



Planning Services
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Miss Alison Cox - Stanfords
The Livestock Market
5 Wyncolls Road
Colchester
CO4 9HU

Please ask for Alison Pope
Tel: 686104
Email: apope@tendringdc.gov.uk

Our Ref: 24/01192/COUNOT
Decision Date: 10 October 2024

Dear Alison,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 AS AMENDED

APPLICATION NO: 24/01192/COUNOT

PROPOSAL: Prior Approval Application under Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of an agricultural building into a Class B2 (general industrial) flexible commercial use.

LOCATION: Brook Farm Stones Green Road Great Oakley Essex

Thank you for your notification on the above matter which was received on 8 August 2024 and made valid on 23 August 2024 and was allocated the reference **24/01192/COUNOT**.

I can now advise you that this proposal will **not** require prior approval of the Local Planning Authority.

The proposal constitutes permitted development as defined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and may therefore be carried out providing that it is wholly in accordance with the legislation.

Conditions

1 COMPLIANCE: TIME LIMIT

CONDITION: Subject to sub-paragraph 3), development under Class R of the type described in paragraph R.3 1) (b) must begin within a period of 3 years starting with the prior approval date.

REASON: In order to comply Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES:

Highways Informative

The public's rights and ease of passage over public footpath no 24 (Great Oakley) shall be
Chief Executive www.tendringdc.gov.uk
Ian Davidson minicom 01255 475566

maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpath no.24 (Great Oakley) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant temporarily closing the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

The Council's rationale for the decision is set out within the officer report available via our Public Access system.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Pateman-Gee', with a long horizontal flourish extending to the right.

John Pateman-Gee
Head of Planning and Building Control
Planning Services