



Planning
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Mr Peter Le Grys - Stanfords
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Colchester
CO4 9HU

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

Our Ref: 19/01742/COUNOT

10 January 2020

Dear Sir/Madam

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

APPLICATION NO: 19/01742/COUNOT
PROPOSAL: Proposed conversion of agricultural buildings into 3 one bed dwellings.
LOCATION: Newbridge Farm Fox Street Ardleigh Colchester

Thank you for your notification on the above matter which was received on 14 November 2019 and made valid on 15 November 2019 and was allocated the reference **19/01742/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 Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway and public right of way footpath no. 14.

Reason - To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.

- 2 The public's rights and ease of passage over public footpath no. 14 (Parish Ardleigh- 158) shall be maintained free and unobstructed at all times.

Reason - To ensure the continued safe passage of the public on the definitive right of way and accessibility.

- 3 The proposed development shall not be occupied until such time as a domestic car parking for one vehicle for each dwelling with an associated turning area has been provided in accordance with the Parking Standards. The agreed car parking and turning area shall be retained at all times for such purpose.

Reason - To ensure that on street parking of vehicles in the adjoining streets/roads does not occur and that appropriate parking is provided.

Informatives

Development under Q is permitted subject to the condition that development under Q (a), and under Q b), if any, must be completed within a period of 3 years starting with the prior approval date.

Upon the completion of the Development, all roads, footways/paths, public right of way, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall 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