

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

<a href="#"><u>24/01864/FUL</u></a> Approval - Full 24.06.2025 Delegated Decision	Zagan Holdings Limited	Planning Application - extension to the existing warehouse unit.	Autofactors Ltd 10 Coach Road Alresford Colchester Essex CO7 8EA
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### 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

### 02 APPROVED PLANS & DOCUMENTS

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

Drawing No. 1376.L.003 (A)

Drawing No. 1376.L.012 (A)

Arboricultural Impact Assessment and Method Statements - by Tree Planning Solutions Ltd -  
Dated 14th December 2024 - Reference No. TPSQU0249

Appendix 1 - Tree Survey and Explanatory Notes - Dated 18 December 2024.

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

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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 VEHICULAR TURNING FACILITY

CONDITION: As indicated on drawing no. 1376.I.003 (A), and prior to occupation of the extension, a size 5 vehicular turning facility, (8m x 8m) 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.

<a href="#"><u>25/00491/VOC</u></a> Approval - Full 23.06.2025 Delegated Decision	Mr and Mrs Davenport	Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans) to reflect new drawings, and discharge of conditions 3 (RAMS), 4 (Travel Pack), 5 (Refuse Bins), 6 (Landscaping Scheme), 8 (Materials), 10 (Self- Build), 11 (Sustainable Energy Measures) and 12 (Contaminated Land) of application 24/01050/FUL.	Alresford Railway Station Alresford Station Alresford Essex CO7 8AN
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### 01 COMPLIANCE REQUIRED: COMMENCEMENT SECTION 73 TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration

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11.10.2027.

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

NOTE/S FOR CONDITION:

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

## 02 APPROVED PLANS & DOCUMENTS

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

Site Plan - Received 12.07.2024

Drawing No. P07B - Main Drains Plan - Received 24.07.2024

Foul Drainage Assessment Form - Received 12.07.2024

Drawing No. VOC1 - Proposed Ground and First Floor Layouts - Received 21.03.2025

Drawing No. VOC2 - Proposed Elevations & Materials - Received 21.03.2025

Drawing No. VOC3 - Cart Lodge/Secure Storage - Received 21.03.2025

Drawing No. VOC4 - Site Layout & Landscaping - Received 21.03.2025

Drawing No. VOC5 - Construction Method Statement - Received 21.03.2025

Self-Build Statement - Received 21.03.2025

Travel Pack email - Received 21.03.2025

Phase 1 Contamination Risk Assessment - Received 21.03.2025

Predicted Energy Assessment - Received 21.03.2025

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

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form

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

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

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

### 03 COMPLIANCE REQUIRED: RESIDENTIAL TRAVEL PACK PRIOR TO OCCUPATION

CONDITION: Prior to first occupation of the dwelling hereby approved, a Residential Travel Information Pack (travel pack) shall be provided for use of its first occupiers. The travel pack shall include a minimum of six one day travel vouchers for use with a local transport operator.

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

Note: Please contact the Travel Plan Team at ECC Highways via email to [Travel.PlanTeam@essex.gov.uk](mailto:Travel.PlanTeam@essex.gov.uk) to obtain a Residential Travel Information Pack template and the associated day travel vouchers required.

### 04 COMPLIANCE REQUIRED: REFUSE BINS AND COLLECTION AREAS

CONDITION: Prior to occupation of the dwelling hereby approved the areas for storage of refuse/recycling bins shown on Drawing Number VOC4 shall be provided and then retained in perpetuity.

REASON: In the interest of highway safety to ensure that refuse recycling bins do not cause any obstruction or danger on the highway.

#### 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

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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 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping Drawing Number VOC4 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.

#### 06 COMPLIANCE: AGREEMENT OF MATERIALS

CONDITION: The external facing and roofing materials to be used in construction shall be as shown on Drawing Numbers VOC2 and VOC3 unless otherwise agreed 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 buildings and in the interests of visual amenity and the character and appearance of the area.

#### 07 OBSCURE GLAZING & REMOVAL OF PD

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 first floor en-suite window in the south elevation 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 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.

#### 08 SPECIFIC RESTRICTION ON DEVELOPMENT: SELF-BUILD AND CUSTOM-BUILD

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

Furthermore, the following scheduled actions shall be undertaken.

- o The individuals building and occupying the development are detailed in the hereby approved Self-Build Statement. Should there be any changes to these details during construction, these shall be updated in writing to the local planning authority.
- o On first occupation details of the first occupier of the dwelling shall be confirmed in writing to the local planning authority and subsequently the Local Planning Authority shall be informed of if and when that occupier changes within the first year of occupation.

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

#### 09 SUSTAINABLE ENERGY EFFICIENCY MEASURES

CONDITION: The scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development as detailed on Drawing Number VOC4 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 better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

#### 10 ACTION REQUIRED - CONTAMINATED LAND

CONDITION: No development shall commence other than that required to carry out additional necessary investigation until further intrusive site investigation has been undertaken as recommended within the submitted Phase 1 Contamination Risk

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Assessment. The investigation and risk assessment shall be submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings shall include:

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

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

### **Ardleigh Parish Council**

<a href="#"><u>25/00577/FUL</u></a> Refusal - Full 23.06.2025 Delegated Decision	Mr Subu Nanthakumar - Tankerford Ltd	Planning Application - Alterations to existing service station to install new jet wash bays and extended parking area	Ardleigh Service Station Colchester Road Ardleigh Essex CO7 7PA
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- 01 There is no certainty about the times that the jet wash bays will be available for operation given that the service station is currently open from 6am to 10pm every day and the type of equipment to be used. As such there is limited information in respect of the impact on the residential amenity of the nearby residential properties in terms of noise and disturbance from the equipment which is likely to be motorised, and which is likely to cause water spray.

