



AGENT: Mr Will Vote - Rose Builders
Riverside House
Riverside Avenue East
Lawford
Essex
CO11 1US

APPLICANT: Mr Steven Rose - Rose Builders
Ltd
Riverside House
Riverside Avenue East
Manningtree
Essex
CO11 1US

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 24/01409/NMA

DATE REGISTERED: 18th September 2024

Proposed Development and Location of the Land:

Non Material Amendment to 22/00958/FUL - swapping tenure type of four affordable dwellings, to improve management arrangements for the adjacent affordable housing provide, ensuring that two plots they are due to receive are adjoined to other existing affordable plots.

Land South of Long Road Mistley Essex CO11 2HS

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 APPROVED PLANS & DOCUMENTS

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.

22/00958/FUL

- 21/33/01 (Approved Red Line Plan Drawing - received 31/05/2022)
- 21/33/02 A (Amended Proposed Site Layout Plan)
- 21/33/03 A (Amended Market Housing Key Plan)
- 21/33/06 (The Grace - Floor and Elevations Plan)
- 21/33/07 A (Amended The Albertine Floor and Elevation Plans)
- 21/33/08 A (Amended The Barbier Floor and Elevation Plans)

- 21/33/09 (The Cornelia - Floor and Elevations Plan)
- 21/33/10 A (Amended The Amelia Floor and Elevation Plans)
- 21/33/11 A (Amended The Damask Floor and Elevation Plans)
- 21/33/12 (The Damask - Floor and Elevations Plan)
- 21/33/13 A (Amended The Rosemary Floor and Elevation Plans)
- 21/33/14 A (Amended The Alexander Floor and Elevation Plans)
- 21/33/15 A (Amended The Victoria Floor and Elevation Plans)
- 21/33/16 A (Amended The Ophelia Floor and Elevations Plans)
- 21/33/17 A (Amended The Charlotte Floor and Elevations Plans)
- 21/33/18 (The Berkeley - Floor and Elevations Plan)
- 21/33/19 (The Chatsworth - Floor and Elevations Plan)
- 21/33/20 A (Amended Block A Shop and Units 417-422 Floor Plans)
- 21/33/21 A (Amended Block A Shop and Units 417-422 Elevations Plan)
- 21/33/22 A (Amended Outbuildings Plan)
- 21/33/24 A (Amended House Type A Floor and Elevations Plan)
- 21/33/25 A (Amended House Type B Floor and Elevations Plan)
- 21/33/26 A (Amended Block B - Flats 423-431- Floor Plans)
- 21/33/27 A (Amended Block B - Flats 423-431 - Elevations Plan)
- 21/33/28 A (Amended Block C - Flats 432-435 - Floor Plan and Elevations Plan)
- 21/33/29 (Cycle/Bin Store Plan)
- 21/33/32 A (Amended Refuse Strategy Plan)
- 21/33/33 A (Amended Parking Plan)
- 21/33/34 A (Amended Boundary Treatment Plan)
- 21/33/37 A (Public Open Space Plan)
- 9499-D-AIA (Tree Protection Plan)
- Circular Walk Plan (Dated 21/11/2022)
- JBA 19/163 - SK02 B (Amended Landscape Masterplan)
- JBA 19/163-07 B (Amended Detailed Soft and Hard Landscaping Plan)
- JBA 19/163-08 B (Amended Detailed Soft and Hard Landscaping Plan)
- JBA 19/163-09 B (Amended Detailed Soft and Hard Landscaping Plan)
- JBA 19/163-10 B (Amended Detailed Soft and Hard Landscaping Plan)
- K297-003 A (Access Plan)
- Phase 2 Ground Investigation - Report no. 19-2817r

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- 21/33/04 C (Amended Affordable Housing Key Plan)
- 21/33/05 C (Amended Accommodation Schedule)

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: 26th September 2024

SIGNED:



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 22/00958/FUL application 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 Non-Material Amendment application.