOR CONDITION:

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

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

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

02 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Before the access is first used clear visibility shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 90 metres in a westerly direction along the edge of the metalled carriageway from the centre of the access and a distance of 90 metres in an easterly direction along the edge of the metalled carriageway from the centre of the access as per approved Drawing Number 2404080-ACE-XX-00-DR-C-0501. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

REASON: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally defined by kerb if available or edge of a bound surface.

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

### 03 ACTION REQUIRED: HIGHWAYS PEDESTRIAN VISIBILITY SPLAYS

CONDITION: Prior to first use of the access pedestrian visibility splays shall be provided, a minimum of 1.5 metre x 1.5 metre as measured from and along the highway boundary on both sides of the vehicular access and shall then be retained in its approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays. These visibility splays must not form part of the vehicular surface of the access

REASON: To ensure vehicles exiting the access would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

NOTE/S FOR CONDITION:

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant

permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

04 SPECIFIC RESTRICTION: ACCESS WIDTH

CONDITION: Prior to first use, the access shall be constructed to a minimum width of 4.5 metres for a distance of 6 metres measured from the nearby edge of the carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge and shall then thereafter be retained.

REASON: In the interests of highway safety to ensure vehicles can enter and leave the site in a safe manner.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally defined by kerb if available or edge of a bound surface.

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

05 ACTION: SURFACE WATER DISCHARGE PREVENTION

CONDITION: Prior to the commencement of any works to the access, details of the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved scheme shall be carried out in its entirety prior to the first use of the access and shall then be retained in the approved form.

REASON: To prevent hazards caused by flowing water or ice on the highway.

06 ACCESS SURFACE

CONDITION: The access hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 6 metres from the edge of the carriageway prior to first use. The bound material as implemented shall then be retained thereafter.

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

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface.

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

**07 ACTION REQUIRED: HIGHWAYS PARKING PROVISION**

**CONDITION:** The building shall not be occupied until the area within the site shown on approved drawings for the purposes of manoeuvring and parking of vehicles has been provided and made functionally available. The parking area shall then be retained and remain free of obstruction.

**REASON:** To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

**08 COMPLIANCE REQUIRED - CONSTRUCTION MANAGEMENT**

**CONDITION:** Details of the construction methodology and timetable as submitted and approved in writing by the Local Planning Authority under planning application reference 24/00681/DISCON on 28 June 2024 shall be implemented in its entirety and shall operate as may be approved at all times during construction.

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

**09 COMPLIANCE REQUIRED: LANDSCAPING SCHEME**

**CONDITION:** The landscaping scheme submitted to and approved, in writing, by the Local Planning Authority under application reference 24/01456/DISCON on 21 November 2024 shall be implemented in its entirety unless otherwise agreed in writing by the Local Planning Authority.

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

**10 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME**

**CONDITION:** All changes in ground levels, soft/hard landscaping shown on the approved landscaping details submitted to and approved, in writing, by the Local Planning Authority under application reference 24/01456/DISCON on 21 November 2024 shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the

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

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

#### 11 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development which includes a scheme for waste reduction and the provision of fibre optic broadband to the best possible speed as submitted to and approved, in writing, by the Local Planning Authority under application reference 24/01456/DISCON on 21 November 2024 shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

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

#### NOTES FOR CONDITION:

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

Broadband provision is included to ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking reducing the need for unsustainable travel.

#### 12 MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The scheme of heating via solar panels and an air source heat pump and approach to water conservation, including the potential for the re-use of 'greywater' and rainwater 'capture and use' and a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day for the new dwelling, as well as an electric vehicle car charging point for each car parking space as detailed in the documents titled Design and Access Statement, and the Planning Statement both received 24 August 2023 along with the additional information submitted and approved under application reference 24/01456/DISCON on 21 November 2024 shall be implemented prior to first occupation of the dwelling hereby

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

approved unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

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

NOTES FOR CONDITION:

A water consumption rate of not more than 110 litres, per person, per day adopted as Planning Policy and as imposed by this condition will directly change the building regulations water consumption rate to match as a result of this policy. The introduction of effective utilities, rainwater capture for watering plants, aerators to taps and other water saving options can be considered.

13 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS

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

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

NOTE/S FOR CONDITION

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

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

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

**Brightlingsea Town Council**

**No Determinations**

**Clacton-on-Sea**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00031/VOC</a> Approval - Full 08.04.2025 Delegated Decision	Mr D Thompson - Weeley Contracts Ltd	Application under Section 73 of the Town and Country Planning Act - Variation of Condition 1 (Approved Plans) of application 22/01956/VOC for the retention of the access road alignment as built, refinement of the visitor parking spaces, and amended recycling and waste collection areas.	Land at 82 Jaywick Lane Clacton On Sea Essex CO16 8BB

## 01 COMPLIANCE: APPROVED PLANS & DOCUMENTS

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

Approved under 16/01520/FUL:

- 3219-PA-LOC Location Plan
- 3219-PA-LOC-OS+TOPO Location Plan OS TOPO
- 853-02 Topographic Survey - 3
- 853/01 Topographic Survey - 2
- 853/03 Topographic Survey - 1
- PA-27 Garage Floor Plans and Elevations
- IT1508/FRA/02 REV B Proposed Drainage Layout (East)
- IT1508/FRA/03 REV B Proposed Drainage Layout (West)
- Appendix 1 - Site Layout Plan
- Appendix 2 - Turner Morum Appraisal Analysis
- Appendix 3 - Market Revenue Analysis
- Appendix 4 - PBA CIL Viability Report - Land Value Evidence
- Recent Case Experience: Viability
- Viability Study - Land At 82 Jaywick Lane
- Internal Sewage Drainage - 1-100 Years
- Design And Access Statement
- Desk Study, Soil and Contamination Report Part 2
- Desk Study, Soil and Contamination Report Part 3
- Desk Study, Soil and Contamination Report Part 4
- Desk Study, Soil and Contamination Report Part 5
- Desk Study, Soil and Contamination Report Part 6
- Flood Risk Assessment - Sections 4 & 5 and Appendices
- Flood Risk Assessment and Drainage Strategy
- Planning Statement
- Preliminary Ecological Appraisal
- Statement of Community Involvement
- Transport Assessment

