

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	MP	05/02/2025
EIA Development - Notify Planning Casework Unit of Decision	N/A	
Team Leader authorisation / sign off:	ML	07/02/2025
Assistant Planner final checks and despatch:	ER	07/02/2025

**Application:** 24/01855/FUL **Town / Parish:** Weeley Parish Council

**Applicant:** Mr N Napier

**Address:** Land Site opposite 6 Victoria Road Weeley

**Development:** Erection of one Self-Build three-bedroom dwelling and associated infrastructure.

### **1. Town / Parish Council**

Weeley Parish Council

Weeley Parish Council have no specific objection if the neighbours do not object, but they would like to point out that this development does not appear to be within the area of Tendring's Local Plan.

### **2. Consultation Responses**

Tree & Landscape Officer  
24.12.2024

The application site has a pleasant open character and is set to grass with established trees, primarily Oak and Field Maple. The trees are reasonable specimens although their positions are such that they have only moderate amenity value.

There is an open area of land on the site on that may not be unduly constrained by the existing trees.

To show the extent of the constraint that existing trees and vegetation are on the development potential of the land, and to show how existing trees will be physically protected for the duration of the construction phase of any planning permission that may be granted the applicant has provided an Arboricultural Impact Assessment (AIA).

The AIA contains a description of the health and condition of the trees and other vegetation on the application site. The AIA contains a Tree Constraints Plan (TCP). The AIA is in accordance with BS5837 2012 Trees in relation to design, demolition and construction: Recommendations.

The information contained in the AIA shows that the position of the proposed dwelling is such that it would not encroach on the Root Protection Areas (RPA's) of any of the retained trees. In this regard the proposed development could be implemented without causing physical harm to any of the retained trees on the site.

The AIA identifies minor incursions into the RPA's of retained trees to construct an outbuilding and car parking area. The incursion is relatively minor and foundation depth shallow therefore this element of the proposed development will not cause harm to the roots of retained trees.

In terms of the impact of the proposed development on the local landscape character and considering the degree of enclosure and screening provided by existing vegetation it is considered that the proposed development would, if approved, contribute to the gradual erosion of the countryside. Incremental and cumulative development of this nature will diminish and degrade the rural character of the locality.

Should planning application be granted then details of soft landscaping should be secured by a planning condition. Soft landscaping should aim to soften, screen and enhance the appearance of the development.

Essex County Council  
Ecology  
27.01.2025

We have reviewed the Preliminary Ecological Assessment (ACJ Ecology, October 2024) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

We have also reviewed the Planning Drawing (Drawing Services Ltd, DRW No. NVR-01, Rev B, November 2024), Arboricultural Impact Assessment and Method Statements (Tree Planning Solutions Ltd, December 2024) and Planning Statement (Stanfords, December 2024).

We are satisfied that there is sufficient ecological information available to support determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Assessment (ACJ Ecology, October 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

No reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent. We recommend this should include provision for swift, hedgehog and bat species as per Paragraph 187d of the National Planning Policy Framework (December 2024).

Please note we do not provide comments on Biodiversity Net Gain as we have been instructed to leave comments on this matter to the LPA.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

### 1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, October 2024) as already submitted with the

planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

### 1. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

### 3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical

specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

#### 4. PRIOR TO COMMENCEMENT: GREAT CRESTED NEWT METHOD STATEMENT

"A Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

ECC Highways Dept  
08.01.2025

The information provided with the application has been assessed by the Highway Authority and conclusions reached from a desktop study based on the submitted material and google maps. No site visit was undertaken in conjunction with this planning application. Victoria Road is a cul-de-sac and Private Road, as such the Highway Authority would not normally comment, however, it is noted that the proposal is for one detached bungalow with adequate off-street parking, considering these factors:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. There should be no obstruction above ground level within a 2-metre-wide parallel band visibility splay as measured from and along the nearside edge of the private road across the entire site frontage. Such vehicular visibility splays shall be provided before the vehicular access is first used by vehicular traffic and retained free of obstruction above 900mm at all times.

Reason: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety in accordance with policy DM1.

2. As indicated on drawing no. NVR-01 Rev. B, no unbound material shall be used in the surface treatment of the vehicular access throughout.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

3. Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the private road shall not be less than 3.6 metres (equivalent to four drop kerbs), shall be retained at that width for 6.5 metres within the site and shall be provided with an appropriate vehicular crossing.

Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1.

4. The proposed dwelling shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surfaced, and sealed. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8.

5. The powered two-wheeler/cycle parking/ garage facility as shown on the approved plan are to be provided prior to the first occupation of the dwelling and retained at all times.

Reason: To ensure appropriate powered two-wheeler and bicycle parking is provided in accordance with Policy DM8.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and National Planning Policy Framework.

Informative:

i) 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](mailto:development.management@essexhighways.org)

ii) On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

iii) The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority

against such compensation claims a cash deposit or bond may be required.

iv) Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the Essex Climate Action Commission proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the Essex Developers' Group Climate Charter [2022] and to view the advice contained in the Essex Design Guide. Climate Action Advice guides for residents, businesses and schools are also available.

Environmental Protection  
18.12.2024

The Environmental Protection team have reviewed the application and submitted Construction Method Statement. We are satisfied with the submitted Construction Method Statement and recommend it is conditioned.

### **3. Planning History**

N/A

### **4. Status of the Local Plan**

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Local Plan 2013-33 and Beyond (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any Neighbourhood Plans that have been made and the Minerals and Waste Local Plans adopted by Essex County Council.

In relation to housing supply:

The Framework requires Councils to significantly boost the supply of homes to meet the District's housing need. Paragraph 78 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, unless the Housing Delivery Test (HDT) demonstrates significant under delivery of housing over the previous 3 years - in which case a higher buffer is required.

On 12th December 2024 the Government published the Housing Delivery Test: 2023 measurement. Against a requirement for 1,466 homes for 2020-2023, the total number of homes delivered was 2,343. The Council's HDT 2023 measurement was therefore 160%, and a buffer of 5% is to be used when calculating the Council's five year land supply position.

The Council demonstrates its supply of specific deliverable sites within the Strategic Housing Land Availability Assessment (SHLAA), which is published annually. The most recent SHLAA was published by the Council in July 2024, and demonstrates a 6.26-year supply of deliverable housing sites against the annual requirement of 550 dwellings per annum set out within the adopted Local Plan, plus a 5% buffer. The SHLAA can be viewed on the Council's website: <https://www.tendringdc.gov.uk/content/monitoring-and-shlaa>

As a result, the 'titled balance' at paragraph 11 d) of the Framework does not apply to decisions relating to new housing development.

## 5. **Neighbourhood Plans**

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

At the time of writing, there are no draft or adopted neighbourhood plans relevant to this site.

## 6. **Relevant Policies / Government Guidance**

National:

National Planning Policy Framework 2024 (NPPF)

National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021):

- SP1 Presumption in Favour of Sustainable Development
- SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
- SP3 Spatial Strategy for North Essex
- SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022):

- SPL1 Managing Growth
- SPL3 Sustainable Design
- LP1 Housing Supply
- LP2 Housing Choice
- LP3 Housing Density and Standards
- LP4 Housing Layout
- LP7 Self-Build and Custom-Built Homes
- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- PPL5 Water Conservation, Drainage and Sewerage
- PPL10 Renewable Energy Generation
- HP5 Open Space, Sports & Recreation Facilities
- DI1 Infrastructure Delivery and Impact Mitigation
- CP1 Sustainable Transport and Accessibility

Local Planning Guidance:

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

## 7. **Officer Appraisal**

### Site Description

The application site is land located to the north-eastern corner of Victoria Road, within the parish of Little Clacton. The site is currently an open parcel of land, with existing residential properties sited predominantly on western section of Victoria Road, but also two detached properties further to the south-west of the site.

The character of the area is relatively mixed; as noted above there are some residential properties along the remainder of Victoria Road, and there is also development further out to the south-east in Little Clacton and to the north-west in Weeley Heath. That said, the more immediate wider character is rural in nature.

The site falls outside of a recognised Settlement Development Boundary (SDB) within the adopted Local Plan 2013-2033, with the SDB for Weeley Heath located approximately 320 metres to the north-west, and the SDB for Little Clacton being approximately 230 metres to the south-east (as the crow flies). The site has no other constraints.

### Description of Proposal

This application seeks planning permission for the erection of one self-build/custom built dwelling, that would be detached, single storey and served by three bedrooms. A detached garage/garden store building is also proposed to the rear of the proposed dwelling.

