



AGENT: Mr Amar Sidhu –
GA and A Design
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First Floor
Aquasulis
10-14 Bath Road
Slough
SL1 3SA

APPLICANT: Farleigh - Myriad Housing Ltd (c/o
Jemma Farleigh)
Myriad House
33 Springfield Lyons Approach
Chelmsford
CM2 5LB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 24/01182/NMA

DATE REGISTERED: 6th August 2024

Proposed Development and Location of Land:

**Non Material Amendment to 17/01658/FUL - Amendment to parking layout.
Land North of Williamsburg Avenue Harwich Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **REFUSE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, for the following reason(s):

- 1 The proposed amendments comprising the reorientation of Plot 1 90 degrees, and the provision of three parking spaces on land secured as public open space under the S106 agreement dated 13 December 2018 represent material changes to the existing planning permission reference 17/01658/FUL.

The changes in relation to provision of fenced rear amenity areas to plots 31-33 and 34-36 results in a minor reduction to the open space land and therefore has potential to impact detrimentally upon both the visual and recreational amenity of surrounding residents when accessing this public land. The changes relating to a new access to serve the public open space immediately adjacent plots 31-33 also has the potential to detrimentally impact upon the residential amenities of those residents. On both accounts these potential impacts need to be assessed as part of a formal minor material amendment application(s).

These combined changes to the previously approved planning consent are considered to be significant in relation to the planning permission reference 17/01658/FUL. Therefore, a minor material amendment application (a 'Section 73 application') and a deed of variation to the legal agreement is required to be submitted to fully assess the proposed changes.

DATED: 30th August 2024

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

This is an attempt at a Non Material Amendment to planning permission 17/01658/FUL

This decision should be read in conjunction with that permission.

INFORMATIVES:

Plans and Supporting Documents

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

22053-GAA-ZZ-00-DR-T-0101 P04
22053-GAA-ZZ-00-DR-T-0104 P04
22053-GAA-ZZ-00-DR-T-0105 P03
22053-GAA-ZZ-00-DR-T-0106 P03