Approved under 17/01154/FUL:

- PA-20 A Bungalow Type A - Block Plan, Floor Plan and Elevations
- PA-21 A Bungalow Type B - Block Plan, Floor Plan and Elevations
- PA-22 A Bungalow Type C - Block Plan, Floor Plan and Elevations
- PA-23 A Bungalow Type D - Block Plan, Floor Plan and Elevations
- PA-24 A Bungalow Type E - Block Plan, Floor Plan and Elevations
- PA-25 A Bungalow Type F - Block Plan, Floor Plan and Elevations

Approved under 22/01956/VOC:

- 3627-PV-26A Bungalow Type G - Block Plan, Floor Plan and Elevations

Approved under 25/00031/VOC:

- 3627-PV-10E Proposed Layout Plan (and Landscaping Specifications)

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

02 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD - CLASSES A, B & C

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the approved bungalows (Eastern Site Bungalow Development), including dormer windows or alterations to the roof, shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

REASON: In the interests of visual and neighbour amenity.

03 3 COMPLIANCE: ACOUSTIC FENCING

CONDITION: The approved acoustic boundary treatments provided the length of the site boundaries of Nos 80 and 86 Jaywick Lane within the Eastern Site Bungalow Development already provided in accordance with the details shown on plan references PC11 and PC12 (approved as part of planning reference - 17/01369/DISCON) shall be retained in this approved form, unless otherwise agreed in writing by the local planning authority.

REASON: To protect existing residential amenity.

04 COMPLIANCE: VIS SPLAYS RETAINED FREE FROM OBSTRUCTION

CONDITION: The clear to ground visibility splay with dimensions of 2.4 metres by the site maximum to the north and south provided at the centre point of the access, shall be

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

retained in the approved form and retained free from any obstruction at all times.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

05 COMPLIANCE: PARKING PROVIDED & RETAINED

CONDITION: The parking and turning areas serving the Eastern Site Bungalow Development, as shown on approved drawing no. 3627-PV-10E Proposed Layout Plan, shall be retained in the approved form and maintained free from obstruction at all times for that sole purpose.

Prior to the occupation of any part of the remainder of the approved development within the Eastern Site Bungalow Development or Western Site Supported Living Development, the vehicular parking and turning facilities, as shown on approved drawing no. 3627-PV-10E Proposed Layout Plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

06 PRIOR TO COMMENCEMENT OF ANY FURTHER DWELLINGS: CARRIAGEWAY / ESTATE ROAD PROVIDED

CONDITION: Prior to the commencement of the erection of the Western Site Supported Living Development or any remaining part of the development intended to take access from the shared estate roads, the carriageways of the proposed estate road shall be constructed up to and including at least road base level.

The carriageways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway, between any dwellings and the existing highway.

Until final surfacing is completed on the remainder of the estate road, the surface / base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering any footway. The carriageways, footways and footpaths in front of any dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of any dwelling.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

07 COMPLIANCE: PARKING SPACE SIZE & RETENTION

CONDITION: Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

08 COMPLIANCE: RETENTION OF GARAGES FOR PARKING

CONDITION: All garages shall be retained for the purposes of vehicle parking in perpetuity.

REASON: To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety.

09 PRIOR TO OCCUPATION OF ANY FURTHER DWELLINGS: RESIDENTIAL TRAVEL PACK

CONDITION: Prior to the occupation of any further dwellings forming part of the overall approved development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

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

10 COMPLIANCE: APPROVED SURFACE WATER DRAINAGE STRATEGY

CONDITION: The approved surface water drainage scheme shall be maintained in accordance with the following documents approved under planning reference 19/00958/DISCON;

- o IT1508\_HD\_007\_2 Rev E
- o IT1508\_HD\_007\_1 Rev E
- o Intermodal Letter dated - 16th September 2019
- o IT1508-HD-006-2-REV A
- o Micro Drainage Details/Graphs for Pipe 2.001 US/MH S4 (Surface Network 2)
- o Micro Drainage Details for House Soakaway - Summary of Results for 30 year Return Period (+40%)
- o Micro Drainage Details for STORM SEWER DESIGN by the Modified Rational Method
- o Micro Drainage Details for Supported Living Buildings - Summary of Results for 100 year Return Period (+40%)
- o Micro Drainage Details for Western Infiltration Device - Summary of Results for 100 year Return Period (+40%)
- o IT1508/HD/008

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

11 COMPLIANCE: APPROVED SURFACE WATER DRAINAGE MAINTENANCE LOGS

CONDITION: The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the

Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

12 COMPLIANCE: HARD & SOFT LANDSCAPING SCHEME

CONDITION: Any approved trees, shrubs or other soft landscaping provided within the Eastern Site Bungalow Development which die, are removed, become seriously damaged or become seriously diseased within a period of 5 years of being planted, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

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

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

13 COMPLIANCE: CONSTRUCTION WORKING HOURS

CONDITION: Construction works shall not take place outside 07:00 hours to 19:00 hours Mondays to Fridays and 07:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: In the interests of the amenities of the occupants of neighbouring property.