### Assessment

#### 1. Principle of Development/ Self-Build and Custom-Built Homes

Policy SP3 of Section 1 of the 2013-2033 Local Plan sets out the spatial strategy for North Essex and directs growth towards existing settlements. The application site lies outside of a recognised SDB within the adopted 2013-2033 Local Plan, with the SDB for Weeley Heath located approximately 320 metres to the north-west, and the SDB for Little Clacton being approximately 230 metres to the south-east. The proposed development would therefore extend outside the area planned to provide growth for this settlement. In view of the housing land supply position, the Council does not need to look beyond identified settlements to meet its housing requirement.

However, the application confirms the proposed development would include for a self-build/custom built home. Therefore, Policy LP7 of Section 2 of the adopted Tendring District Local Plan 2013-2033 and Beyond is of primary relevance to the consideration of this application.

Adopted Local Plan Policy LP7 states the following:

*"The Council will also consider, on their merits, proposals for small developments of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to, settlement development boundaries, where they will still support a sustainable pattern of growth in the District and are brought forward by individuals or associates of individuals who will occupy those homes. All new dwellings on such developments must either:*

- a. be safely accessible on foot within 600 metres of the edge of the settlement development boundary of one of the District's 'strategic urban settlements', or 'smaller urban settlements';*
- b. be safely accessible on foot within 400 metres of the edge of the settlement development boundary of one of the District's 'rural service centres'; or*
- c. involve the redevelopment of vacant or redundant previously developed land that can be shown, with evidence, to be unviable for employment use."*

The latter part of policy LP7 also states *"the proposal shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements and shall be otherwise appropriate in scale and design for their location, having regard to other policies in this Local Plan."*

The site is located outside of a recognised SDB within the adopted Local Plan, with the nearest settlements being Weeley Heath, which is 320 metres to the north-west, but which is identified in Policy SPL1 as a 'Smaller Rural Settlement', and Little Clacton approximately 398 metres to the



south-east when connecting via footpaths, and which is identified in Policy SPL1 as a 'Rural Service Centre'. Given this, the siting of the proposal accords with criterion (b) of Policy LP7.

### **Self-Build Register & Meeting Our Need**

The Self-build and Custom Housebuilding Act 2015 (the SCHA 2015) requires relevant authorities to keep a register of individuals (or associations of individuals) seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding.

The Levelling Up and Regeneration Act 2023 (the LURA 2023) amended the SCHA 2015, tightening the requirements to grant permission in relation to the register.

Section 2A of the SCHA 2015 (as amended) places a duty on the authority to give development permission for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area in respect of each base period, as evidenced by the number of entries added to the register during that period.

Section 5 of the SCHA 2015 and Regulation 3 of The Self-build and Custom Housebuilding Regulations 2016 define a "serviced plot of land" as a plot of land that has access to a public highway and has connections for electricity, water, and wastewater, or can be provided with those things within the period before any development permission granted in relation to that land expires.

Regulation 2 of The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 states that the time allowed for an authority to comply with the duty is the period of 3 years beginning immediately after the end of that base period. Section 2A of the SCHA 2015 (as amended) stipulates that any demand that arose in an earlier base period and which has not been met within the time allowed for complying forms part of the current demand - i.e. unmet demand from previous years accumulates.

### **Self-Build Need Statement - additional justification**

The application is accompanied by a self-build declaration and needs statement in support of the development proposal to provide officers with clear justification for the development as a self-build project.

As set out in the supporting documents, the proposal is for one self-build dwelling, with Mr Napier being the intended owner/occupier. It has also been confirmed that the applicant has been heavily involved in the design process

### **Principle of Development Conclusions**

Through the Local Plan, the Council seeks to encourage the provision of opportunities for self-build and custom housebuilding. Policy LP7 sets out the circumstances under which self-build homes could be built outside of settlement development boundaries, but within a reasonable proximity of the District's more sustainable urban settlements and rural service centres.

The provisions of policy LP7 are not dependant on whether the Council is meeting the demand evidenced by the self-build register, and development proposals which meet the criteria set out in policy LP7 should generally be supported, whilst having regard to the other policies in the Local Plan. Applications for self-build development which do not satisfy the criteria of policy LP7 are contrary to the Local Plan and should not generally be supported, although this failure to meet the Council's duties under the SCHA 2015 is a material consideration in determining applications for self-build and custom housebuilding development.

