

**TENDRING DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE**

**19<sup>th</sup> December 2023**

Note from Head of Planning and Building Control: Please be aware that as of today a new NPPF was issued by government (Dec 2023) that replaces the September 2023 edition. On review, it is not considered that there are implications for the Items being considered sufficient to alter any recommendation or understanding of impact of the proposals on this agenda. There are occasion paragraph reference changes that may need to be taken into account.

[https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf)

**AGENDA ITEM A.1**

**23/01145/FUL - 87 Hungerdown Lane, Lawford, CO11 2LY**

**One dwelling in lieu of dwelling granted under 23/00739/COUNOT**

It is recommended to include an additional planning condition to read as follows:

*CONDITION: Prior to the first occupation of the hereby approved dwellinghouse, the existing agricultural building (subject of 23/00739/COUNOT and shown as being demolished on drawing P01c) on the site must be completely demolished and all materials resulting therefrom shall be cleared from the site.*

*REASON - The development hereby permitted has only been supported on the basis that the existing agricultural building be removed from the site to justify their replacement with a single dwelling which ordinarily would be contrary to the development plan which directs new development to sites within settlement development boundaries.*

**AGENDA ITEM A.2**

**23/01514/FUL - 5 Brook Street, Manningtree, CO11 1DJ**

**Change of use from residential to office**

No updates.

**AGENDA ITEM A.3**

**23/01312/FUL - Fir Tree House, Plough Road, Great Bentley, CO7 8NA**

**Proposed erection of detached dwelling with new vehicular access**

In relation to the extant planning permission at this site, 20/01618/FUL, a Discharge of Conditions Application has been submitted for the only pre-commencement condition relating to this application (Condition 13 – Landscaping) under application reference 23/01687/DISCON. This application was approved by the local planning authority on 08.12.2023. The submission and approval of this application shows clear intent from the

applicants to carry out the previously permitted development under application reference 20/01618/FUL, giving significant weight to the extant permission which serves as a material planning consideration of some weight.

**AGENDA ITEM A.4**

**Enforcement Report, November 2023**