14 COMPLIANCE: CONSTRUCTION METHOD STATEMENT

CONDITION: The Construction Method Statement approved under planning reference 17/01159/DISCON shall be adhered to throughout any construction period of the overall development.

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

15 FURTHER APPROVAL: BROADBAND CONNECTION

CONDITION: Within 3 months from the date of this decision, and prior to occupation of any further dwellings on the site, a fibre optic broadband connection installed on an open access basis and directly accessed from the nearest British Telecom exchange,

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

incorporating the use of resistant tubing, has been installed at the site, in accordance with details that shall be submitted and approved, in writing, by the Local Planning Authority.

If the applicant is unable to achieve this standard of connection, and can evidence through consultation with British Telecom, that this would not be possible, practical or economically viable an alternative super-fast wireless service will be considered acceptable.

REASON: To ensure the development is able to be equipped with high-speed broadband to enable opportunities for web-based communication and homeworking.

16 FURTHER APPROVAL: LIGHTING STRATEGY

CONDITION: No external lighting shall be installed on the site until a full lighting strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

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

---

<a href="#">25/00193/LUE</a> <a href="#">X</a> Lawful Use Certificate Granted 08.04.2025 Delegated Decision	Mr Graham Barker	Application for Lawful Development Certificate for Existing Use or Development for garage conversion into a bedroom and store room.	30 Cherry Tree Avenue Clacton On Sea Essex CO15 1AP
--	---------------------	---	--

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

---

<a href="#">25/00240/FUL</a> <a href="#">HH</a> Approval - Full 10.04.2025 Delegated Decision	Mr John Roberts	Householder Planning Application - Removal of existing conservatory and replace with single storey flat roof rear extension.	43 Cypress Close Clacton On Sea Essex CO15 4RB
--	--------------------	--	---

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

## 02 APPROVED PLANS & DOCUMENTS

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

Drawing No.s

9187-A-001 00

9187-A-002 00

9187-A-100 01

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

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

<a href="#">25/00359/FUL</a> <a href="#">HH</a> Approval - Full 09.04.2025 Delegated Decision	Mr Patrick Morrissey	Householder Planning Application - Conversion and alteration of ground floor integral garage. Installation of box dormer to the rear.	67 Camellia Crescent Clacton On Sea Essex CO16 7EU
--	-------------------------	---	---

#### 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.

0223-A-001 - Site And Block Plan - Rec'd 03/03/25

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

0223-A-002 - Site Layout Plan - Rec'd 03/03/25

0223-A-200 - Proposed Elevations, Sections And Floor Plans - Rec'd 03/03/25

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

NOTE/S FOR CONDITION:

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

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

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

<a href="#"><u>25/00360/LBD/SC</u></a> Split - Discharge of Condition 11.04.2025 Delegated Decision	Mr B Bartlett	Discharge of conditions application for 22/01317/LBC - Condition 4 (Bathroom Details); Condition 5 (Schedule of Works - detailing extent and methods of repair).	383 Old Road Clacton On Sea Essex CO15 3RJ
---	---------------	---	---

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00362/LUP ROP</a> Lawful Use Certificate Granted 10.04.2025 Delegated Decision	Ms Isabelle Richards	Application for Lawful Development Certificate for Proposed Use or Development for proposed roof extension incorporating a dormer, Velux lights a single-storey front porch extension and a single storey rear extension to the ground floor of the existing detached dwelling house.	14 Plymouth Road Clacton On Sea Essex CO15 1XG

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

<a href="#">25/00424/TCA</a> Approval - Full 11.04.2025 Delegated Decision	Mr Chris Wynn	Trees in a Conservation Area Notification - T1 Crab apple - fell to ground level. T3 Sycamore - Reduce crown height and width by approximately 1.5 - 2 metres on all aspects. T8 Maple - Reduce crown height by 1.5 metres and width by 1 metre	25 Imperial Court Marine Parade West Clacton On Sea Essex CO15 1LD
--	---------------	---	--

02 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),

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

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.

### **Elmstead Market Parish Council**

<a href="#"><u>25/00164/FUL</u></a> <i>Application Withdrawn 11.04.2025 Delegated Decision</i>	<i>Mr David Hunter</i>	<i>Planning Application - Erection of Class E g) i) office development, access, car parking, landscaping and biodiversity net gain.</i>	<i>Allens Farm Tye Road Elmstead Colchester Essex CO7 7BB</i>
---	------------------------	---	---

### **Frating Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">24/01661/VOC</a> Approval - Full 10.04.2025 Delegated Decision	Rusden Ltd	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) and Condition 7 (Size 3 Turning Area) of application (24/00326/FUL) to enable/allow substitute of new drawings.	Holly Farm (front) Main Road Frating Essex CO7 7DJ

## 01 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

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

- o 762/1 Rev C Amended Site Layout Plan
- o 1007-A-SC-203 A Parking and Refuse Strategy
- o 762-12 Proposed Street Scene
- o 762/2 Plot 1 - Floor Plans and Elevations
- o 762/3 Plot 2 and 4 - Floor Plans And Elevations
- o 762/4 Plot 3 - Floor Plans and Elevations
- o 762/5 Plot 5 - Floor Plans and Elevations
- o 762/6 Garage Floor Plans and Elevations
- o 762-7 REV. A Levels & Drainage Layout
- o 1007-A-SC-104 Demolition Plan
- o Arboricultural Impact Assessment and Method Statements Ref. No. TPSQU0017 Issue No 1 dated 19th May 2023 and Appendices 1 to 6
- o Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment, Phase 2 Contamination Report No. 243110B and Verification Report No: 243110V
- o External Lighting Layout Isoline Plots Rev A dated 18/11/2024
- o External Landscape Lighting Design Report Rev A
- o Preliminary Ecological Assessment (ACJ Ecology, October 2023), additional ecological information (ACJ Ecology, 12 May 2024) and Bat Activity Assessment (ACJ Ecology, July 2024)

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

## 02 COMPLIANCE: IN ACCORDANCE WITH AIA

CONDITION: The development shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statements Ref. No. TPSQU0017 Issue No 1 dated 19th May 2023 and Appendices 1 to 6. This shall include a qualified

Arboriculturalist visiting the site throughout the development process to carry out an assessment of tree health and protection condition and make recommendations when required, as set out in the approved AIA. No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

REASON: To ensure existing trees, shrubs and hedges that are identified as being retained are not removed and are protected appropriately during the development, as they are considered essential to enhance the character of the development and contribute positively to the appearance of the area.