The category of the settlement and the site's relationship with the defined settlement boundary of Little Clacton therefore supports the proposed development for a self-build home. Having regard to the above, the principle of development on this site for one self-build dwelling is considered acceptable, subject to the detailed considerations below.

Furthermore, considering the amendments introduced by the LURA 2023, the Council can no longer demonstrate that it is meeting its duties under the SCHA 2015. The benefits of delivering one self-build dwelling can be given marginally more weight in the overall planning balance.

In the event of an approval for the development, a condition would be imposed to secure the self-build nature of the dwellings.

## 2. Impact to Character of Area

Paragraph 135 of the National Planning Policy Framework (NPPF) (2024) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Adopted Policy SP7 of Section 1 of the 2013-33 Local Plan seeks high standards of urban and architectural design, which responds positively to local character and context. Policies SPL3 and LP4 of Section 2 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout that relates well to its site and surroundings, create a unique sense of place.

The application site is land located to the north-eastern corner of Victoria Road. Following the undertaking of a site visit, it appears that the site has been recently cleared, and is now an open grassed parcel of land, with established trees throughout but predominantly to the side and rear of the site. The general character of Victoria Road sees residential development located more prominently along the northern section of the road, however there are two detached properties on the southern side, approximately 60 metres to the west. Historically the site, and this section of Victoria Road, took on a more rural appearance, however its clearing has now altered that character. Therefore, the inclusion of a dwelling in this location would be seen in a wider context with the development adjacent to north-west, and the dwellings to the south-west. As the site is cleared and just vacant open land, the proposal would result in a degree of visual harm to a semi-rural area, however given the adjacent existing development it could not reasonably be argued that the proposal would represent a significant erosion of a rural location, and therefore on balance the principle of a dwelling in this location is not considered to be significantly harmful to the character and appearance of the area.

In terms of the design of the dwelling itself, it is of a single storey scale, which is an appropriate response to a location that predominantly consists of single storey residential dwellings. Furthermore, the dwelling includes features to help break up its overall bulk, including a chimney, front gable and canopy area. Such features are supported and help to provide the dwelling with a sense of its own individual character. Similarly, whilst the nearest dwellings on this side of Victoria Road are approximately 60 metres away, the siting of the proposal broadly aligns with these existing properties and is therefore not objected to.

Policy LP4 requires that new residential developments will be expected to provide for private amenity space of a size and configuration that meets the needs and expectations of residents, and which is commensurate to the size of dwelling and the character of the area. The plans show that this is comfortably adhered to on this occasion.

Taking the above into consideration, Officers are content that the visual impacts of the proposed dwelling are acceptable in this location.

## 3. Impact to Neighbouring Amenities

The NPPF, at paragraph 135 states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SP7 of the Tendring District Local Plan 2013-2033 requires that all new development protects the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

The nearest residential dwellings impacted by the proposal would be those sited to the north-west, however, given that the proposal would face towards the front elevation, there would be a neutral impact in terms of overlooking. There is also sufficient separation distance to ensure no significant loss of daylight/sunlight, and the dwelling would also not appear as significantly oppressive. Whilst there are properties sited to the west along this section of Victoria Road, the approximate separation distance of 60 metres ensures that there would be no loss of amenities.

#### 4. Impact to Trees

The Council's Tree and Landscape Officer has been consulted on the application, and has provided the following comments in relation to the impacts of the development to existing trees:

*"The application site has a pleasant open character and is set to grass with established trees, primarily Oak and Field Maple. The trees are reasonable specimens although their positions are such that they have only moderate amenity value. There is an open area of land on the site on that may not be unduly constrained by the existing trees.*

*To show the extent of the constraint that existing trees and vegetation are on the development potential of the land, and to show how existing trees will be physically protected for the duration of the construction phase of any planning permission that may be granted the applicant has provided an Arboricultural Impact Assessment (AIA).*

*The AIA contains a description of the health and condition of the trees and other vegetation on the application site. The AIA contains a Tree Constraints Plan (TCP). The AIA is in accordance with BS5837 2012 Trees in relation to design, demolition and construction: Recommendations.*

*The information contained in the AIA shows that the position of the proposed dwelling is such that it would not encroach on the Root Protection Areas (RPA's) of any of the retained trees. In this regard the proposed development could be implemented without causing physical harm to any of the retained trees on the site.*

*The AIA identifies minor incursions into the RPA's of retained trees to construct an outbuilding and car parking area. The incursion is relatively minor and foundation depth shallow therefore this element of the proposed development will not cause harm to the roots of retained trees."*

Taking the above comments into consideration, Officers are content that the impacts to existing trees on site has been adequately considered and mitigated for, and therefore no objections are raised in this regard. Conditions are recommended, however, to secure soft landscaping details.