A Noise Impact Assessment has not been submitted and at this time it has not been demonstrated that the jet wash bays and associated equipment will not have an adverse impact on neighbouring residential amenities.

The proposed development is therefore contrary to Policy SP7 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond and the National Planning Policy Framework.

### **Beaumont Parish Council**

### **No Determinations**

**Bradfield Parish Council**

**No Determinations**

**Brightlingsea Town Council**

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<a href="#"><u>25/00650/FUL</u></a> <a href="#"><u>HH</u></a> Approval - Full 26.06.2025 Delegated Decision	Mr and Mrs Abbi Grice	Householder Planning Application - Front and rear dormers with a rear flat roof extension.	50 Fordwich Road Brightlingsea Colchester Essex CO7 0RE
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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. P01D
- Drawing No. P02

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

NOTE/S FOR CONDITION:



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

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

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<a href="#">25/00691/FUL</a>	Mr Walsh -	Householder planning	5 Hurst Green
<a href="#">HH</a>	Inspire Homes	application - Single	Brightlingsea
Approval - Full	Hurst Green	storey rear extension,	Colchester
24.06.2025	Limited	demolition of existing	Essex
Delegated		garage, and addition of	CO7 0HG
Decision		new windows.	

#### 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.

LOCATION PLAN - REC'D 07.05.25

25168-WA-001

25168-WA-004

25168-WA-005

HERITAGE, DESIGN AND ACCESS STATEMENT

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

### NOTE/S FOR CONDITION:

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

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

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

03 FURTHER APPROVAL: FENSTRATION DETAILS

CONDITION: Prior to the commencement of any works to alter or install new or existing fenestration of the hereby approved development, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new and/or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved

REASON: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

NOTE/S FOR CONDITION:

The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.

Double-glazing profiles over 16mm thick are not considered acceptable in the Conservation Area.

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<a href="#">25/00696/FUL</a> <a href="#">HH</a> Approval - Full 24.06.2025 Delegated Decision	Mr David Lovell	Householder Planning Application - Erection of double garage following demolition of existing garage and outbuilding.	14 Stanley Avenue Brightlingsea Colchester Essex CO7 0ND
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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).

- o 0279-A-001 00 - Location and Block Plan
- o 0279-A-002 00 - Proposed Outline Plan
- o 0279-A-200 03 - Proposed Floor Plans and Elevations (including materials details)

REASON: For the avoidance of doubt.

NOTE/S FOR CONDITION:

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

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## Clacton-on-Sea

<a href="#"><u>25/00661/FUL</u></a> <a href="#"><u>HH</u></a> Approval - Full 23.06.2025 Delegated Decision	Mr P Hiller	Householder Planning Application - Ground Floor Front Extension, first floor side extension and replacement of existing balcony.	103 Marine Parade East Clacton On Sea Essex CO15 6JS
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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.

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Drawing No. MARINE / 07 - Proposed Block Plan and Location Plan

Drawing No. MARINE / 08 - Proposed Site Plan and Location Plan

Drawing No. MARINE / 09 - Proposed Ground Floor Plan

Drawing No. MARINE / 10 - Proposed First Floor Plan

Drawing No. MARINE / 11 - Proposed Roof Plan

Drawing No. MARINE / 12 - Proposed Elevations

Drawing No. MARINE / 13 - Proposed Elevations

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

NOTE/S FOR CONDITION:

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requirement.

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<a href="#">25/00832/WTP</a> <a href="#">O</a> Approval - Full 27.06.2025 Delegated Decision	Mr Tom Eastman	Works related to Tree Preservation Order (96/00065/TPO) - Beech tree, reduce by 50/60%.	32 Eastcliff Avenue Clacton On Sea Essex CO15 5AR
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#### 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

#### NOTE/S FOR CONDITION:

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

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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>25/00890/TELL IC</u></a> Deemed Consent 24.06.2025	Banumathi Balamurugan - Openreach	Installation of 1 new 12m Light wooden poles.	O/S 106 Nayland Drive Clacton On Sea Essex CO16 8TJ
<a href="#"><u>25/00899/TELL IC</u></a> Deemed Consent 24.06.2025	Sowndhariya Balasubramania m	Installation of fixed line broadband electronic communications apparatus.	O/S 36 Hadleigh Road Clacton On Sea Essex CO16 8TL

#### **Elmstead Market Parish Council**

**No Determinations**

#### **Frating Parish Council**

**No Determinations**

#### **Frinton & Walton Town Council**

<a href="#"><u>25/00726/LUP ROP</u></a> Lawful Use Certificate Granted 24.06.2025 Delegated Decision	Mr and Mrs Watson	Application for Lawful Development Certificate for Proposed Development for Single Storey Rear Extension	77 Woodberry Way Walton On The Naze Essex CO14 8EW
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- 01 The proposed 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.



<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#"><u>25/00825/TCA</u></a> Approval - Full 27.06.2025 Delegated Decision	Meek	Trees in a Conservation Area Notification - T1 remove wild plum in front garden.	54 Fourth Avenue Frinton On Sea Essex CO13 9DX

#### 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.

**Great Bentley 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="#"><u>25/00680/FUL HH</u></a> Approval - Full 27.06.2025 Delegated Decision	Mr and Mrs Steven Marshall	Householder Planning Application - Replacement garage, creation of off street parking, and part single, part two storey rear extensions and remodelling of dwelling.	Pathside Cottage The Path Great Bentley Colchester Essex CO7 8PN

