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Our Ref: 24/01725/COUNOT

9 January 2025

To Whom it may concern,

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

APPLICATION NO: 24/01725/COUNOT  
PROPOSAL: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion of the stables serving Windyridge to a modest two bedroomed dwelling.  
LOCATION: Stables Serving Windyridge Windyridge Brightlingsea Road Thorrington

Thank you for your notification on the above matter which was received on 22 November 2024 and made valid on 27 November 2024 and was allocated the reference **24/01725/COUNOT**.

Having assessed Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) it is evident that the development cannot be considered as permitted development as the proposal fails the relevant criteria for the following reasons;

1. The application submission confirms that the building is a stable block that consists of three stables, a WC and tack room. It further adds that the building is occupied by a total of four alpacas and has only been used for the stabling of the alpaca livestock since October 2014. The wider Windyridge site was originally a working farm, however since March 2012 the site has principally been in residential use. Additionally, under reference 20/00213/LUEX, permission was granted for use of the property adjacent to the west for residential purposes, with the application site and application building falling within the curtilage of this property.

There is no evidence submitted to demonstrate that the building has been operating within an agricultural use since at least March 2012, and thereby fails to accord with Q.1 (b) of Class Q Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

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

**INFORMATIVES:**

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reason(s) 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):

- Drawing Numbers 02P, 03P, 04P, 05P, and the document titled 'Planning Statement'.