#### 5. Highway Safety

Paragraph 116 of the National Planning Policy Framework (2024) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, whilst Paragraph 110 requires that streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Adopted Policy CP1 (Sustainable Transport and Accessibility) of the Tendring District Local Plan 2013-2033 states that planning permission will only be granted if amongst other things; access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate, and the design and layout of the development provides safe and convenient access for people.

Essex Highways Authority have been consulted on the application and have confirmed that from a highway and transportation perspective, the impact of the development is acceptable subject to conditions relating to visibility splays, the use of no unbound materials, the access width, the vehicular parking area and cycle parking.

In addition, Essex Parking Standards state that for a dwelling with two or more bedrooms, there should be a minimum provision of two parking spaces measuring 5.5m x 2.9m or, if being relied upon

as one of the parking spaces, a garage must have minimum dimensions of 7m x 3m. On this occasion, the submitted plans show a garage to the rear of the site that is not of sufficient size to meet the above regulations, however there are two parking spaces to the front of the property that adhere with the Standards, and therefore no objections are raised.

## 6. Impact to Protected Species

Paragraph 187d) of the National Planning Policy Framework (2024) states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 193(a) of the NPPF adds that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Adopted Policy PPL4 (Biodiversity and Geodiversity) states that as a minimum, there should be no significant impacts upon any protected species, including European Protected Species and schemes should consider the preservation, restoration or re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.

The application is accompanied by a Preliminary Ecological Appraisal, which concludes that habitats for protected species were evaluated for their likelihood of providing shelter, roosting, foraging, basking and nesting habitat, and following this breeding birds, bats and great crested newts require further consideration, and the likelihood of other protected species is negligible, and no further consideration is needed.

Essex County Council Place Services Ecology have been consulted on the application. They have confirmed that following a review of the submission they consider there is sufficient ecological information available to support the determination of this application and raise no objections to the proposal subject to conditions relating to ecological mitigation measures, a Biodiversity Enhancement Strategy, external lighting, and the submission of a Great Crested Newt Method Statement. Given no external lighting is proposed, it would not be reasonable to include this suggested condition on this occasion.

## 7. Foul Drainage

Paragraph 180 of the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new development from contributing to unacceptable levels of water pollution. Furthermore, Paragraph 185 of the Framework states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution on the natural environment.

Paragraph: 020 of the National Planning Policy Guidance states that where a connection to a public sewage treatment plant is not feasible a package sewage treatment plant can be considered. The package sewage treatment plant must comply with the Small sewage discharges in England: general binding rules 2015 (GBR), or a permit will be required. Package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. A completed Foul Drainage Assessment Form 1 (FDA1) form, or equivalent information, should accompany all planning applications where use of a non-mains system is proposed for foul drainage. The operation of small sewage discharges such as those from septic tanks or package treatment plants is regulated under the Environmental Permitting Regulations 2016 (EPR).

Adopted Policy PPL5 of Section 2 of the Adopted Local Plan states that all new development must make adequate provision for drainage and sewerage. Private sewage treatment facilities will not be permitted if there is an accessible public foul sewer. Where private sewage treatment facilities are the only practical option for sewage disposal, they will only be permitted where there would be no

harm to the environment, having regard to preventing pollution of groundwater and any watercourses and odour.

The applicant has confirmed on the application form that the development would be connected to a package treatment plant. Whilst this does not connect to a public sewer and the agent for the application has not provided details as to whether it could not connect to a public sewer, there is potential the proposal does not adhere with the requirements of PPL5. However, on this occasion Officers acknowledge that the site is located in a semi-rural location with only a small number of properties, and on that basis, it is considered unlikely that a mains connection would be located within proximity to the application site. Given this, and that the package treatment plant is the next suitable alternative to connecting to the mains, on balance there is not considered to be sufficient harm to justify recommending a refusal reason.