## 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.

2402-DMAC-00-XX-DR-A-01-S1-P01 (Site Plan)  
2402-DMAC-00-ZZ-DR-A-13-S1-P02 (Proposed Elevations)  
2402-DMAC-00-ZZ-DR-A-52-S1-P01 (Proposed Roof Plan)  
2402-DMAC-00-ZZ-DR-A-51-S1-P04 (Proposed First Floor Plan)  
2402-DMAC-00-ZZ-DR-A-50-S1-P04 (Proposed Ground Floor Plan)  
2402-DMAC-00-ZZ-DR-A-21-S1-P04 (Existing and Proposed Block Plan)  
2402-DMAC-00-ZZ-DR-A-09-S1-P09 (Proposed Block Plan)  
Preliminary Ecological Appraisal and Roost Assessment (arbtech - 22/10/2024)  
Design, Access and Heritage Statement (DMAC Architects)

Arboricultural Impact Assessment (Hallwood Associates - 07/05/2025)

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

NOTE/S FOR CONDITION:

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

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

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

### 03 FURTHER APPROVAL: FENSTRATION DETAILS

CONDITION: Prior to the commencement of any works to alter or install new or existing fenestration of the hereby approved development, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new and/or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved

REASON: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

NOTE/S FOR CONDITION:

The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.

**04 ACCESS MATERIAL**

**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 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 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, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels.

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

**NOTE/S FOR CONDITION:**

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

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.

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

**CONDITION:** All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local

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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: In the interests of visual amenity, the character and appearance of the area and to underpin the Council's duty to enhance the biodiversity credentials of the development under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

**07 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS NEW OPENINGS**

**CONDITION: SPECIFIC RESTRICTION ON DEVELOPMENT:**

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), no new openings shall be inserted in the north, east and west elevations above ground floor level of the hereby approved development 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 properties.

**08 APPROVAL REQUIRED: LANDSCAPE PROTECTION**

**CONDITION:** No development shall be commenced until the existing trees/vegetation on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping, have been protected by the erection of temporary protective fences of a height, size and in positions outlined within the submitted Arboricultural Impact Assessment and associated Tree Protection Plan (Ref - HWA12091-TPP Revision A). The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree/s to be protected. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

REASON: For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to trees.

**09 ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

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CONDITION: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal and Roost Assessment (arbtech - 22/10/2024) 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 (as amended).

## Great Bromley Parish Council

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<a href="#"><u>25/00472/FUL</u></a> Approval - Full 24.06.2025 Delegated Decision	Mr and Mrs Volf	Planning Application - Change of use of land from agricultural to residential curtilage, and erection of barn for use incidental to the enjoyment of the existing dwellinghouse.	Morants Hall Colchester Road Great Bromley Essex CO7 7TN
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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

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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. P04
- Drawing No. P03C
- Drawing No. P02C

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.

**03 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 garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected except pursuant to the grant of planning permission on an application made in that regard.

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

**04 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY**

CONDITION: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, 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 of proposed enhancement measures by appropriate maps and plans (where relevant)
- d) persons responsible for implementing the enhancement measures, and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details 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 2023 and s40 of the NERC Act 2006 (as amended).

## 05 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 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 legislation 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 this requirement may result in the refusal of the condition.

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

### 06 FURTHER APPROVAL: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

CONDITION: Prior to first occupation, a lighting design strategy for biodiversity for areas to be externally lit in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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).

### 07 ACTION REQUIRED

CONDITION: Prior to commencement, A Great Crested Newt Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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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).

#### 08 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the barn hereby approved for purposes incidental and ancillary to the principal dwelling known as Morant's Hall and does not permit the use of the approved barn as a separate commercial business/for use by the general public.

REASON: In the interests of highway safety and parking provision.

<a href="#"><u>25/00835/NMA</u></a> Approval Non Material Amendment 24.06.2025 Delegated Decision	Mr C Rouse	Non Material Amendment to 24/00787/FUL - Addition of window to gable wall and change of materials.	Land Adj Police Mast Hilliards Road Great Bromley Essex CO7 7US
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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.

PC-169-P100 C

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

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

## Harwich Town Council

<a href="#"><u>25/00752/NMA</u></a> Approval Non Material Amendment 24.06.2025 Delegated Decision	Mr Gary Jordan - Earlwood Ltd	Non Material Amendment to 24/00703/VOC - Removal of 3no. east/rear-facing windows on unit 1 and decrease in window size of 1no. west/front- facing window on unit 13.	Land By The Railway Line Near Ferndale Road Harwich Essex CO12 3BP
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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.

- o DRAWING NUMBER 6933-1201-P3 Units 1 - 7 Proposed Floor Plans
- o DRAWING NUMBER 6933-1302-P4 Units 1 - 7 Proposed Elevations Sheet 2
- o DRAWING NUMBER 6933-1321-P4 Units 11 - 13 Proposed Elevations

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

NOTE/S FOR CONDITION:

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

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

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

## Lawford Parish Council

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<a href="#">25/00823/TCA</a>	Paul Bird	Trees in a	88 Colchester Road
Approval - Full		Conservation Area	Lawford
27.06.2025		Notification - T1	Essex
Delegated		Conifer - Fell.	CO11 2BH
Decision			

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

<a href="#">25/00844/NMA</a> Approval Non Material Amendment 24.06.2025 Delegated Decision	L. Edgar and K. Broom	Non Material Amendment to 24/00090/FULHH - Change of wall finish from part-vertical cladding and part- brickwork, to horizontal weatherboarding over a brick plinth. Change to the position of a double door to the south-east (front) elevation, omission of a single external door to the north-east elevation and the addition of an external door to the north-west (rear) elevation.	12 Grange Road Lawford Essex CO11 2JB
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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.

