

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

**Alresford Parish Council**

**No Determination**

**Ardleigh Parish Council**

<a href="#"><u>25/00251/LUPR OP</u></a> <i>Lawful Use Certificate Granted 16.04.2025 Delegated Decision</i>	<i>Mr Styczynski</i>	<i>Application for Lawful Development Certificate for Proposed Use or Development for loft conversion including construction of dormer window and insertion of roof lights.</i>	<i>16 Robert Cameron Mews Colchester Essex CO4 9AL</i>
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- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#"><u>25/00468/TELLI C</u></a> <i>Deemed Consent 15.04.2025 Delegated Decision</i>	<i>Matthew McGimpsey - MBNL</i>	<i>Intention to install upgraded electronic communications apparatus.</i>	<i>Percival Engineering Hollydene Nurseries Spring Valley Colchester Essex CO7 7SB</i>
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<a href="#"><u>25/00487/WTPO</u></a> <i>Approval - Full 17.04.2025 Delegated Decision</i>	<i>Mr George Green</i>	<i>Works related to Tree Preservation Order (84/00021/TPO) - Large Oak - 3 stems to be removed to main stem fork.</i>	<i>Chestnut Cottage Dedham Road Ardleigh Essex CO7 7LG</i>
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- 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

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

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

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

**Beaumont Parish Council**

**No Determination**

**Bradfield Parish Council**

<a href="#"><u>25/00415/TCA</u></a> Approval - Full 17.04.2025 Delegated Decision	Christian Habart	Trees in a Conservation Area Notification - T1 and T2, Oak trees - crown reduction of 2-3 metres. T3, Dead Sycamore tree - to be removed. T4, Acacia Tree - to be removed.	Bradfield Place Harwich Road Bradfield Essex CO11 2XN
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01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the

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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.

### **Brightlingsea Town Council**

<a href="#"><u>25/00268/FUL</u></a> Approval - Full 17.04.2025 Delegated Decision	East of England Co-Op	Planning Application - Retrospective planning application (Section 73A) for the installation of a travel pod to be used as a travel agency as a commercial outlet for the East of England Co-Op.	Fiveways Supermarket Samsons Road Brightlingsea Essex CO7 0RN
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#### 01 APPROVED PLANS & DOCUMENTS

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

Floor Plans and Elevations - Scanned 19 Feb 2025  
Site Layout Plan - Scanned 19 Feb 2025

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Site Plan - Scanned 19 Feb 2025

Solar Panel Roof Layout - Scanned 19 Feb 2025

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

**NOTE/S FOR CONDITION:**

The primary role of this condition is to confirm the approved plans and documents that form the 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 CONDITION: The hereby permitted development/use shall only operate between the hours of 09:00 to 17:00 Monday to Saturday and 10:00 to 16:00 Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

**NOTE/S FOR CONDITION:**

- 1) This condition shall engage and restricts the operation of the development from the first commencement of the use. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development would be refused due to the risk of harm and this condition is considered necessary, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.
- 2) If the development operates outside of the hours stated this may result in unlawful development/use at risk of Enforcement Action. You are encouraged to discuss any concerns with this condition with the Local Planning Authority.

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## Clacton-on-Sea

<a href="#">24/01917/FUL</a> Approval - Full 16.04.2025 Delegated Decision	Smith Farms	Planning Application - Change of use from agricultural land to a dog walking field and associated car parking, access and additional landscaping	Land North of West Road Clacton On Sea Essex CO15 1AG
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### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

### 02 APPROVED PLANS & DOCUMENTS

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

- Drawing No. 2024.748.03 (Received 14th April 2025)
- Drawing No. 2024.748.04 (Received 14th April 2025)
- Drawing No. 2024.748.01

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

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

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

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

### 03 FURTHER APPROVAL: BIODIVERSITY NET GAIN PLAN

**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

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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 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

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this requirement may result in the refusal of the condition.

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

04 COMPLIANCE: HOURS OF OPERATION

CONDITION: The use hereby permitted shall only operate between the hours of 08:00am - 18:00pm Monday to Sunday (including Bank Holidays), unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of residential amenity.

