



Planning Services
Town Hall
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Essex CO15 1SE

Mr Peter Le Grys
Valley Barns
Golden Lane
Thorpe Le Soken
CO16 0LE

Please ask for Michael Pingram
Tel: 686112
Email: mpingram@tendringdc.gov.uk

Our Ref: 25/00455/COUNOT

2 May 2025

To Whom it may concern,

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

APPLICATION NO: 25/00455/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 an agricultural building in to four residential dwelling units.
LOCATION: Comarques Farm Barn Colchester Road Thorpe Le Soken Essex

Thank you for your notification on the above matter which was received on 17 March 2025 and made valid on 17 March 2025 and was allocated the reference **25/00455/COUNOT**.

Having assessed your notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) I can now advise you that **prior approval is refused** for the following reasons:

- 1 The proposal would intensify the use of an existing substandard access onto B1033 Colchester Road (main distributor) which has deficiencies in geometric layout and where visibility, from the proposed site access and forward visibility along B1033 Colchester Road, is not in accordance with current safety standards. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which this proposal would engender would be to the detriment of highway safety.

The application is therefore contrary to the requirements set out within Schedule 2, Part 3, Class Q.1 (p) and Q.2. (1) (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 as it fails to demonstrate that the highway impacts of the development would not be harmful by way of a detrimental impact to the general safety of all highway users.

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

Yours faithfully
Chief Executive
Ian Davidson

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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 notification set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the notification as follows, (accounting for any updated or amended documents;

Drawing Numbers CMQBarn-01B, CMQBarn-03A and the document titled 'Planning Statement'.

Prior Approval Appeals

Applicants may appeal under section 78 of the Town and Country Planning Act 1990 against a local planning authority's refusal or non-determination of an application for prior approval for development permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015. For more information on how to appeal please visit Appeals – GOV.UK.