304 - 01 D

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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#"><u>25/00909/TELL IC</u></a> Deemed Consent 24.06.2025 Delegated Decision	Muskan Kazi - Openreach	Intention to install fixed line broadband apparatus.	Corner of 1 Merivale Road Lawford Essex CO11 2EB
<a href="#"><u>25/00910/TELL IC</u></a> Deemed Consent 24.06.2025 Delegated Decision	Muskan Kazi - Openreach	Intention to install fixed line broadband apparatus.	Opposite 13-15 Waldegrave Way Lawford Essex CO11 2DX

**Little Bentley Parish Council**

**No Determinations**

**Little Bromley Parish Council**

**No Determinations**

**Little Clacton Parish Council**

<a href="#"><u>25/00662/FUL</u></a> Approval - Full 26.06.2025 Delegated Decision	T&M Vehicles	Planning Application - Insertion of commercial door to north elevation	T&M Vehicles London Road Little Clacton Essex CO16 9RB
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## 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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

NOTE/S FOR CONDITION:

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

## 02 APPROVED PLANS & DOCUMENTS

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

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

2419 - 01 P1                      SITE PLAN - REC'D 29/04/25  
2419-05 P2                                  PROPOSED BLOCK PLAN - REC'D 01.05.25  
2419-03 P4                      PROPOSED FLOOR PLAN AND ELEVATIONS - REC'D 15.05.25  
PLANNING DESIGN AND ACCESS STATEMENT - REC'D 29.04.25

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.

**Little Oakley Parish Council**

**No Determinations**

**Manningtree 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="#"><u>25/00628/LBC</u></a> Refusal - Listed Building Consent 23.06.2025 Delegated Decision	Rachel Halls - NatWest	Application for Listed Building Consent - replacement of the ATM, alterations to the wall aperture and formation of an internal pit, and proposed vinyl sign located on the ATM.	The Old Bank Brook Street Manningtree Essex CO11 1DJ

- 01 The proposed new surround will consist of bold colouring and modern materials which would appear unsympathetic against the traditional red brick appearance of the listed building, therefore, exacerbating its appearance and resulting in an incongruous feature which would be detrimental to the character and appearance of the listed building and Manningtree Conservation Area.

The proposal would result in a level of less than substantial harm to the significance of this Grade II Listed Building and the Manningtree Conservation Area with no public benefits identified to outweigh this harm.

The proposal is therefore contrary to paragraphs 212, 213 and 215 of the National Planning Policy Framework (2025) and policies PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

<a href="#"><u>25/00637/ADV</u></a> Refusal - Advertisement Consent 23.06.2025 Delegated Decision	Rachel Halls - NatWest	Application for Advertisement Consent - replacement of the ATM, and proposed vinyl sign located on the ATM.	The Old Bank Brook Street Manningtree Essex CO11 1DJ
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- 01 The proposed new surround will consist of bold colouring and modern materials which would appear unsympathetic against the traditional red brick appearance of the listed building, therefore, exacerbating its appearance and resulting in an incongruous feature which would be detrimental to the amenity of the listed building and the Manningtree Conservation Area.

The proposal would result in a level of less than substantial harm to the significance of this Grade II Listed Building and the Manningtree Conservation Area with no public benefits identified to outweigh this harm.

The proposal is therefore contrary to paragraphs 141, 212, 213 and 215 of the National Planning Policy Framework (2025) and policies PPL8 and PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">25/00808/TCA</a> Approval - Full 27.06.2025 Delegated Decision	Denholm	Trees in a Conservation Area Notification - <i>Prunus spinoza</i> to reduce down to about 2m. Yew to reduce by 50% (up to 2.5m) and shaped accordingly. Magnolia to prune and reduce by up to 2m. 2 dying Italian cypress to remove.	12 Oxford Road Manningtree Essex CO11 1BP

#### 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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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="#"><u>25/00611/ADV</u></a> Approval - Advertisement Consent 23.06.2025 Delegated Decision	<i>Tendring Farms Limited</i>	<i>Application for Advertisement Consent - Marketing/advertising signage and flags for new residential development.</i>	<i>Land South of Long Road Mistley Essex CO11 2HN</i>
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### **01 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)**

#### **CONDITIONS:**

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**REASON:** All advertisements displayed with the (express) consent of the Local Planning Authority are subject to these standard conditions by virtue of Schedule 2 to the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended).

### **02 APPROVED PLANS & DOCUMENTS**

**CONDITION:** The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing

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

CC-0354-SS-056

CC-0354-SS-055 B

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.

[25/00719/LBDI/SC](#)

Approval -  
Discharge of  
Condition  
23.06.2025  
Delegated  
Decision

Mr and Mrs  
Ridgeon

Discharge of  
conditions application  
for 24/01880/LBC -  
Condition 16  
(Proposed double  
gates), Condition 17  
(Hard and Soft  
Landscaping)

Dorset House  
26 New Road  
Mistley  
Essex  
CO11 2AQ

## Ramsey & Parkeston Parish Council

<a href="#"><u>25/00210/VOC</u></a>	Harrison UK	Application under	Land at Makins Road
Approval - Full	Limited	Section 73 of the Town	And Collier Road
23.06.2025		and Country Planning	Harwich
Delegated		Act for Variation of	Essex
Decision		Conditions 2	CO12 4QD
		(Approved drawings) of	
		application	
		21/01130/FUL to move	
		the terrace away from	
		the road by 600mm	
		and rotate anti-	
		clockwise by 1.5	
		degrees.	

### 01 COMPLIANCE: TIME LIMIT

CONDITION: The development hereby permitted shall be begun before the expiration of three years from 15th September 2022.

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

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

Drawing numbers 0580\_01A, 0580\_02\_02, 0580\_03\_01, 0580\_04\_01 and 0580\_05\_02.

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

### 03 Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The Construction Method Statement shall provide for:

- vehicle routing;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel and underbody washing facilities;
- Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense when caused by developer/ development.
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- details of hours of deliveries relating to the demolition and construction of the development;
- details of hours of site clearance and construction;
- a scheme to control noise and vibration during the demolition and construction phase,

including details of any piling operations.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason - In the interests of residential amenity and highway safety and to reduce the likelihood of complaints of statutory nuisance.