## 8. Financial Contribution - Habitat Regulations Assessment

Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

The application scheme proposes a residential on a site that lies within the Zone of Influence (Zoi) but is approximately 4.6 kilometres from the Hamford Water RAMSAR, SAC and SPA. New housing development within the Zoi would be likely to increase the number of recreational visitors to these sites and in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

A planning condition is recommended to secure this via a future legal obligation. This will ensure that the development would not adversely affect the integrity of European Designated Sites in accordance with Section 1 Policy SP2 and Section 2 Policy PPL4 of the Tendring District Local Plan 2013-2033 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

## 9. Ecology and Biodiversity

Paragraph 186 of the NPPF states that, when making planning decisions local planning authorities need to assess whether significant harm to biodiversity could result from the development. The NPPF goes on to state the hierarchy that should be applied to mitigate any harm to ecology that is identified. Paragraph 180 of the NPPF requires that Local Planning Authorities contribute to and enhance sites of biodiversity or geological value. TDLP Policy PPL4 states that proposals for new development should be supported by appropriate ecological assessments and, where relevant, provide appropriate mitigation and biodiversity enhancements to ensure a net gain.

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. This excludes applications for self builds, and this proposal is not therefore applicable for Biodiversity Net Gain.

## 10. Renewable and Energy Conservation Measures

Paragraph 116 of the Framework states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles (ULEV) in safe, accessible and convenient locations. However, recent UK Government announcements that ULEV charging points will become mandatory for new development have yet to be published.

Policies PPL10 and SPL3, together, require consideration be given to renewable energy generation and conservation measures. Proposals for new development of any type should consider the potential for a range of renewable energy generation solutions, appropriate to the building(s), site and its location, and be designed to facilitate the retro-fitting of renewable energy installations.

The proposal includes for a development that has the potential to incorporate renewable energy features. The submission is accompanied by a Sustainability and Energy Statement that outlines the renewable energy features, and therefore the requirements of Policy PPL10 are adhered with on this occasion.

### Other Considerations

Weeley Parish Council have confirmed that they have no specific objections provided neighbours do not object but have noted that the development is not within the area of Tendring's Local Plan.

In response to this, the principle of a dwelling in this location is addressed in detail within the main body of the report.

There have been no other letters of representation received.

### Conclusion

The application proposes the erection of one self-build/custom-built dwelling, and whilst the site falls outside of a recognised Settlement Development Boundary, the proposal does adhere with the requirements of Policy LP7 as it is within 400 metres of a Rural Service Centre (Little Clacton). Given this, the principle of development is accepted.

The works are not, on balance, considered to result in significant visual harm to the character and appearance of the area, and will also not significantly harm neighbouring amenities. Essex Highways Authority have not raised any objections, and there is considered to be sufficient parking and private amenity provision.

Taking all of the above into consideration, the application complies with local and national planning policies and is therefore recommended for approval.

## **8. Recommendation**

Approval.

## **9. Conditions**

- 1 **CONDITION:** The development hereby permitted shall be begun not later the expiration of three years from the date of this permission.

**REASON:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **NOTE/S FOR CONDITION:**

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

- 2 **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.

Documents titled 'Location Plan', 'Diagram 1. No dig construction method', 'Arboricultural Impact Assessment and Method Statements', 'Construction Method Statement', 'Klargester BioDisc Domestic Sewage Treatment Plant', 'Preliminary Ecological Assessment', 'Self-build and Custom Housebuilding', 'Sustainability and Energy Statement' and drawing number NVR-01 Revision C.

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.

- 3 CONDITION: The dwelling approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling/s for their own occupation and use as a self-build project in accordance with the Self-build and Custom Housebuilding Act 2015 for a minimum of 24 hours from first occupation by said persons.

Furthermore, the following scheduled actions shall be undertaken.

- Prior to commencement of the development, details of the (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, both building the development and who are to occupy the dwelling/s if different shall be confirmed in writing to the local planning authority. Should there be any changes to these details during construction, these shall be updated in writing to the local planning authority.

- On first occupation details of the first occupier of the dwelling/s shall be confirmed in writing to the local planning authority and subsequently the Local Planning Authority shall be informed of if and when that occupier changes within the first year of occupation.

REASON: The dwelling/s approved by this permission shall be occupied only by persons who have built or commissioned the building of the dwelling/s for their own occupation and use as a self-build project in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended) and to accord with provisions of the Local Plan and NPPF.

- 4 CONDITION: No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft

and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels.

