

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND
COMPENSATION ACT 1991)

BREACH OF CONDITION NOTICE

SERVED BY: TENDRING DISTRICT COUNCIL

To: Mrs Wooley
106A Holland Road
Clacton On Sea
Essex
CO15 6HB

1. **THIS NOTICE** is served by the Council, under section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council consider that you should be required to comply with the condition specified in the notice. The Annex at the end of this notice contains important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at 106A Holland Road, Clacton on Sea, Essex CO15 6HB, shown edged red on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this Notice relates is the permission granted by the Council on 6th June 2000 for the '*Demolition of Health Clinic building and erection of 14 x 3-bed detached bungalows.*' Ref: 00/00368/FUL

4. **THE BREACH OF CONDITION**

The following condition has not been complied with.

Condition 6 of the above planning permission (00/00368/FUL) states:

"Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, no wall, fence, gates or other permanent means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto the highway or private drive without express planning permission.

Reason: To maintain the frontage as an open plan area in the interest of local amenity."

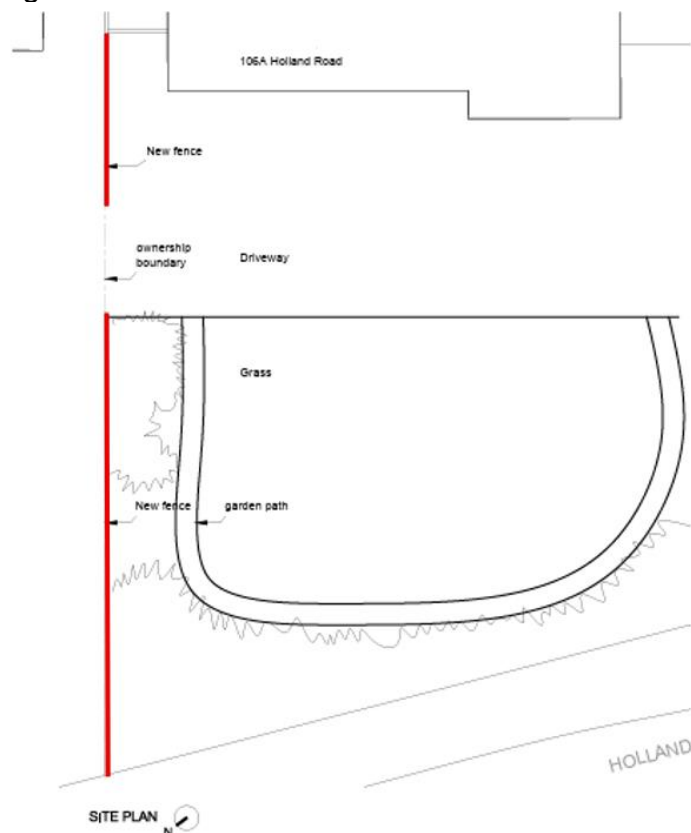
Without express planning permission, an approximately 1.8metre high close boarded timber fence with concrete posts has been erected forward of the wall of the dwelling house that fronts onto the private drive, in breach of the above planning condition.

An application (ref. 25/00098/FULHH) for retrospective planning permission for the above fence and concrete posts was applied for on 22nd January 2025, but permission was refused on 19th March 2025. No appeal against the refusal has been submitted.

5. **WHAT YOU ARE REQUIRED TO DO**

As the person responsible for the breach of condition detailed in paragraph 4 of this Notice, you are required to comply with the stated condition by taking the following step(s).

1. Remove all fence panels and fence posts erected forward of the wall of the dwelling house that fronts onto the private drive, shown as 'New fence' on Drawing No. 1136_A_SC_03 that was submitted under planning application 25/00098/FULHH (copy attached) and as shown edged in red on the below extract from the above Drawing.



2. Remove all waste generated as a result of the above works to an authorised waste facility and return the land to the condition that existed prior to the erection of the fence and posts.

6. **PERIOD FOR COMPLIANCE**

Ninety days beginning with the day on which this Notice is served on you.

