



APPLICANT: Mr Sam Caslin - Taylor
Wimpey London
Gound Floor
East Wing
BT Brentwood
Brentwood
Essex
CM14 4QP

AGENT:

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 24/00547/NMA

DATE REGISTERED: 25th April 2024

Proposed Development and Location of the Land:

Non-Material Amendment to 22/01818/FUL - change of house types on certain plots to ensure drawing number 21.1607.100K (Proposed Site Layout Uplift Scheme) reflect the house types approved under planning decision reference 22/01818/FUL.
Land South of Weeley Road Aingers Green 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 **CONDITION:** The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

21.1607.100K Proposed Site Layout Uplift Scheme (154 Units)
21.1607.101F Proposed Overlay Site Layout Uplift Scheme (154 Units)
21.1607.300B Parking Layout
21.1607.301B Density Plan
21.1607.302B Material Plan
21.1607.303E Garden Areas
21.1607.304B Refuse Strategy
21.1607.305B Storey Heights
21.1607.306B Affordable Housing Plan
21.1607.307B Distribution Plan

21.1607.308A Affordable Cluster Plan
 21.1607.309B Adaptable and Affordable Dwellings Plan
 21.1607.310B Land Use Plan
 21.1607.350 Street Scene AA and BB
 21.1607.360 Street Scene CC A (1-3)
 21.1607.361 Street Scene CC B (4-5)
 21.1607.370 Proposed Street Scene DD (Substation)
 21.1607.400A NA22 (Blandford) - Variant 1 Plans and Elevations
 21.1607.401A NA22 (Blandford) - Variant 2 Plans and Elevations
 21.1607.402A NA22 (Blandford) - Variant 3 Plans and Elevations
 21.1607.403A NA22 (Blandford) - Variant 4 Plans and Elevations
 21.1607.410B NA34 (Coltford) - Variant 1 Plans and Elevations
 21.1607.411B NA34 (Coltford) - Variant 2 Plans and Elevations
 21.1607.412B NA34 (Coltford) - Variant 3 Plans and Elevations
 21.1607.413B NA34 (Coltford) - Variant 4 Plans and Elevations
 21.1607.420A NA32 (Byford) - Variant 1 Plans and Elevations
 21.1607.421A NA32 (Byford) - Variant 2 Plans and Elevations
 21.1607.422B NA32 (Byford) - Variant V3 Plans and Elevations
 21.1607.423A NA32 (Byford) - Variant 4 Plans and Elevations
 21.1607.424 NA32 (Byford) - Variant 5 Plans and Elevations
 21.1607.425 NA32 (Byford) - Variant 6 Plans and Elevations
 21.1607.430A NA43 (Lanford) [no bay] - Variant 1 Plans
 21.1607.431A NA43 (Lanford) [no bay] - Variant 1 Elevations
 21.1607.432A NA43 (Lanford) [no bay] - Variant 2 Plans
 21.1607.433C NA43 (Lanford) [no bay] - Variant 2 Elevations
 21.1607.434A NA43 (Lanford) [no bay] - Variant 3 Plans
 21.1607.435A NA43 (Lanford) [no bay] - Variant 3 Elevations
 21.1607.440B NA44 (Manford) - Variant 1 Plans
 21.1607.441B NA44 (Manford) - Variant 1 Elevations
 21.1607.442 NA44 (Manford) - Variant 2 Plans
 21.1607.443 NA44 (Manford) - Variant 2 Elevations
 21.1607.450A NA51 (Wayford) - Variant 1 Plans
 21.1607.451A NA51 (Wayford) - Variant 1 Elevations
 21.1607.460B NT30 (Ardale) [no bay] - Variant 1 Plans
 21.1607.461B NT30 (Ardale) [no bay] - Variant 1 Elevations
 21.1607.464A NT30 (Ardale) [no bay] - Variant 3 Plans
 21.1607.465A NT30 (Ardale) [no bay] - Variant 3 Elevations
 21.1607.466A NT30 (Ardale) [no bay] - Variant 4 Plans
 21.1607.467A NT30 (Ardale) [no bay] - Variant 4 Elevations
 21.1607.470A NT31 (Kingdale) - Variant 1 Plans
 21.1607.471A NT31 (Kingdale) - Variant 1 Elevations
 21.1607.472 NT31 (Kingdale) - Variant 2 Plans
 21.1607.473 NT31 (Kingdale) - Variant 2 Elevations
 21.1607.480 House Type NT42 (Waysdale) [no bay] - Variant 1 Plans
 21.1607.481 House Type NT42 (Waysdale) [no bay] - Variant 1 Elevations
 20.1464.482A House Type NT42 (Waysdale) [no bay] - Variant 2 Plans
 20.1464.483A House Type NT42 (Waysdale) [no bay] - Variant 2 Elevations
 21.1464.484C House Type NT42 (Waysdale) [no bay] - Variant 3 Plans
 20.1464.485C House Type NT42 (Waysdale) [no bay] - Variant 3 Elevations
 20.1464.486B House Type NT42 (Waysdale) [no bay] - Variant 4 Plans
 20.1464.487B House Type NT42 (Waysdale) [no bay] - Variant 4 Elevation
 21.1607.490A (Woodman) - Variant 1 Plans
 21.1607.491A (Woodman) - Variant 1 Elevations
 21.1607.494A (Woodman) - Variant 3 Plans
 21.1607.495A (Woodman) - Variant 3 Elevations
 21.1607.496A (Woodman) - Variant 4 Plans

21.1607.497A (Woodman) - Variant 4 Elevations
 21.1607.560 3B M4(3)-3B M4(3) Plans and Elevations
 21.1607.700A Typical Sole Ownership Single and Double Garages Plans and Elevations
 21.1607.701 Typical Shared Garage Combination Plans and Elevations
 21.1607.SOA Rev L - Accommodation Schedule
 22.5290.01.E Soft Landscape Proposals (Sheet 1 of 7)
 22.5290.02.E Soft Landscape Proposals (Sheet 2 of 7)
 22.5290.03.D Soft Landscape Proposals (Sheet 3 of 7)
 22.5290.04.D Soft Landscape Proposals (Sheet 4 of 7)
 22.5290.05.D Soft Landscape Proposals (Sheet 5 of 7)
 22.5290.06.D Soft Landscape Proposals (Sheet 6 of 7)
 22.5290.07.D Soft Landscape Proposals (Sheet 7 of 7)
 22.5290.08.E Soft Landscape Proposals Overall
 22.5290.09.C Soft Landscape Proposals SuDS Basin
 22.5290.10.C Soft Landscape Proposals SuDS Basin - Wider Area
 48737/C/001 E Highway Contours & FFLs
 48737/C/002 F Drainage Layout
 48737/C/003 F Highway Limits of Adoption
 48737/C/005 C Construction Access
 48737/C/009 A FFL'S and Flow Route Arrows
 48737/C/010 Fire Tracking
 48737/C/011 Refuse Tracking
 48737-21638-CIV-1110-Rev C - Minor Works GA
 48737-21638-CIV-1112-Rev B - Minor Works Signs and Lines
 48737-21638-CIV-2020-Rev C - Temporary Access GA
 Flood Risk Assessment and Sustainable Urban Drainage Assessment, by Richard Jackson Consultants, dated August 2022,

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

DATED: 23rd May 2024

SIGNED:



John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

This is a Non Material Amendment to planning permission 22/01818/FUL

This decision should be read in conjunction with that permission.