



**APPLICANT:** Mr Steve Williams - Hills  
Building Group  
Bridge Mill House  
Brook Street  
Colchester  
Essex  
CO1 2UZ

**AGENT:**

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 24/00938/NMA      **DATE REGISTERED:** 27th June 2024

Proposed Development and Location of the Land:

**Non-Material Amendment to application reference 21/01560/FUL (allowed on appeal) to allow for Plots 1 and 2 to be handed (House Type 8) and Plots 3, 4 and 5 to be amended to square bays (House Type 7).**

**Admirals Farm Heckfords Road Great Bentley 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 condition:

1 COMPLIANCE: APPROVED PLANS AND DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the following approved drawings / documents, 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 be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

24/00938/NMA Approved drawings:

- 170116/101/HT/11/A House Type 07 Elevations Plots 3, 4 and 5
- 170116/101/HT/12/B House Type 08 Floor Plan (Handed Version) Plots 1 and 2
- 170116/101/HT/13/B House Type 08 Elevations (Handed Version) Plots 1 and 2

Superseding the following drawings attached to 21/01560/FUL:

- 170116/101/HT/11

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

NOTE/S FOR CONDITION:

Approved drawing numbers 170116/101/HT/12/B and 170116/101/HT/13/B are additional plans to those approved under 21/01560/FUL and relate to Plots 1 and 2 only. Plot 6 is also House Type 08 and remains as approved under drawing numbers 170116/101/HT/13 Elevations and 170116/101/HT/12 Floor Plans.

**DATED:** 19th July 2024

**SIGNED:**



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John Pateman-Gee  
Head of Planning and Building Control

**IMPORTANT INFORMATION :-**

You are advised that this decision is for minor amendments only and should be read in conjunction with the decision notice for application 21/01560/FUL (allowed on Appeal Reference APP/P1560/W/22/3297669) which will contain a number of conditions and informatives that still apply. Any original conditions that refer to previously approved plans should be read in conjunction with the corresponding updated plans and information forming part of this, and any other Non-material Amendment Application or associated Discharge of Condition Application.

A scheme of hard and soft landscaping, and boundary treatments for the development were secured via Condition 4 of the appeal decision. The details were approved under discharge of condition application reference 23/00882/DISCON. Therefore, a new DISCON application is required to deal with the proposed amendments to the landscaping scheme and access gates