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Please ask for Michael Pingram
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Our Ref: 22/01499/COUNOT

24 November 2022

To Whom it may concern,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 AS AMENDED

APPLICATION NO: 22/01499/COUNOT

PROPOSAL: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a proposed change of use of a building and land within its curtilage from use as an agricultural building to a residential dwelling and reasonably necessary building operations.

LOCATION: Apple Blossom Paddocks Brightlingsea Road Thorrington Essex

Thank you for your notification on the above matter which was received on 8 September 2022 and made valid on 11 October 2022 and was allocated the reference **22/01499/COUNOT**.

Having assessed Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) it is evident that the development cannot be considered as permitted development as the proposal fails the following criteria;

- 1 The application submission makes no indication of when the agricultural building was constructed. There is no evidence before Officers to clarify that the building has been in situ for at least 10 years before the date development under Class Q of the above mentioned order, would begin. Furthermore, aerial images demonstrate that the building was not in situ dated September 2020. Therefore, the proposal has failed to demonstrate that the building subject of the application has been constructed and in situ for a period in excess of 10 years, and thereby fails to accord with Q.1 (a) (iii) of Class Q Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

If you require any clarification on this matter or further information, please contact Tendring District Council direct.

Yours faithfully

John Pateman-Gee
Planning Manager
Planning Service

INFORMATIVES:

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reason(s) set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (including any updated or amended documents):

SK01A - Existing and Proposed Elevations and Floor Plans
Supporting Statement - Received 8th September 2022.