03 COMPLIANCE: NO-DIG CONSTRUCTION TECHNIQUES

CONDITION: All hard surface areas or development within the root protection area of the retained and protected trees, as identified within the approved Arboricultural Impact Assessment and Method Statements Ref. No. TPSQU0017 Issue No 1 dated 19th May 2023 and Appendices 1 to 6 shall be constructed using 'No Dig' construction techniques.

REASON: To ensure the longevity of the retained and protected trees, in the interests of visual amenity.

04 COMPLIANCE: APPROVED CONSTRUCTION MANAGEMENT PLAN

CONDITION: The development shall be carried out in accordance with the Construction Management Plan approved under Discharge of Condition Application reference 24/01732/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

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

05 COMPLIANCE: VEHICULAR VIS SPLAYS PRIOR TO OCCUPATION

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

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

06 COMPLIANCE: SIZE 3 TURNING FACILITY PRIOR TO OCCUPATION

CONDITION: Prior to the occupation of the development, the size 3 vehicular turning facility shown on approved drawing no. 762/1 Rev C, shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

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

07 COMPLIANCE: CLOSURE OF REDUNDANT ACCESS

CONDITION: Any redundant vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / kerbing, immediately the proposed new access is brought into first beneficial use.

REASON: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

08 COMPLIANCE: A133 GHOSTED RIGHT TURN LANE

CONDITION: Prior to occupation of the development, the existing central hatching on A133 Main Road shall be amended to provide a ghosted right turn lane opposite and on the approach to the junction for the development.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner, in the interests of highway safety.

09 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details drawing no. 762/1 Rev C shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the local planning authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the local planning authority.

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

10 COMPLIANCE: APPROVED MATERIALS

CONDITION: The development shall be carried out in accordance with the approved Materials Schedule received 11 March 2025, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

11 COMPLIANCE: APPROVED SCREEN WALLS AND FENCES

CONDITION: The screen walls and fences as shown on approved drawing no. 762/1 Rev C shall be erected prior to the dwellings to which they relate being first occupied/used and thereafter be retained in the approved form.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

12 COMPLIANCE: APPROVED FENESTRATION DETAILS

CONDITION: The development shall be carried out in accordance with the approved elevation plans and details listed below:

- Windows: White UPVC flush in frame casement profile windows in accordance with the Window Brochure and emails received 21 January 2025 and 24 February 2025.
- Entrance Doors: White 'Bretton' Period Style door as per Front Door Example received 24 February 2025.
- Garage Doors: White 'Ilkley' as per Garage Door Example and email received 24 February 2025.

Works shall be implemented in accordance with the approved details and shall be permanently maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

13 COMPLIANCE: RAINWATER GOODS

CONDITION: All rainwater goods (including gutters, downpipes, hopperheads and soil pipes) shall be black painted or powder-coated metal. These shall be thereafter retained as installed.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

14 COMPLIANCE: SUSTAINABILITY & ENERGY EFFICIENCY

CONDITION: The development shall be carried out in accordance with the details provided within the email dated 21 Jan 2025. The measures shall be provided and made available for use prior to the first occupation of the development and thereafter maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources; reduced harm to the

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

environment; and result in wider public benefit in accordance with the NPPF.

15 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 any front elevation of the dwellings hereby approved.

REASON: To enable the local planning authority to retain control over the development in the interests of the visual amenity, the quality of the development and character of the area.

16 COMPLIANCE: IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

CONDITION: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, October 2023), additional ecological information (ACJ Ecology, 12 May 2024) and Bat Activity Assessment (ACJ Ecology, July 2024) as already submitted and agreed with the Local Planning Authority. This will 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 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 (as amended).

17 COMPLIANCE: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: The development shall be undertaken in accordance with the approved Biodiversity Enhancement Strategy ACJ Ecology, 2025 and approved drawing no. 762/1 Rev C. 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 2025 and s40 of the NERC Act 2006 (as amended).

18 COMPLIANCE: APPROVED LIGHTING SCHEME

CONDITION: The development shall be undertaken in accordance with the approved External Lighting Layout Isoline Plots Rev A dated 18/11/2024 and External Landscape Lighting Design Report Rev A.

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

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme 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 (as amended).

<a href="#">25/00464/AGRI/C</a> Determination prior approval not reqred 09.04.2025 Delegated Decision	Mr George Wright	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 storage building.	Hill Farm Clacton Road Frating Essex CO7 7DG
---	---------------------	---	--

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.

