



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

Our Ref: 21/00308/COUNOT

13 April 2021

Dear Sir/Madam

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

APPLICATION NO: 21/00308/COUNOT
PROPOSAL: Proposed conversion of former agricultural storage building into a dwelling.
(Variation to design and layout of scheme approved under 19/01556/COUNOT)
LOCATION: Black Barn Little Bromley Hall Farm Church Road Little Bromley

Thank you for your notification on the above matter which was received on 22 February 2021 and made valid on 22 February 2021 and was allocated the reference **21/00308/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 public's rights and ease of passage over public footpath no. 16 (Parish Little Bromley - 172) 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.

Informatives

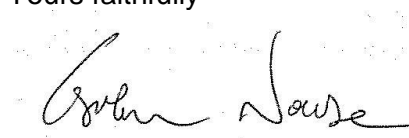
Environmental Protection:-

Minimum requirements for dealing with unexpected ground conditions being encountered during construction -

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

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

Yours faithfully



Graham Nourse
Assistant Director
Planning Service