05 COMPLIANCE: REMOVAL OF FENCE PD

SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS BUILDINGS, STRUCTURES AND 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, (or any Order revoking and re-enacting that Order with or without modification):- no fence, gate, wall or any other means of enclosure, building or structure shall be erected (other than that already in situ) except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

06 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details drawing no. 2024.748.03 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.

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<a href="#">25/00267/FULH</a> <a href="#">H</a> Approval - Full 14.04.2025 Delegated Decision	Mr Aaron King	Householder Planning Application - Single storey flat roof rear extension and garage conversion.	28 Neasden Avenue Clacton On Sea Essex CO16 7HG

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.  
AK/25/02 - Proposed Drawing

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

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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.

## **Elmstead Market Parish Council**

<a href="#"><u>25/00221/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 16.04.2025 Delegated Decision	Mr and Mrs Dicaprio	Householder Planning Application - Single storey rear extension.	1 Blue Barn Farm Cottages Clacton Road Elmstead Market Colchester Essex CO7 7DF
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### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

### 02 APPROVED PLANS & DOCUMENTS

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

- Drawing showing the site outlined in RED at a scale of 1:1250 - Received 11/02/2025
- Drawing titled 'Site Layout' Revision B at a scale of 1:500 - Received 14/02/2025
- Drawing No. 2501/3 Revision A
- Drawing No. 2501/4

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- Drawing No. 2501/5
- Drawing No. FVDC/1

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

**NOTE/S FOR CONDITION:**

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

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

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<a href="#"><u>25/00256/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 17.04.2025 Delegated Decision	<i>Mr and Mrs Ross Bradshaw</i>	<i>Householder Planning Application - Side extension to form store.</i>	<i>Rosedene Colchester Main Road Alresford Colchester Essex CO7 8DB</i>
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**01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

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

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

**NOTE/S FOR CONDITION:**

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk

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Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

## 02 APPROVED PLANS & DOCUMENTS

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

- Drawing showing the site outline in RED at a scale of 1:1250 - Received 20/02/2025
- Drawing No. 766/3

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

### NOTE/S FOR CONDITION:

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

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

**Frating Parish Council**

**No Determination**

**Frinton & Walton Town Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#">25/00027/FULH</a> <a href="#">H</a> Approval - Full 15.04.2025 Delegated Decision	Mrs Louise Trotman	Householder Planning Application - garage conversion to form bedroom/WC shower room incorporating replacement of front double garage door with window.	27 Frietuna Road Kirby Cross Frinton On Sea Essex CO13 0QP

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

- Drawing showing the Site Plan, Block Plan and the Existing and Proposed Floor Plan - Received 12/02/2025.
- Drawing showing the Existing and Proposed Elevations - Received 12/02/2025

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

NOTE/S FOR CONDITION:

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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>25/00458/TCA</u></a>	<i>Mrs Bartholmew-Keen</i>	<i>Trees in Conservation Area Notification - 2 No. (T1 and T2) - Willow Trees branches overhanging from Neighbours garden. To reduce branches by 2-3m back to the boundary line.</i>	<i>62 Second Avenue Frinton On Sea Essex CO13 9LX</i>
<i>Approval - Full</i>			
<i>17.04.2025</i>			
<i>Delegated Decision</i>			

#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

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

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="#">25/00467/TCA</a> Approval - Full 17.04.2025 Delegated Decision	Lockley	Trees in a Conservation Area Notification - 2 No. Eucalyptus Trees (T1 and T2) - Pollard by circa 50% to reduce shading and maintain at a practical size for the location. 1 No. Eucalyptus (T3) - Fell due to excessive listing and allow redesign of the area.	Church View Church Lane Great Holland Frinton On Sea Essex CO13 0JS
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#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