## **Frinton & Walton Town Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00222/FUL HH</a> Approval - Full 09.04.2025 Delegated Decision	Mr Roland Whitworth	Householder Planning Application - Single storey flat roof extension to form ground floor bedroom for disabled use.	8 Butchers Lane Walton On The Naze Essex CO14 8QU

## 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).

- 1 - PROPOSED GROUND FLOOR PLAN
- 2 - PROPOSED REAR ELEVATION
- 3 - PROPOSED SIDE ELEVATIONS
- 7 - SITE LOCATION PLAN & BLOCK PLAN

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

### NOTE/S FOR CONDITION:

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

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00264/FUL</a> Approval - Full 10.04.2025 Delegated Decision	Carley Soffe - COOK Trading Ltd	Planning Application - Installation of two air conditioning condensers with timber enclosures.	139 - 141 Connaught Avenue Frinton On Sea Essex CO13 9PS

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

PROPOSED FRONT ELEVATIONS - REC'D 18/02/25

PROPOSED SIDE ELEVATIONS - REC'D 18/02/25

PROPOSED BLOCK PLAN - REC'D 21.2.25

AMENDED SITE PLAN - REC'D 4.3.25

HERITAGE IMPACT STATEMENT - REC'D 18/02/25

NOISE IMPACT ASSESSMENT - REC'D 18/02/25

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

NOTE/S FOR CONDITION:

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

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

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

### 03 COMPLIANCE - SOUND MITIGATION MEASURES

**CONDITION:** Prior to the air conditioning units first coming into operational use the timber enclosure shall be installed as approved and in full and the units shall be fitted with anti-vibration mounts in accordance with the manufacturer's guidelines and the recommendations outlined within the submitted Noise Impact Assessment (Dated 15th November 2024). Thereafter the units shall be operated in accordance with the manufacturer's guidance for the lifetime of the plant/equipment and the timber enclosure retained in perpetuity.

**REASON:** In the interest of the amenity of neighbouring residents having regard to the background noise levels in the area.

#### NOTE/S FOR CONDITION:

This condition shall engage and requires details to be agreed prior to first use. This condition is imposed due to concern/s over potential noise that may harm amenity and is imposed as it is considered necessary to control potential noise that would have otherwise warranted a refusal.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00425/TCA</a> Approval - Full 11.04.2025 Delegated Decision	P G Oxley	Trees in a Conservation Area Notification - T1 - Remove two small Prunus. T2 - remove Prunus behind Laurel hedge.	34 Old Road Frinton On Sea Essex CO13 9BZ

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

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

**Great Bromley Parish Council**                      **No Determinations**

**Great Oakley Parish Council**                      **No Determinations**

**Harwich Town Council**

<a href="#"><u>24/01911/FUL</u></a> Approval - Full 08.04.2025 Committee Decision	Mr Gaurav Sarin - Tendring District Council	Planning Application - Demolition of existing derelict 20 Victoria Street, and comprehensive redevelopment of the site including construction of 4 storey residential building consisting of 8 units (Use Class C3), car parking, landscaping, and associated works.	Land adjacent Victoria Street Dovercourt Essex CO12 3AR
---	---	--	--

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

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

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

Drawing Numbers 2530557-P01 Revision C, 2530557-P10 Revision C, 2530557-P11 Revision C, 2530557-P12 Revision C, 2530557-P13 Revision C, 2530557-P14, L1047L11 Revision C, L1047L12 Revision A, L1047L21 Revision A, L1047L22 Revision A, and the documents titled 'Contaminated Land Risk Assessment', 'Drainage Strategy', 'Energy Strategy Report', 'Flood Risk Assessment', 'Flood Risk Sequential Test', 'Heritage Statement', 'Landscape Design Statement', 'Planning Statement', 'Superfast Broadband Statement', 'Transport Statement', 'Ecological Impact Assessment', 'Daylight and Sunlight Report (Neighbouring Properties)' and 'Daylight and Sunlight Report (Within Development)'.

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

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

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

04      **CONDITION:** The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024

**NOTE - CONTEXT AND APPLICATION:**

Planning conditions are typically established upon the granting of planning permission under sections 70(1) and 72 of the Town and Country Planning Act 1990. However, it's essential to note that the biodiversity gain condition operates under a distinct statutory framework, specifically outlined in paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

This condition is deemed to apply to all planning permissions granted for land development in England, unless specific exemptions or transitional provisions are applicable (for further details, please refer to the provided web link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> or contact us directly.

The government advises against including this condition in decision notices to avoid confusion. However, for clarity and accountability, we have opted to highlight this condition within the decision notice. This ensures that all involved parties are aware of its requirements, facilitating effective tracking and monitoring throughout the development process, including the discharge of conditions.

In certain instances, this condition may be imposed even if the applicant believes that

biodiversity net gain (BNG) does not apply. Based on the available information, it is determined that this permission necessitates the approval of a biodiversity gain plan before commencing development, as none of the statutory exemptions or transitional arrangements apply.

For further details, please consult the officer report as needed. If you believe this condition does not apply, we strongly recommend contacting the Local Planning Authority (LPA) for clarification. Tendring District Council serves as the planning authority responsible for determining the approval of a Biodiversity Gain Plan in relation to this permission.

#### **BIODIVERSITY GAIN PLAN REQUIREMENTS:**

For the Biodiversity Gain Plan requirements, please refer to both paragraphs 14 and 15 of the Environment Act Sch 14 Part 2 as amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

<https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

In summary, the Biodiversity Net Gain (BNG) plan must achieve a minimum biodiversity net gain of 10% and should typically include the following:

- Steps taken or to be taken to minimize adverse effects of the development on the biodiversity of the onsite habitat and any other habitat.
- Pre-development and post-development biodiversity assessments of the onsite habitat.
- Allocation of any registered offsite biodiversity gain to the development and its biodiversity value in relation to the development.
- Details of any biodiversity credits purchased for the development.
- Plans for maintaining and securing the net gain on and/or off site for at least 30 years after completion of the development.

The Local Authority will ensure the submitted details meet the requirements of the Town and Country Planning Act 1990 as amended, Environment Act as amended, associated legalisation and guidance.

