



Planning  
Council Offices  
Weeley  
Essex  
CO16 9AJ

Mr Peter Le Grys - Stanfords  
The Livestock Market  
Wyncolls Road  
Colchester  
CO4 9HU

Please ask for Alison Cox  
Tel: 686147  
Email: [acox@tendringdc.gov.uk](mailto:acox@tendringdc.gov.uk)

Our Ref: 19/01268/COUNOT

17 October 2019

Dear Sir/Madam

### TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016

APPLICATION NO: 19/01268/COUNOT  
PROPOSAL: Conversion of agricultural building to 1no. residential dwelling house.  
LOCATION: Stagecoach Stud Wix Road Ramsey Harwich

Thank you for your notification on the above matter which was received on 22 August 2019 and made valid on 22 August 2019 and was allocated the reference **19/01268/COUNOT**.

I can now advise you that this proposal will **not** require prior approval of the Local Planning Authority.

The proposal constitutes permitted development as defined in Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and may therefore be carried out providing that it is wholly in accordance with the legislation.

#### Conditions

- 1 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.
- 2 The development must not begin before the occurrence of the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required
- 3 The development must be carried out, where prior approval is not required, or where sub-paragraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1), unless the local planning authority and the developer agree otherwise in writing.

## Informatives

In the interest of highway safety the Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

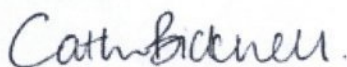
Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at: [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

SMO1 Essex Highways  
Colchester Highways Depot,  
653 The Crescent,  
Colchester.  
CO4 9YQ.

If you require any clarification on this matter or further information, please contact the case officer Alison Cox on 686147.

Yours faithfully



Catherine Bicknell  
Head of Planning