Dated: 23rd of June 2025

Signed:

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

On behalf of: Tendring District Council, Council Offices, Station Road,
CLACTON-ON-SEA, Essex. CO15 1SE

ANNEX

WARNING

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If you are in any doubt about what this notice requires you to do, you should get in touch immediately with John Pateman-Gee, Council Offices, Station Road, Clacton, telephone number: (01255) 686120.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of this notice, you may only do so by application to the High Court for judicial review.

SERVICE

Copies of this notice have been served on: -

SHARON ANN DENYER
106A Holland Road
Clacton On Sea
Essex
CO15 6HB

LEGAL & GENERAL HOME FINANCE LIMITED (Co. Regn. No. 4896447)
P.O. Box 17225,
Solihull
B91 9US

THE OWNER/S
106A Holland Road
Clacton On Sea
Essex
CO15 6HB

THE OCCUPIER/S
106A Holland Road
Clacton On Sea
Essex
CO15 6HB

The Owner(s) and Occupier(s) and other person(s)/body(ies) with an interest in Land at 106A Holland Road, Clacton on Sea, Essex CO15 6HB.

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TOWN AND COUNTRY PLANNING ACT 1990
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BREACH OF CONDITION NOTICE

SERVED BY: TENDRING DISTRICT COUNCIL

To: The Owner/s
106A Holland Road
Clacton On Sea
Essex
CO15 6HB

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3. **THE RELEVANT PLANNING PERMISSION**

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4. **THE BREACH OF CONDITION**

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wall of that dwelling house which fronts onto the highway or private drive without express planning permission.

Reason: To maintain the frontage as an open plan area in the interest of local amenity."

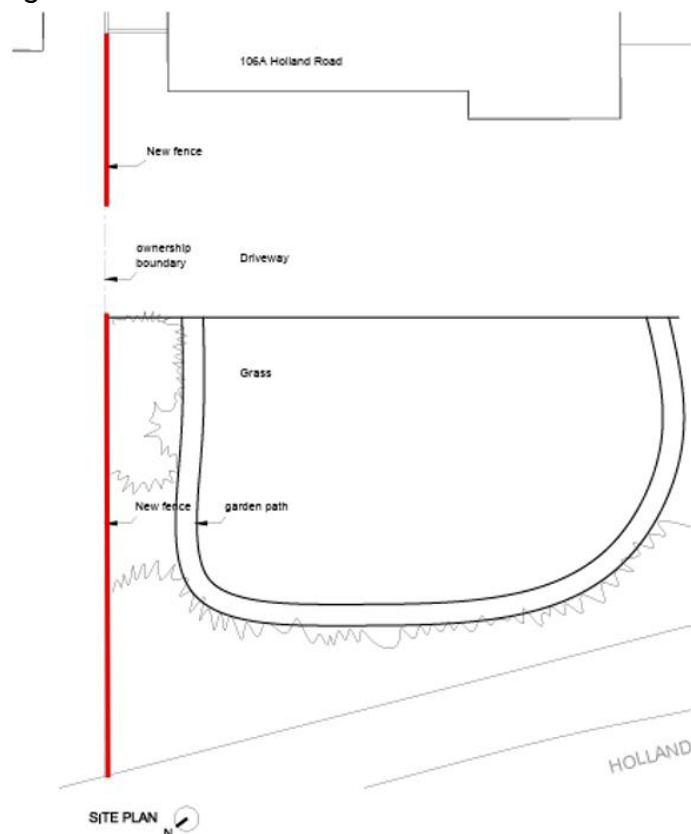
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5. **WHAT YOU ARE REQUIRED TO DO**

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2. Remove all waste generated as a result of the above works to an authorised waste facility and return the land to the condition that existed prior to the erection of the fence and posts.

6. **PERIOD FOR COMPLIANCE**

Ninety days beginning with the day on which this Notice is served on you.