Ways to achieve 10% BNG may include:

- 1) Enhancement and restoring biodiversity on-site (within the red line boundary of a development site).
- 2) If proposals can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market as close as possible to the site.
- 3) If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

#### **CONDITIONS AND LEGAL AGREEMENT:**

The Local Authority is responsible for ensuring that the biodiversity gain objective is

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

achieved, whether it be onsite, offsite, or through the purchase of credits, and that it is secured by legal agreement as necessary. It is essential to highlight that planning conditions operate within a strict timeframe. Therefore, any legal agreements required to secure the biodiversity gain must be completed prior to the consideration of the planning condition. Failure to comply with this requirement may result in the refusal of the condition.

<https://www.tendringdc.gov.uk/content/discharging-the-biodiversity-net-gain-plan-condition-bng>

05      **CONDITION:** Prior to the first occupation of the hereby approved development, all mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Place Services, January 2025).

**REASON:** In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations.

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) 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 and habitats.

07      **CONDITION:** Prior to any works within each phase above slab level, a Noise Impact Assessment shall be submitted to, and agreed in writing by, the Local Planning Authority. The details contained within this assessment shall thereafter be adhered to.

**REASON:** In the interest of the amenity of neighbouring residents.

08      **CONDITION:** No development shall take place until;  
 (i) A strategy for investigating any contamination present on site has been submitted for approval, in writing, by the Local Planning Authority. Development on site, including demolition, may be carried out in order to fully investigate contamination prior to the submission of said strategy subject to agreement, in writing, by the Local Planning Authority and all other pre commencement conditions being agreed by the Local Planning Authority first.

- (ii) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy and timescales as may be agreed.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

- 09 CONDITION: Prior to construction, a written report shall be submitted detailing the findings of the contamination investigation as approved, and an assessment of the risk posed to receptors by the contamination, for approval, in writing, by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme and timetable of the scheme for agreement in writing by the Local Planning Authority if the authority considers it is required.

Any remediation work as may be agreed shall be carried out in its entirety in accordance with the approved Remediation Scheme and its timetable. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation scheme prior to the first use/occupation of the development.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 10 CONDITION: Prior to the commencement of development details of a construction methodology and timetable shall be submitted to and approved, in writing, by the Local Planning Authority. This shall incorporate the following information:-
- a) Details of how construction and worker traffic and parking shall be managed.
  - b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
  - c) Storage of plant and materials used in the construction of the development.
  - d) Details of measures to control the emission of dust and dirt during construction and including details of any wheel washing to be undertaken, management and location it is intended to take place.
  - e) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.

The said methodology as may be approved shall be implemented in its entirety on commencement of development and shall operate as may be approved at all times during construction.

REASON: To minimise detriment to nearby residential and general amenity by controlling the

construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result in adverse harm on amenity.

- 11 **CONDITION:** Full details of surface water drainage shall have been submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works to the building/s it would serve are commenced. No part of the development shall be brought into use until the agreed method of surface water drainage has been fully installed and is functionally available for use. The surface water drainage scheme shall thereafter be maintained as approved.

**REASON:** To safeguard the ground water environment and minimise the risk of flooding.

- 12 **CONDITION:** No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of external facing, roofing and railing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

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

- 13 **CONDITION:** Prior to first use of the access visibility splays shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway, and shall then be retained in its approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

**REASON:** To ensure vehicles exiting the access would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

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

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

- 15 **CONDITION:** Prior to first use the access and drive shall be constructed to a minimum width of 3.6 metres for a distance of at least 6 metres measured from the nearby edge of the carriageway and shall then thereafter be retained.

REASON: In the interests of highway safety to ensure vehicles can enter and leave the site in a safe manner ensuring opposing vehicles can pass in the interest of highway safety.

- 16      **CONDITION:** Prior to first use of the new access details of the stopping up of all other means of vehicular access within the frontage as shown on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The stopping up as approved shall be implemented in full prior to first use of the new access.

REASON: To ensure that an increase in accesses available does not increase in highway safety risk.

- 17      **CONDITION:** Prior to first occupation of the hereby approved development, the vehicle parking area indicated on the approved plans shall be hard surfaced and sealed. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed in writing with the Local Planning Authority.

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

- 18      **CONDITION:** Prior to first occupation of the hereby approved development, management details to secure the car park for the use of the residents and guests shall be submitted to, and agreed in writing by, the Local Planning Authority. It shall be thereafter implemented and maintained as approved.

REASON: In the interests of ensuring there is adequate car parking for future occupants of the units, to reduce on-street parking, in the interests of highway safety.

---

<a href="#"><u>25/00367/LUP</u></a> <a href="#"><u>ROP</u></a> Lawful Use Certificate Granted 10.04.2025 Delegated Decision	Liviu	Application for Lawful Development Certificate for Proposed Use or Development for single storey rear extension built from materials to match existing.	10 George Street Harwich Essex CO12 3ND
--	-------	--	--

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00242/FUL HH</a> Approval - Full 09.04.2025 Delegated Decision	Mr and Mrs Michael and Sarah Waring	Householder Planning Application - Single storey rear and side extensions.	42 School Lane Lawford Essex CO11 2JA

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No.s  
Site Plan - Rec'd 14/02/25  
0510/PL/01  
0510/PL/03  
0510/PL/02 A

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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

considered on their merits.

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

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

<a href="#"><u>25/00272/FUL</u></a> <a href="#"><u>HH</u></a> Refusal - Full 09.04.2025 Delegated Decision	Mr Gary Nunn	Householder Planning Application - Replacement garage and outbuilding.	Lower Barn Farm Hungerdown Lane Lawford Essex CO11 2LY
---	--------------	---	--

01 The proposed outbuildings would be spread into an area of land that had formed part of the agrarian landscape surrounding the farm, which contributes positively to the setting of the Listed Buildings.