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

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

<a href="#"><u>25/00479/AGRIC</u></a> <i>Determination prior approval not reqred 14.04.2025 Delegated Decision</i>	<i>Mr Brown - Hamford Farming</i>	<i>Prior Approval Application under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for excavation and laying of hardstanding for storage of crops and agricultural farm machinery.</i>	<i>Dairy House Farm Little Clacton Road Great Holland Frinton On Sea Essex CO13 0EX</i>
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- 01 The development complies with the provisions of Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018; Statutory Instrument No. 343. The excavation and laying of hardstanding for storage of crops and agricultural farm machinery 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.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#"><u>25/00481/AGRIC</u></a> <i>Determination</i> <i>prior approval</i> <i>not reqred</i> <i>14.04.2025</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Brown -</i> <i>Hamford Farming</i>	<i>Prior Approval</i> <i>Application under Part 6,</i> <i>Class A of the Town and</i> <i>Country Planning</i> <i>(General Permitted</i> <i>Development) (England)</i> <i>Order 2015 (as</i> <i>amended) for a steel</i> <i>portal frame agricultural</i> <i>straw store.</i>	<i>Dairy House Farm</i> <i>Little Clacton Road</i> <i>Great Holland</i> <i>Frinton On Sea</i> <i>Essex</i> <i>CO13 0EX</i>

01 1. 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 a steel portal frame for agricultural straw store 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.

### **Great Bentley Parish Council**

<a href="#"><u>24/00486/FUL</u></a> <i>Refusal - Full</i> <i>17.04.2025</i> <i>Delegated</i> <i>Decision</i>	<i>Hills Building</i> <i>Group and Tesco</i> <i>Stores Limited</i>	<i>Construction of a new</i> <i>mixed use building</i> <i>consisting of medical</i> <i>wellness and</i> <i>polyfunctional facilities</i> <i>(Use Class E (e), retail</i> <i>(Use Class E (a)) and</i> <i>professional services</i> <i>(Use Class E (c)(i))</i> <i>alongside associated</i> <i>vehicle access, parking</i> <i>and landscaping.</i>	<i>Land at Admirals Farm</i> <i>Heckfords Road</i> <i>Great Bentley</i> <i>Essex</i> <i>CO7 8RS</i>
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01 Policy SP3 sets out the Spatial Strategy for North Essex. Existing settlements will be the principle focus for additional growth. Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role with each district. This policy states that beyond the main settlements, authorities will support diversification of the rural economy and conservation and enhancement of the natural environment. Clacton and Harwich with Dovercourt are classified as strategic urban settlements, whereas Frinton with Walton and Kirby Cross, Manningtree with Lawford and Mistley, Brightlingsea and Weeley are

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Smaller Urban Settlements (Section 2 Policy SPL1). Below these, Great Bentley is classified as a Rural Service Centre.

Policy SPL1, Paragraph 3.3.1.3.1 states that for Rural Service Centres the Local Plan identifies opportunities for smaller-scale growth. This policy states that to encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in Policy SPL1 is defined within a 'Settlement Development Boundary', as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development, subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans. Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan. Paragraph 3.3.3.1 makes clear that, in general terms, development outside of defined Settlement Development Boundaries will be the subject of strict control to protect and enhance the character and openness of the countryside.

Policy PP1 New Retail Development states that town centres will be the main focus for new additional retail floor space. Policy PP2 provides a list of locations that can be resilient to future economic changes, and which should be considered as part of a sequential test for proposed main town centres. These locations will be the focus for 'town centre uses' which include retail, leisure, commercial, office, tourism and cultural, community and residential development. Policy PP3 states that the Council will work to protect and enhance village and local neighbourhood centres and any proposed village and neighbourhood centres as defined on the Policies Map, with Great Bentley Village Centre listed as one such location.

Paragraph 94 of the Framework states that when assessing applications for retail and leisure development outside of town centres which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m<sup>2</sup> gross floorspace).

Local Plan Policy PP4 Local Impact Threshold identifies the locally set floorspace thresholds above which a Retail Impact Assessment is required. Following the WYG Retail Study (2016) a tiered approach is set, with different thresholds based upon the location, role and function of the centre. For the nearest centre of Brightlingsea, this is set at 250m<sup>2</sup> gross floorspace. The retail element of the proposal is for 368m<sup>2</sup> GIA, and a Retail Impact Assessment is therefore required.

