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Please ask for Alison Cox
Tel: 686147
Email: acox@tendringdc.gov.uk

Our Ref: 19/01254/COUNOT

11 November 2019

Dear Sir/Madam

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

APPLICATION NO: 19/01254/COUNOT
PROPOSAL: Change of use of former agricultural barn, cold store and boiler house into 3no. dwellings.
LOCATION: Morrow Lane Nurseries Morrow Lane Ardleigh Essex

Thank you for your notification on the above matter which was received on 20 August 2019 and made valid on 16 September 2019 and was allocated the reference **19/01254/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 The Development must be completed within a period of 3 years starting with the prior approval date.
- 2 There shall be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided prior to the completion of the new dwelling(s) and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

- 3 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety

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.

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.

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 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