The proposed footprint of the buildings is overly large in comparison to the rural landscape and historic farmyard as they would erode the countryside character and the legibility of the historic farmstead's arrangement, and in doing so have a negative impact to the character of the countryside and setting of the listed building.

The proposed outbuildings would result in a level of less than substantial harm to the significance of this Grade II Listed Building with no public benefits identified to outweigh this harm.

The proposal is therefore contrary to paragraphs 135, 212, 213 and 215 of the National Planning Policy Framework (2024) and policies PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

**Little Bentley Parish Council**                      **No Determinations**

**Little Bromley Parish Council**                      **No Determinations**

**Little Clacton Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00087/FUL</a> <a href="#">HH</a> Approval - Full 10.04.2025 Delegated Decision	Mr and Mrs Allder	Householder Planning Application - extension and alterations to existing annex, replacement detached garage (following demolition of existing garage) and two flat roof dormers within rear roofplane of dwelling with glass balconies.	The Paddocks 52 Weeley Road Little Clacton Clacton On Sea Essex CO16 9EN

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

Drawing No.s

Site Plan - Rec'd 20.01.25

01

03 A

02 B

04 B

REASON: For the avoidance of doubt.

**NOTE/S FOR CONDITION:**

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

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

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

**03 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION**

**CONDITION:** This permission shall only authorise the use and occupation of the annexe and garage hereby approved for purposes incidental and ancillary to the principal dwelling known as The Paddocks, 52 Weeley Road, Little Clacton (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 annexe 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.

**04 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS NEW OPENINGS TO ANNEX**

**CONDITION: SPECIFIC RESTRICTION ON DEVELOPMENT:**

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

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no new openings shall be inserted in the rear elevation of the hereby approved annex except pursuant to the grant of planning permission on an application made in that regard.

REASON: In the interests of the amenities of the occupants of neighbouring property.

<a href="#"><u>25/00229/FUL</u></a> <a href="#"><u>HH</u></a> Refusal - Full 07.04.2025 Delegated Decision	Mr Paul Clarke	Householder Planning Application - Proposed car-port.	1 London Road Little Clacton Essex CO16 9RW
---	----------------	---	--

01 The location of the proposed carport is currently devoid of an adequate level of screening and therefore allows uninterrupted views into the site from multiple angles. Due to this, and when combined with the carport's overall size, it would result in a large and prominent addition that would be highly visible from the highway. Additionally, the northern facing gable end, which has an overall size of 6m x 3.4m and is fully clad in hardie plank boarding, will create a bold and stark appearance that will be highly prominent to the street scene, which in turn will pose a significant and detrimental impact to the character and appearance of the surrounding and wider area.

The proposal is therefore contrary to the provisions of paragraphs 131 and 135 of the National Planning Policy Framework (2024) and TDLP policies SPL7 and SPL3.

<a href="#"><u>25/00436/WTP</u></a> <a href="#"><u>O</u></a> Approval - Full 11.04.2025 Delegated Decision	Mr Lewis Swift	Works related to Tree Preservation Order (19/00003/TPO) - T1 and T2 Oak, crown lift to both trees including the removal of minor pendulous growth.	Thorpe House 149 Harwich Road Little Clacton Essex CO16 9NJ
---	----------------	--	---

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.

---

[25/00563/CAM](#)

[PNO](#)

Application

Closed

10.04.2025

*Notification under Part 4, Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for temporary campsite consisting of 3 no. 5m bell tents and up to 4 grass pitches.*

*Little Clacton Lodge Farms  
Lodge Road  
Little Clacton  
Clacton On Sea  
Essex  
CO16 9QD*

---

## Manningtree Town Council

---

<a href="#">25/00286/TCA</a> Approval - Full 11.04.2025 Delegated Decision	Mr James Lewis	Trees in a Conservation Area Notification - 1 Sycamore - Re-pollard back to previous points. 6 Limes - Re- pollard back to previous points. 1 Apple - light pruning. 1 Holly - light pruning.	33 South Street Manningtree Essex CO11 1BG
--	----------------	--	---

### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

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

## Mistley Parish Council

---

<a href="#">25/00437/TCA</a> Approval - Full 11.04.2025 Delegated Decision	Linda Ridgeon	Trees in Conservation Area Notification - 1 No. (T1) - Yew - Reduce crown height by 2-3 metres and prune sides to balance. 1 No. (TG1) - Yew - Reduce crown height by 2 metres and trim sides. Garden side to be cut back by 1 metre to remove ivy. 1 No. (T2) - Euonymus - Fell to ground level. 1 No. (T3) - Apple - Reduce crown by 2-3 metres.	Dorset House 26 New Road Mistley Manningtree Essex CO11 2AQ
--	---------------	---	--

### 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

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

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.

## Ramsey & Parkeston Parish Council

## No Determinations

## St Osyth Parish Council

<a href="#">25/00414/TCA</a> Approval - Full 11.04.2025 Delegated Decision	Mr Rob Barker	Trees in a Conservation Area Notification - 1 No. Cabbage Tree ( <i>Cordyline australis</i> ) - Full removal of tree.	28 Mill Street St Osyth Clacton On Sea Essex CO16 8EJ
--	---------------	--	---

### 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

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

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

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

<a href="#">25/00435/TCA</a> Approval - Full 11.04.2025 Delegated Decision	Mr Steve Unk	Trees in a Conservation Area Notification - To crown reduce 1 x Ash Tree by 40%. To crown lift 1 x Holly Tree	70 Colchester Road St Osyth Essex CO16 8HB
--	--------------	--	---