- 04 No development shall take place until a Phase One risk assessment for investigating any contamination present on site has been submitted to and approved in writing by the Local Planning Authority. This shall include a review of previous investigations; previous uses; potential sources of contamination; and potential pathways and receptors. If necessary, this shall be followed up by a phase two risk assessment that shall incorporate a detailed intrusive investigation referring to the phase one study. Development and any required remediation shall be carried out in accordance with the approved details.

Reason: To protect the health of site workers and end users given the sites proximity to the International Port of Harwich, a currently dis-used Petrol Service Station and having consideration that the land has also been subjected to the fly tipping of waste.

- 05 Prior to commencement of any above ground works details of all facing and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of visual amenity.

- 06 Prior to commencement of any above ground works, a scheme shall have been submitted to and approved in writing by the Local Planning Authority showing that the proposed residential units (with the windows closed) meet the following internal noise levels: 35dB(A) Leq 16 hours 07.00hrs -23.00hrs in living rooms, 30dB(A) Leq 8 hours in bedrooms and no individual noise event to exceed 45dB(A) max (measured with F time weighting) 23.00hrs - 07.00hrs. External noise affecting rear gardens shall not exceed 55dBLAeqt. (BS8233:2014). The scheme as approved shall be implemented prior to occupation of any of the dwellings.

Reason - Given the sites proximity to the International Port of Harwich and its associated noise.

- 07 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Open Spaces Landscapes & Arboricultural Consultants Ltd, June 2022). 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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Act 2006 (Priority habitats & species).

- 08 Prior to commencement of any above ground works a Biodiversity Enhancement Strategy for protected and Priority species shall have been submitted to and approved in writing by the local planning authority following the details contained within Preliminary Ecological Appraisal (Open Spaces Landscapes & Arboricultural Consultants Ltd, June 2022). The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

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

- 09 Prior to occupation, if any external lighting is proposed, a lighting design scheme for biodiversity shall have been previously submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter. No other external lighting shall be installed without prior written consent from the local planning authority.

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

- 10 Prior to 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 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.

- 11 Prior to first occupation of the proposed development, each individual proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.7m and each shared vehicular access shall be constructed at right angles to the highway boundary and to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.

- 12 No unbound materials shall be used in the surface treatment of the proposed vehicular accesses throughout.

Reason: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.

- 13 There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 14 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay and retained free of obstruction above 600mm at all times.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- 15 The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, has been hard surfaced, sealed and if required, marked out in parking bays. The vehicle parking areas 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 with the Local Planning Authority.

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

- 16 Prior to commencement of any above ground works details of cycle/Powered Two-wheeler parking shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained thereafter at all times.

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

- 17 Prior to occupation of the proposed dwellings, 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 free of charge.

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

- 18 Prior to any above ground works, a scheme for the provision of electric vehicle charging facilities for each dwelling shall have first been submitted to and approved in



writing by the local planning authority. Thereafter the charging facilities shall be installed in a working order, prior to first occupation of the respective plot.

Reason: In order to promote sustainable transport.

- 19 No above ground works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the frontage and parking areas of the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 - Trees in relation to design, demolition and construction " 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 development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - This is a publicly visible site where an appropriate landscaping scheme is a visually essential requirement, and to ensure the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the surrounding area.

## **St Osyth 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="#"><u>24/01302/VOC</u></a> Approval - Full 23.06.2025 Delegated Decision	Mr Matt Purdom - Park Holidays UK Limited	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Plans and Drawings); Condition 6 (Holiday Occupation); Condition 12 (Highway Works Completion); Condition 13 (Highways Provision of Parking and Turning) of application 21/02129/FUL to amend the restrictive holiday occupation period, and to amend the Phasing Plan to reflect the proposed new construction access to be utilised.	Oaklands Holiday Village Colchester Road St Osyth Clacton On Sea Essex CO16 8HW

## 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later the expiration of 13.10.2026.

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.

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.

Plans and drawings;

1265-014-ENZ-XX-01-DR-L-00-03B Amended Site Location Plan  
SHF.201.104.L.SK.004 PL02 Phasing Plan (20/05/2024)  
SHF.201.104.ENZ.XX.00.DR.L.00.011 Site Wide Landscape Strategy Plan  
SHF.201.104.ENZ.XX.00.SH.L.45.001 Soft Landscape Schedule  
SHF.201.104.ENZ.XX.00.DR.L.00.101 Hard Landscape Plan - 1 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.00.102 Hard Landscape Plan - 2 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.00.103 Hard Landscape Plan - 3 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.00.104 Hard Landscape Plan - 4 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.00.105 Hard Landscape Plan - 5 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.00.106 Hard Landscape Plan - 6 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.45.001 Soft Landscape Plan - 1 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.45.002 Soft Landscape Plan - 2 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.45.003 Soft Landscape Plan - 3 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.45.004 Soft Landscape Plan - 4 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.45.005 Soft Landscape Plan - 5 Of 6  
SHF.201.104.ENZ.XX.00.DR.L.45.006 Soft Landscape Plan - 6 Of 6  
SHF.201.104.ENZ.XX.00.R.L.00.002 Landscape management / Maintenance Plan  
E5097-1PD-001 Site Access and Proposed Improvements

Other supporting technical reports and documents;

Preliminary Ecological Assessment  
Phase 1 Geo-Environmental Report  
Transport Assessment  
Landscape Visual Impact Assessment  
Soft and Hard Landscape Plan  
Heritage Statement  
Arboricultural Impact Assessment & Method Statement  
Tourism Market Overview  
Co-ecology Ltd Ecology Assessments letter (Giles Coe MCIEEM)  
Revised 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.

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: APPROVED LAYOUT

CONDITION: The development hereby approved shall be laid out in general conformity with approved drawing number SHF.201.104.ENZ.XX.00.DR.L.00.006 Rev PL04 Illustrative Site Layout, or such other 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.

