



AGENT: Miss Rachael Morwood -
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APPLICANT: Mr Raymond Raymond - NEEB
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 23/01769/NMA

DATE REGISTERED: 13th December 2023

Proposed Development and Location of the Land:

Amendment to the wording of Condition 2 of outline planning permission reference 23/00860/OUT to allow for the separate submission and approval of the reserved matters details on a plot-by-plot basis.

Land North of Samsons Road Brightlingsea Colchester

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **APPROVE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, and subject to the following conditions;

1 APPROVAL OF RESERVED MATTERS

CONDITION: No development shall commence on a dwelling approved under this permission until the details of:

- the appearance of the building(s) and place
- scale of the building(s)
- layout of the building(s) and plot(s)
- the means of access
- landscaping

(hereinafter called "the reserved matters") for that dwelling and its plot have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To enable the Local Planning Authority to secure an orderly and well-designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

NOTE/S FOR CONDITION:

This condition requires approval of all reserved matters as may be listed to agreed in writing prior to any commencement of the approved development. Failure to comply with this condition may result in the permission becoming lapsed and unable to be carried out.

The reserved matters that may be listed above are further defined under government guidance as follows:-

APPEARANCE: The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

SCALE: The height, width and length of each building proposed within the development in relation to its surroundings.

LAYOUT: The way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

ACCESS: The accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

LANDSCAPING: The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

DATED: 9th January 2024

SIGNED:



John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

This is a Non Material Amendment to planning permission 23/00860/OUT

This decision should be read in conjunction with that permission.