

From: Planning Enforcement <planning.enforcement@tendringdc.gov.uk>
Sent: Friday, August 9, 2024 10:54 AM
To: Licensing Section <licensingsection@tendringdc.gov.uk>; Planning Business <planningbusiness@tendringdc.gov.uk>
Cc: Planning Enforcement <planning.enforcement@tendringdc.gov.uk>
Subject: RE: Kings Local, 65 – 67 Kings Avenue, Holland on Sea, CO15 5EP

Dear Licensing.

The local planning enforcement team would like to object to the issuing of this license.

The reason being is that the property currently does have the correct planning permission for the use of the building to be a convenience store (use class E), under its current use of a Social club is designation use if F2, which has no permitted development right to convert its use without the express permission of the local planning authority.

Without the correct permissions in place and if the license was to be granted, it would encourage the owners to open the store and result in a breach of planning under The Town and Country Planning Act 1990.

Having consulted with the local planning officers, as it stands there is not enough information to state whether permission would likely be granted, as with the information we have from the application we would likely not support the opening hours due to nearby residential properties, Essex County Council Highways would need to be consulted for customer parking, as well as means of delivering goods. There is no information on how waste is going to be disposed and removed, as well as other aspects like advertisement signs ect.

It would be recommended to the owner to apply for express planning permission for the local planning authority before the license is issued and the store opened, as if permission is not granted then the planning enforcement team would possibly have to look at potential formal enforcement action to resolve the breach of planning.

Kind Regards,

Matthew Ramsden

Tendring
District Council



Planning Enforcement Officer

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Normally based at Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE

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