REASON: To ensure the layout of the development hereby approved is not materially different to that shown within the accompanying illustrative layout plan, but allowing some flexibility for the changes to the layout to ensure compliance with Caravan Site Licence (1960 Caravan and Development Act), which dictates the internal layout of the site such as a number of units, spacing between units, distances from boundaries and internal road layout and parking provision. As such, this application solely relates to the change of use of the land, and not the internal layout and technical specifications of the subsequent caravan site. The 1960 Control and Development Act is a self-contained and separate piece of legislation to a planning permission, with the related Caravan Site Licence subject to conditions applied by the issuing Council that would not form part of the consideration for a change of land use being granted.

### 04 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED: LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of first use of the 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 and has sufficient time to establish, in the interests of visual amenity and the quality and visual appearance of the development.

05 SPECIFIC RESTRICTION ON DEVELOPMENT: NUMBER OF UNITS

CONDITION: In accordance with drawing no. SHF.201.104.ENZ.XX.00.DR.L.00.006 Rev PL04 Illustrative Site Layout, no more than 99 Standard Size Static Caravans (Standard Size - 40ft x 14ft) and no more than 39 Lodges (Standard Size - 40ft x 20ft) (138 units in total) shall be stationed on the site at any one time.

REASON: A more intensive development would give rise to additional matters that would require the consideration of the local planning authority in regard to landscaping, visual harm to the area and highway matters.

06 SPECIFIC RESTRICTION ON DEVELOPMENT: HOLIDAY OCCUPATION

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

Furthermore, the following restrictions shall apply:-

1. Occupation Period: No person/s shall occupy any of the site during the period 14th February to the 1st March each year. No continuous occupation period of an individual person shall exceed 42 days without a break of at least 10 days between occupation.
2. Primary Residence Prohibition: The approved static holiday caravans and lodges shall only be occupied by persons who have an alternative primary residential address available, and shall not be utilised as a person's sole or main place of residence.
3. Register of Occupants: A comprehensive register containing the names, full details of permanent home addresses, and vehicle registrations (if travelling by car) of occupants shall be maintained for all periods of occupation each year. This register must be made available to the Local Planning Authority for inspection at any time in a form that can be digitally provided upon request, and all records shall be retained for a minimum of ten years.

REASON: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development without either harm or conflict with planning policies. The development is permitted for holiday purposes only, in the interests of contributing to tourism and the economy of the area and this contribution is given full weight as an exception for allowing this development.

07 COMPLIANCE: CONTAMINATION WATCHING BRIEF

CONDITION: In accordance with the accompanying Phase 1 Geo-Environmental Report Paragraph 7.4 Recommendations, a watching brief shall be in place throughout groundworks and construction. If unexpected, suspected contamination is encountered, works must cease and the advice of an appropriately qualified environmental consultant be obtained to assess the risk and provide advice of any necessary remedial works. In the event of unexpected contamination being found, a full report detailing findings, actions and remedial works shall be submitted to for review by the Local Planning Authority in consultation with the Council's Environmental Protection Team. Once agreed in writing, works would then be permitted to continue in accordance with the approved details.

REASON: To protect the health of site workers and end users of the site.

08 FURTHER APPROVAL: CONSTRUCTION MANAGEMENT TO BE AGREED

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 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.
- b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed. This shall include the intended routing of HGV traffic on the surrounding road network, programme of restoration works to soft highway verges, and any directional signs to be installed and where.
- d) Details of any protection measures for footpaths and trees surrounding the site.
- e) Details of all access points to be used to access the site during construction only and any staging of provision.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) 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.
- h) Details of the siting of any on site compounds and portaloo's.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- j) Site waste management plan (that shall include reuse and recycling of materials)
- k) Scheme for sustainable construction management to ensure effective water and energy use.
- l) Scheme of review of complaints from neighbours.
- m) Registration and details of a Considerate Constructors Scheme to be joined prior to the commencement of development, and confirmation of registration to be provided in writing to the LPA before the start of works, or similar scheme for which full details shall be provided and complied with.
- n) Details on the provision, location and management of any show home/s or reception, including opening times, parking and advertisements (including flags and directional

signs).

The said methodology as may be approved 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, and to ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety. 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.

NOTE/S FOR CONDITION:

You are strongly advised to discuss this condition with the Local Planning Authority and if possible/available local residents likely to be affected by this development prior to submission of details. Please note the provisions of the Highways Act 1980 Para 131 are likely to apply and may need to be discussed with the Highways Authority, this legislation includes details and penalties for any damage and/or alterations to the highway including verge, highway signage and surface materials of pavement/footpath and carriageway.

09 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The development shall be carried out in accordance with SHF.201.244.PL.R.001 Renewable Energy Generation Plan (enzygo, February 2024) as approved under Discharge of Condition Application 24/00202/DISCON. The approved measures shall be implemented prior to first occupation.

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

NOTE/S FOR CONDITION:

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

10 COMPLIANCE: ACCESS WORKS (WITHIN THE SITE)

CONDITION: Prior to the first use of the site and first occupation of any holiday caravan or lodge of any phase of the development hereby approved, the internal layout / highway works adjacent to the main gated entrance from Colchester Road and the new access link into the extended site hereby approved shall be completed in full and made available for use as follows:

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- a. Internal carriageway to be retained at a width of 6 metres in accordance with drawing no. ES5097-1PD-001;
- b. A minimum 1.5-metre-wide segregated footway on the south side of the site access providing a link to the existing footway on Colchester Road in accordance with drawing no. ES5097-1PD-001; and
- c. New access and link to the extended site in accordance with drawing no. ES5097-1PD-001 and SHF.201.104.ENZ.XX.00.DR.L.00.006 PL04 to provide a smooth transition between existing and new.