REASON: In the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

Slab level normally refers to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visually above ground level or seek confirmation from the Local Planning Authority for your development.

Should the landscape works include any new hedgerow, please consider the following planting for a native hedge. Native hedge: 50% hawthorn, 25% blackthorn (but beware - this can spread into adjacent fields), 15% field maple, 2% holly, 2% wild privet, 2% guelder rose, 2% dog rose, 2% buckthorn.

- 5      CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

- 6      CONDITION: Prior to first use the access and drive shall be constructed to a minimum width of 3.6 metres for a distance of at least 6.5 metres measured from the nearby edge of the carriageway and shall then thereafter be retained.

REASON: In the interests of highway safety to ensure vehicles can enter and leave the site in a safe manner ensuring opposing vehicles can pass in the interest of highway safety.

- 7      CONDITION: Prior to first occupation of the hereby approved development, the vehicle parking area indicated on the approved plans shall be hard surfaced and made available for use. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.

- 8      CONDITION: Prior to first occupation of the hereby approved development, details of the powered two-wheeler/cycle parking facilities shall be submitted to, and agreed in writing by, the Local Planning Authority. They shall then be installed prior to first use of the development and retained in the approved form thereafter.

REASON: To ensure appropriate powered two-wheeler and bicycle parking is provided.



- 9      **CONDITION:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (ACJ Ecology, October 2024).

**REASON:** In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations.

- 10     **CONDITION:** Prior to first works above slab level of the hereby approved development, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

**REASON:** To enhance protected and Priority species and habitats.

- 11     **CONDITION:** Prior to commencement of the development, a Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

**REASON:** In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations.

- 12     **CONDITION:** The hereby approved development shall not be first commenced until detailed proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide and secure mitigation in accordance with the joint Habitats Regulations Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or demonstrate mitigation measures of an equivalent effectiveness to the satisfactory of the Local Planning Authority. For any on site mitigation proposals approved, it shall be carried out in full prior to first occupation, and thereafter shall be maintained as approved.

**REASON:** In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations. Failure to achieve satisfactory mitigation would result in harm by new residents due to the development's impact on protected sites meaning the development must mitigate the burden of development regardless of scale of impact.

**NOTE/S FOR CONDITION:**

This condition establishes the necessity to ensure the implementation of appropriate mitigation measures due to the impact of the approved development. Such mitigation may be required on-site, off-site, or a combination of both.

Typically, a contribution towards visitor management measures at the protected Habitats Site(s) may be the preferred and simplest approach to fulfil the requirements of this condition. To fulfil this requirement, you can contribute funds towards a range of mitigation projects in

the protected areas. It is essential to secure this provision through a legal agreement between the District Council, Developer/Applicant, and site owners before occupation. If this is the approach to fulfilling this condition you wish to take, you are strongly advised to finalise the legal agreement with the District Council before submitting any request to discharge this condition. Should this be the route chosen, failure to conclude the agreement within the discharge of condition application timeframe may lead to the refusal to discharge the condition. Please note if there are other obligations needed for this development, for example to secure monitoring and maintenance of a Biodiversity Net Gain Plan, you may wish to combine these together as one agreement. Furthermore, please also note a legal agreement will include legal fees and may require obligations to secure monitoring and associated fees.

### 13 COMPLIANCE: LANDSCAPE PROTECTION

**CONDITION:** No development shall take place until the existing hedges/trees on the site, have been protected in full accordance with the measures outlined on the approved Tree Protection Plan (Drawing no. TPSQU0116 TPP). The protective fences and measures shall be retained throughout the duration of building and engineering works. Any part of any hedge or tree that dies or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with planting of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the hedge/tree.

**REASON:** For the avoidance of damage to trees/hedges included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees/hedgerows are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of lost and damage to the hedge/hedgerow.

## 10. **Informatives**

Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Biodiversity Enhancements Informative:

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include:

<https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>

Highways Informatives:

i) 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](mailto:development.management@essexhighways.org)

ii) On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

iii) The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

iv) Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the Essex Climate Action Commission proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the Essex Developers' Group Climate Charter [2022] and to view the advice contained in the Essex Design Guide. Climate Action Advice guides for residents, businesses and schools are also available.

**11. Equality Impact Assessment**

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic\* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic\* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic\* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
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**12. Notification of Decision**

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>		NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>		NO
<b>Has there been a declaration of interest made on this application?</b>		NO