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Mr Winsborough - City & Country  
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CM24 8HL

Please ask for Matthew Lang  
Tel: 686134  
Email: mlang@tendringdc.gov.uk

Our Ref: 20/00755/COUNOT

28 July 2020

Dear Mr Winsborough,

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

APPLICATION NO: 20/00755/COUNOT  
PROPOSAL: Change of use of existing Atcost barn for a microbrewery (B1c), cafe (A3) and play space (D2).  
LOCATION: St Osyth Priory The Bury St Osyth Clacton On Sea

Thank you for your notification on the above matter which was received on 12 June 2020 and made valid on 12 June 2020 and was allocated the reference **20/00755/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 R 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 must begin within a period of 3 years starting with the prior approval date  
Reason – For the avoidance of doubt.

Informatives:

Development is permitted by Class R subject to the following conditions—

- (a) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use;
- (b) for the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use;

(c) after a site has changed use under Class R, the planning permissions granted by Class G of Part 7 of this Schedule apply to the building, subject to the following modifications—

(i) "curtilage" has the meaning given in paragraph X (interpretation) of this Part;

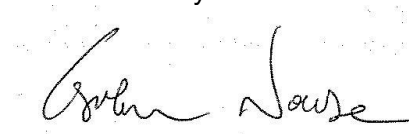
(ii) any reference to "office building" is to be read as a reference to the building which has changed use under Class R.

Where planning permission is granted on an application in respect of associated operational development before the end of the period referred to in condition 1 then development under Class R must begin within the period of 3 years starting with the date that planning permission is granted.

"associated operational development" means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R.

If you require any clarification on this matter or further information, please contact the case officer Matthew Lang on 686134.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Graham Nourse', is written over a faint, circular official stamp. The signature is fluid and cursive.

Graham Nourse  
Acting Assistant Director  
Planning Service