No unbound material shall be used in the surface treatment of the vehicular access throughout.

The development shall be carried out in accordance with the approved details above, unless otherwise agreement in writing by the Local Planning Authority.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to make adequate provision within the site for the additional vehicular and pedestrian traffic generated by the development, in the interests of highway safety.

#### 11 COMPLIANCE: HIGHWAY WORKS S278 (WITHIN THE HIGHWAY)

CONDITION: Prior to any works taking place within the highway, the developer shall enter into an S278 agreement/ minor works licence with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works.

- a. Over land either highway or within the applicant's control completion of a 2-metre-wide footway south of the access on both sides of Colchester Road between the site access and existing bus stops in principle with drawing no. ES5097-1PD-001.
- b. Pedestrian dropped kerbs and tactile paving in Colchester Road at the proposed crossing points serving the two nearest bus stops.
- c. Upgrade of the bus stop on the east side of Colchester Road to the proposal site to current Highway Authority specification to include but not limited to Kassel Kerbs, hardstanding, and bus stop timetable.
- d. To the south of the existing site access, the existing brown tourist signs located to north of the site shall be replicated and provided for northbound traffic in advance of the site access.

REASON: To improve the accessibility of the site and to encourage sustainable travel, in the interests of highway safety and sustainable development.

#### 12 COMPLIANCE: HIGHWAY WORKS COMPLETION

CONDITION: Prior to the first use and first occupation of any caravan or lodge within any phase, as shown on the approved Phasing Plan SHF.201.104.L.SK.004 PL02 Phasing Plan (20/05/2024), the highway improvement works set out within Condition 11 a) to d), shall be completed in full, in accordance with the approved details and made available for use. Unless otherwise agreed in writing by the local planning authority.



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REASON: To secure the delivery of the development and highway works in an appropriate and timely manner, whilst ensuring the safety of visitors / occupiers of the site, in the interests of highway safety and accessibility.

### 13 COMPLIANCE: HIGHWAYS PROVISION OF PARKING AND TURNING

CONDITION: Prior to the first occupation of each phase, as shown on the approved Phasing Plan SHF.201.104.L.SK.004 PL02 Phasing Plan (20/05/2024), the areas for purposes of manoeuvring and parking of vehicles for that phase shall be provided and made functionally available. The areas shall then be retained and remain free of obstruction thereafter.

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

### 14 COMPLIANCE: PARKING DIMENSIONS

CONDITION: Each individual parking bay shall have minimum dimensions of 5.5 metres by 2.9 metres and each tandem vehicular parking bay shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles.

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

### 15 COMPLIANCE: ECOLOGY MITIGATION / ENHANCEMENT MEASURES

CONDITION: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (The Ecology Consultancy, February 2021), 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, unless otherwise agreed in writing by the Local Planning Authority.

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).

### 16 COMPLIANCE: CONSTRUCTION ENVIRONMENTAL MANGEMENT PLAN

CONDITION: The Construction Environment Management Plan (Biodiversity) V1 (Co-ecology, January 2024) approved under Discharge of Condition Application 24/00202/DISCON shall be adhered to and implemented throughout the construction

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period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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 (Priority habitats & species).

#### 17 COMPLIANCE: ECOLOGY ENHANCEMENT STRATEGY

CONDITION: The development shall be implemented in accordance the Biodiversity Enhancement Strategy V1 (Co-ecology, January 2024) approved under Discharge of Condition Application 24/00202/DISCON prior to occupation and shall be retained in that manner thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

#### 18 COMPLIANCE: WILDLIFE SENSITIVE LIGHTING SCHEME

CONDITION: All external lighting shall be installed in accordance with the specifications and locations set out in the details approved under Discharge of Condition Application 24/00202/DISCON:

- o Wildlife Lighting Scheme Reference CE23151 (Co-ecology dated January 2024),
- o SHF.201.104.ENZ.XX.00.DR.L.30.001 PL01 External Lighting Strategy Plan 1
- o SHF.201.104.ENZ.XX.00.DR.L.30.002 PL01 External Lighting Strategy Plan 2
- o SHF.201.104.ENZ.XX.00.DR.L.30.003 PL01 External Lighting Strategy Plan 3
- o Lighting Specification - Stratton Eco Lighting LED Bollard
- o Lights Source Specifications - Iconium 1.3w Lights source Specifications

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

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

#### 19 COMPLIANCE: ARCHAEOLOGICAL WORKS 1

CONDITION: The Written Scheme of Investigation for an Archaeological Evaluation AH Project Ref: AH1880 Dated: December 2023 and approved under Discharge of Condition Application 23/01749/DISCON shall be carried out in its entirety as agreed.

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

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required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage as there is an unacceptable risk of loss and damage to archaeological and historic assets.

## 20 FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 2

CONDITION: In accordance with the results of Archaeological Evaluation PCA Report No: R15916 May 2024 Version 1 and Amended Archaeological Mitigation Strategy AH Project Tre: AH2049 August 2024 Issue. 02 assessed under Discharge of Condition Application 24/01066/DISCON, no development shall take place on site until a scheme and programme of further work required to mitigate the impact of the development on archaeological remains has been submitted to and approved in writing by the Local Planning Authority.

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

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

### NOTE/S FOR CONDITION:

An evaluation report has been received and approved under Discharge of Condition Application 24/01066/DISCON discharging the condition IN PART. The evaluation highlighted the potential for further significant archaeological remains to be present within the area of development which would be impacted by the proposed development. It was agreed that a programme of further work would be required to mitigate the impact of the development on archaeological remains. The condition was discharged in part thus allowing the development to proceed in areas that have not been identified as requiring further work.

A written scheme of investigation has been submitted which outlines the mitigation proposed for the archaeological remains identified during the archaeological evaluation. The location of these areas has been agreed, and no development can commence within these areas until the archaeological investigation has been completed.