#### 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

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

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

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

### **Tendring Parish Council**

<a href="#"><u>25/00413/AGRI C</u></a> <i>Determination prior approval not reqred 08.04.2025</i>	<i>Sam - Tendring Vineyard Ltd</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 an agricultural machinery storage building.</i>	<i>Land East of The B1035 The Green Tendring Essex CO16 0BT</i>
---	--	--	---

- 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 is 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. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

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

**Thorpe-le-Soken Parish Council                      No Determinations**

**Thorrington Parish Council                              No Determinations**

**Weeley Parish Council**

<a href="#">25/00226/VOC</a> Approval - Full 08.04.2025	Mr Darren Wardle - Hawk Farm	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 3 (Sui Generis Uses) of application 21/01757/FUL to allow occupation of Farmhouse and Annexe for C2 residential care (previously approved as respite care).	Hornbeams Hawk Lane Weeley Clacton On Sea Essex CO16 9AF
---	------------------------------------	---	---

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

21/01757/FUL:

122 Appendix 4 - existing garage/annexe floor plans and elevations

120/a Amended site plan

125 Car parking arrangement

Amended location plan received 24 Mar 2022

Preliminary (Phase 1) Ecological Survey (JDP Ecological, February 2022).

25/00226/VOC:

Documents titled 'Site Plan' received 12th February 2025, 'Annexe - As Proposed' received 12th February 2025, 'Existing and Proposed Elevations No Changes Proposed' received 12th February 2025, and the untitled plan showing the ground and first floor layout plans received 12th February 2025.

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

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

02 Condition: Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the Farmhouse and Annexe (as shown as buildings 1 & 2 on Drawing Number 124/a of 21/01757/FUL) shall be used solely for C2 use (Residential institutions) and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

Reason: In the interests of amenity and highway safety.

03 Condition: No more than 30 students shall be permitted to attend The Big Experience at any one time.

Reason: Due to the rural nature of the site to ensure over intensification of the development with associated increases in highway movements does not take place.

04 Condition: All new external works and finishes, and any works of making good, shall match the existing original building materials used, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the appearance of the building is safeguarded.

05 Condition: Cycle / Powered two-wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle / powered two-wheeler parking is provided in the interest of highway safety and amenity.

06 Condition: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary (Phase 1) Ecological Survey (JDP Ecological, February 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. 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).

07 Condition: As per the Essex Parking Standards (Parking Standards: Design and Good Practice, Sept 2009) 6 metres should be provided behind each parking space to allow for manoeuvring.

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

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

<a href="#">25/00307/LBC</a> Approval - Listed Building Consent 07.04.2025 Delegated Decision	Mr Paul McLean	Application for Listed Building Consent - Rear parallel range extension. Demolition of non-original bathroom outshot/catslide extension to create a low-level Ground Floor connection. Replacement of non-original windows with heritage style double glazed timber alternatives. Internal alterations include erection of a new partition to form a bathroom on the first floor. One and a half storey extension to include gable walls, timber framed sliding doors, 2 dormer windows.	Dale Brow Thorpe Road Weeley Clacton On Sea Essex CO16 9JL
---	----------------	--	---

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

## 02 APPROVED PLANS & DOCUMENTS

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

2406-LSD-07100 - PROPOSED GROUND FLOOR PLAN  
2406-LSD-07101 - PROPOSED FIRST FLOOR PLAN  
2406-LSD-07102 - PROPOSED ROOF PLAN  
2406-LSD-07120 - PROPOSED FRONT AND REAR ELEVATIONS  
2406-LSD-07121 - PROPOSED SIDE ELEVATIONS  
2406-LSD-07150 - PROPOSED SECTIONS  
2406-LSD-07500 - SITE PLAN  
2406-LSD-07750 - BLOCK PLAN  
DESIGN AND ACCESS STATEMENT 1  
DESIGN AND ACCESS STATEMENT 2  
PLANNING STATEMENT  
HERITAGE AND IMPACT ASSESSMENT

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

### NOTE/S FOR CONDITION:

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

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

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

### 03 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

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

#### NOTE/S FOR CONDITION:

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

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

### 04 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of the roof ventilation tiles, precise details of the type, profile, material, colour, and finish of the tiles, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

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

#### NOTE/S FOR CONDITION:

This condition is required to be discharged as approval prior to any demolition works and may thereafter need further approvals. Other development not involving demolition that may have been approved can be commenced. Demolition if not carefully considered can result in harm and removal of more historic fabric than necessary to achieve the approved development. This condition seeks to ensure the demolition takes place in a controlled manner in the best interests of the character and understanding of the heritage asset.

### 05 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any rainwater goods (including gutters, downpipes and hopperheads) a proposed specification for the type of profile, material, colour, and finish of the goods submitted and agreed, in writing, to the Local Planning Authority for approval. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

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

06 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to any work to the altered staircase, elevation drawings of the staircase and new bannisters at 1:10, shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

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

07 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any underfloor heating system, large-scale floor section drawings shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

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

08 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any internal insulation, large-scale wall and ceiling section drawings shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

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

09 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any new building services within and in/out of the cottage, detailed floorplans showing the proposed routing of the new building services shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

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

10 APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard landscaping works for the site, which shall include any proposed changes in ground levels. The details shall be carried out in full and as may be approved.

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

NOTE/S FOR CONDITION:

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

Should the landscape works include any new hedgerow, please consider the following planting for a native hedge. Native hedge: 50% hawthorn, 25% blackthorn (but beware - this can spread into adjacent fields), 15% field maple, 2% holly, 2% wild privet, 2% guelder rose, 2% dog rose, 2% buckthorn.

**Wix Parish Council**

**No Determinations**

**Wrabness Parish Council**

**No Determinations**