The proposal is for a town centre use that falls outside of the Settlement Development Boundary for Great Bentley within the adopted Local Plan, and also outside of any centre identified within the Local Plan. The impact to the Great Bentley Village Centre would be significant, ranging between a 60.2% impact (if both the current and proposed units are occupied as a OneStop and Tesco respectively) and 94.5% (if the current unit is closed). Therefore, the proposal is contrary to the scales and patterns of growth outlined within the aforementioned policies, would not be small in scale, and would not protect or enhance the Great Bentley Village Centre.

**Great Bromley Parish Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#">25/00108/FULH</a> <a href="#">H</a> Approval - Full 17.04.2025 Delegated Decision	Mr Robert Cobb	Householder Planning Application - Erection of porch.	1 Field Mews Great Bromley Essex CO7 7JX

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

02 APPROVED PLANS & DOCUMENTS

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

- Drawing showing the site outlined in RED at a scale of 1:1250 - Received 27/01/2025
- Drawing showing the layout of the proposed porch at a scale of 1:500 - Received 07/02/2025
- Drawing No. RC2
- Drawing No. RC3
- Drawing No. RC4

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

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necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

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

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

#### **Great Oakley Parish Council**

**No Determination**

#### **Harwich Town Council**

<a href="#"><u>25/00287/LUPR</u></a> <a href="#"><u>OP</u></a> <i>Lawful Use/development Refused</i> <i>14.04.2025</i> <i>Delegated Decision</i>	<i>Liviu</i>	<i>Application for Lawful Development Certificate for Proposed Use or Development for dormer roof extension.</i>	<i>10 George Street Harwich Essex CO12 3ND</i>
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- 01 The proposal comprises the enlargement of a dwellinghouse consisting of an addition or alteration to its roof which would fall to be considered under Class B of Part 1 of Schedule 2 of the General Permitted Development Order. However, the building is located within the Harwich Conservation Area, which meets the definition of article 2(3) land and therefore fails criterion (f) of Class B of Part 1 of Schedule 2. The application for a certificate of Lawfulness of Proposed Use or development is therefore refused.

#### **Lawford Parish Council**

<a href="#"><u>25/00083/FULH</u></a> <a href="#"><u>H</u></a> <i>Refusal - Full</i> <i>17.04.2025</i> <i>Delegated Decision</i>	<i>Mr Edward Cain and Mrs Netta Gorham</i>	<i>Householder Planning Application - first floor extension and retention of an existing carport.</i>	<i>Fortuna House Wignall Street Lawford Manningtree Essex CO11 2JQ</i>
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- 01 The design of the proposal is not of an acceptable standard, with the eastern facing side

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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elevation being bland and featureless in appearance, of a size that is excessive and overbearing, and which lacks any detailing that would mitigate its unappealing mass. The scale of the proposal and its proximity to the boundary makes the property appear cramped and confined within the curtilage of the application site whilst the differing roof heights and designs appear discordant with the host dwelling. Additionally, the existing detailing evident on the host dwelling will be lost with the proposal blocking these from direct views, altering the aesthetics of the host dwelling. The proposal is therefore contrary to the provisions of paragraphs 131 and 135 of the National Planning Policy Framework (2025) and TDLP policies SPL7 and SPL3.

02 The proposed eastern facing side elevation, which measures 16m in length with a height ranging between 7m and 8.1m, is considered excessive in its size and scale which dominates a large portion of the private amenity space directly to the rear of The Orchard to the east. Despite the setback distance of 1m, the first-floor extension will have an oppressive and overpowering effect that will result in a significant and detrimental impact to the outlook currently experienced by the residents at The Orchard. The proposal is therefore contrary to the provisions of paragraphs 132 of the National Planning Policy Framework (2025) and TDLP policies SPL7 and SPL3.