The condition will be fully satisfied on completion of all archaeological investigation (fieldwork).

## 21 FURTHER APPROVAL: ARCHAEOLOGICAL WORKS 3

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

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

## 22 COMPLIANCE: SUDS WATER DRAINAGE DETAILS

CONDITION: No part of the development shall be first occupied or brought into use until the drainage strategy is fully installed and is functionally available for use in accordance with the details approved under Discharge of Condition Application 24/00464/DISCON:

- o SHF.201.244.HY.R.003.A Drainage Strategy & Appendices (enzygo, March 2024)
- o SHF.201.244.HY.R.002.A SUDS Maintenance and Management Plan (enzygo, March 2024)
- o SHF.201.244.ENZ.XX.00.DR.D.0001 C01 Permeable Paving
- o HF.201.244.ENZ.XX.00.DR.D.0001 C01 Soakaway Trenches

The drainage scheme shall thereafter be maintained as approved.

REASON: To safeguard the ground water environment and minimise the risk of flooding. 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 by reason of flood risk.

### NOTE/S FOR CONDITION:

This condition is imposed to ensure the potential impact on a sensitive area is considered and harm avoided that may be detrimental to amenity and the environment.

## 23 COMPLIANCE: SUDS WATER DRAINAGE DETAILS (FOR CONSTRUCTION)

CONDITION: The development shall be carried out in accordance with the Construction Surface Water Management Plan - SHF.201.244.HY.R.001.A March 2024 approved under Discharge of Condition Application 24/00464/DISCON, and thereafter be maintained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the ground water environment and minimise the risk of flooding. 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 by reason of flood risk.

NOTE/S FOR CONDITION:

This condition is imposed to ensure the potential impact on a sensitive area is considered and harm avoided that may be detrimental to amenity and the environment. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

24 FURTHER APPROVAL: SUDS WATER DRAINAGE MAINTENANCE DETAILS

CONDITION: The approved drainage strategy shall be maintained in accordance with Maintenance and Management Plan - SHF.201.244.HY.R.002.A March 2024 approved under Discharge of Condition Application 24/00464/DISCON, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

25 FURTHER APPROVAL: SITE WASTE MANAGEMENT PLAN (PRE-COMMENCEMENT)

CONDITION: No works shall take place until a Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall include but not be limited to:

- o Present a site wide approach to address the key issues associated with sustainable management of waste, throughout the stages of site clearance, design, construction and operation;
- o Establish strategic forecasts in relation to expected waste arising for construction;
- o Include waste reduction/recycling/diversion targets, and monitor against these; and,
- o Advise on how materials are to be managed efficiently and disposed of legally during the construction phase of development, including their segregation and the identification of available capacity across an appropriate study area.

REASON: To ensure the maximum possible recovery of minerals from construction, demolition and excavation wastes produced at development or redevelopment sites.

[25/00529/FUL](#)  
[HH](#)  
Refusal - Full  
23.06.2025  
Delegated  
Decision

Mr Andy Booth

Householder Planning  
Application - Cartlodge

96 Clacton Road  
St Osyth  
Essex  
CO16 8PG

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- 01 The application site lies within the St Osyth Conservation Area where the surrounding plots along Clacton Road are generally well set back from the edge of the highway with generous front gardens which are devoid of outbuildings forward of the primary elevation of the dwelling. Many of these front gardens, including the application site, contain hedgerows and trees which give a pleasant green and suburban character to this part of the Conservation Area when travelling away from the village core.

The proposed cart lodge, by virtue of its size and forward siting, would be a negative feature contrary to, and failing to preserve, the prevailing character and appearance of the conservation area and would set an undesirable precedent that would have a further detrimental impact upon the character of the surrounding area.

This identified harm to the character and appearance of the St Osyth Conservation Area is considered to be lower level of less than substantial, and on this occasion, there are no public benefits to outweigh this harm. The proposal is therefore contrary to the provisions of paragraphs 131, 135, 212 and 214 of the National Planning Policy Framework (2025) and TDLP policies SPL3 and PPL8.

<a href="#"><u>25/00624/FUL</u></a> <a href="#"><u>HH</u></a> Approval - Full 23.06.2025 Delegated Decision	Mr and Mrs Graham Walker	Householder Planning Application - Part conversion of existing oak framed cart lodge garage to form an annex ancillary to the dwelling	The Old House 27 Spring Road St Osyth Clacton On Sea Essex CO16 8RP
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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.

P02 - SITE PLAN - REC'D 16/04/25

P01 A - BLOCK PLAN, EXISTING AND PROPOSED ELEVATIONS AND FLOOR PLANS  
HERITAGE AND PLANNING STATEMENT - REC'D 16/04/25

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 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as The Old House 27 Spring Road St Osyth Clacton On Sea Essex CO16 8RP (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.

<a href="#">25/00831/TCA</a>	Ms Lisa	Trees in a	7 Point Clear Road
Approval - Full	Unknown	Conservation Area	St Osyth
27.06.2025		Notification - To reduce	Essex
Delegated		2 x Willow Trees by	CO16 8EP
Decision		50%	

#### 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



<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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>25/00889/TELL IC</u></a> Deemed Consent 24.06.2025	Bryan Carcary - Openreach	Installation of fixed line broadband electronic communications apparatus.	O/S St Osyth C of E Primary School Norman Close St Osyth Essex CO16 8PN
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<b>Tendring Parish Council</b>	<b>No Determinations</b>
<b>Thorpe-le-Soken Parish Council</b>	<b>No Determinations</b>
<b>Thorrington Parish Council</b>	<b>No Determinations</b>
<b>Weeley Parish Council</b>	<b>No Determinations</b>
<b>Wix Parish Council</b>	<b>No Determinations</b>
<b>Wrabness Parish Council</b>	<b>No Determinations</b>