<b>Little Bentley Parish Council</b>	<b>No Determination</b>
<b>Little Bromley Parish Council</b>	<b>No Determination</b>
<b>Little Clacton Parish Council</b>	<b>No Determination</b>
<b>Little Oakley Parish Council</b>	<b>No Determination</b>
<b>Manningtree Town Council</b>	<b>No Determination</b>
<b>Mistley Parish Council</b>	<b>No Determination</b>
<b>Ramsey &amp; Parkeston Parish Council</b>	<b>No Determination</b>
<b>St Osyth Parish Council</b>	

<a href="#"><u>25/00034/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 15.04.2025 Delegated Decision	Mr William Brown - Dataplus Limited	Householder Planning Application - Additional array of PV panels on west elevation of new garages and workshop, approved under application 23/01522/FULHH.	Hill House Flag Hill Great Bentley Colchester Essex CO7 8RE
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

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

## 02 APPROVED PLANS & DOCUMENTS

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

- Drawing No. E-04
- Drawing No. 09/03/44 E
- Drawing No. 09/03/45 H
- Design, access and heritage statement - received 29.01.25

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

NOTE/S FOR CONDITION:

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

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

Any indication found on the approved plans and documents to describe the plans as approximate

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

03      **CONDITION:** If the hereby approved solar panels are no longer operational/required they must be removed and a roof finish reinstated to match the existing roof covering used upon the outbuilding.

**REASON:** To ensure redundant equipment is removed from the site in the interests of visual amenity and preserving the setting of the heritage asset.

<a href="#"><u>25/00284/FUL</u></a> Approval - Full 14.04.2025 Delegated Decision	Park Holidays UK Ltd	Retrospective erection of Sales Office (Class E) and construction of 4 no. Play Areas.	Caravan Park St Osyth Beach Holiday Park Beach Road St Osyth Clacton On Sea Essex CO16 8SG
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01      **APPROVED PLANS & DOCUMENTS**

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

Drawing Numbers RUPC/LP/01, 005.520.200, 005.520.203, 005.712.001, 006-520-001W, 006-520-102, 006/520/004D, and the documents titled 'Flood Evacuation and Management Plan' and 'Flood Risk 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.

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<i>Conditions/Reasons</i>			

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      **CONDITION:** The hereby permitted development shall be carried out in accordance with all proposals and recommendations (measures) contained within the approved Flood Risk Assessment (Enzygo, February 2025). The measures shall be carried out in their entirety in accordance with any timetable approved as part of the approved Flood Risk Assessment. All measures shall be maintained thereafter as approved.

**REASON:** To safeguard the ground water environment and minimise the risk of flooding by securing appropriate mitigation measures.

**Tendring Parish Council**

**No Determination**

**Thorpe-le-Soken Parish Council**

<a href="#"><u>25/00241/FULH</u></a> <i>H</i> <i>Approval - Full</i> <i>16.04.2025</i> <i>Delegated</i> <i>Decision</i>	<i>Mr A Morgan</i>	<i>Householder Planning</i> <i>Application - Proposed</i> <i>partial garage conversion</i> <i>and insertion of first floor</i> <i>window.</i>	<i>3B Byng Crescent</i> <i>Thorpe Le Soken</i> <i>Clacton On Sea</i> <i>Essex</i> <i>CO16 0JB</i>
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01      **COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

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

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

**NOTE/S FOR CONDITION:**

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

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

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## 02 APPROVED PLANS & DOCUMENTS

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

- Drawing No. 02

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.

**Thorrington Parish Council**                      **No Determination**

**Weeley Parish Council**                        **No Determination**

**Wix Parish Council**                            **No Determination**

**Wrabness Parish Council**

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<a href="#"><u>25/00289/LUEX</u></a> Lawful Use Certificate Granted 17.04.2025 Delegated Decision	Mr John Dobner	Application for Lawful Development Certificate for Existing Use or Development for use of 'The Barn' as a dwellinghouse (Class C3).	The Barn Foxes Farm Station Road Wrabness Essex CO11 2UF

- 01 Sufficient evidence has been submitted with the application, which is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, The Barn at Foxes Farm, Station Road, Wrabness, Essex, CO11 2UF has been used as a dwelling house Class C3 for a period in excess of 4 years and enforcement action can no longer be taken.