Dated: 23rd of June 2025

Signed:

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

On behalf of: Tendring District Council, Council Offices, Station Road,
CLACTON-ON-SEA, Essex. CO15 1SE

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Essex
CO15 6HB

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B91 9US

MRS WOOLEY
106A Holland Road
Clacton On Sea
Essex
CO15 6HB

THE OCCUPIER/S
106A Holland Road
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To: The Occupier/s
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Clacton On Sea
Essex
CO15 6HB

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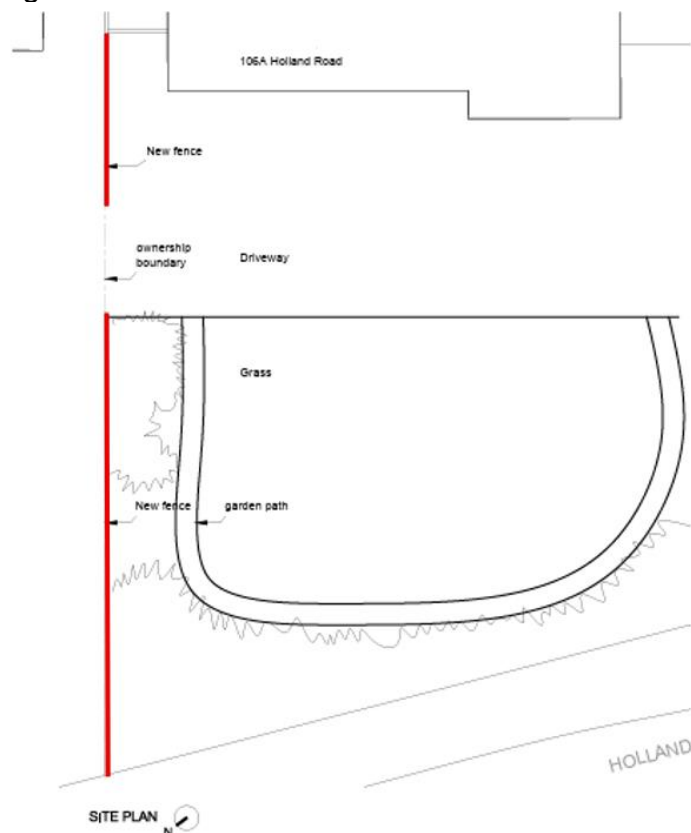
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Head of Planning and Building Control

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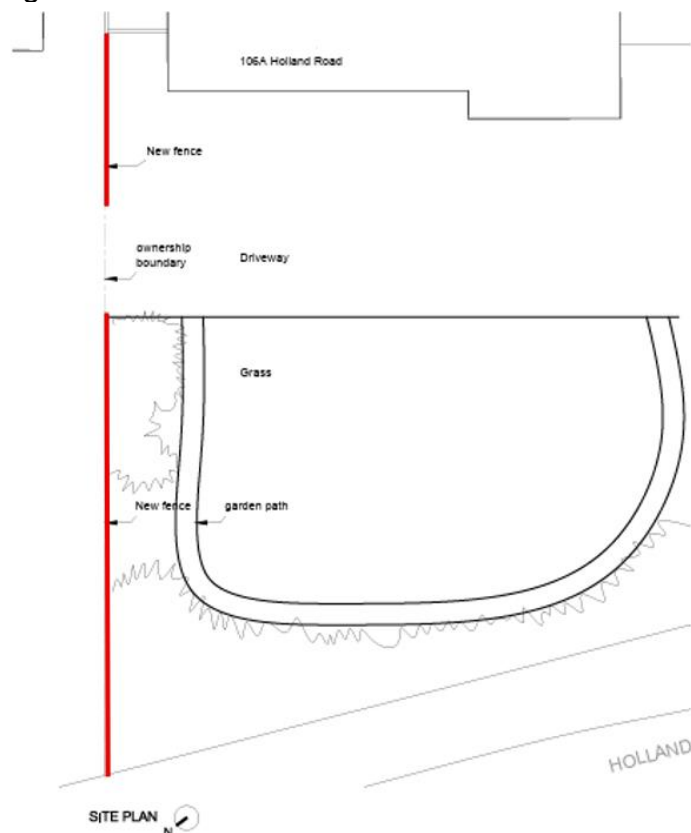
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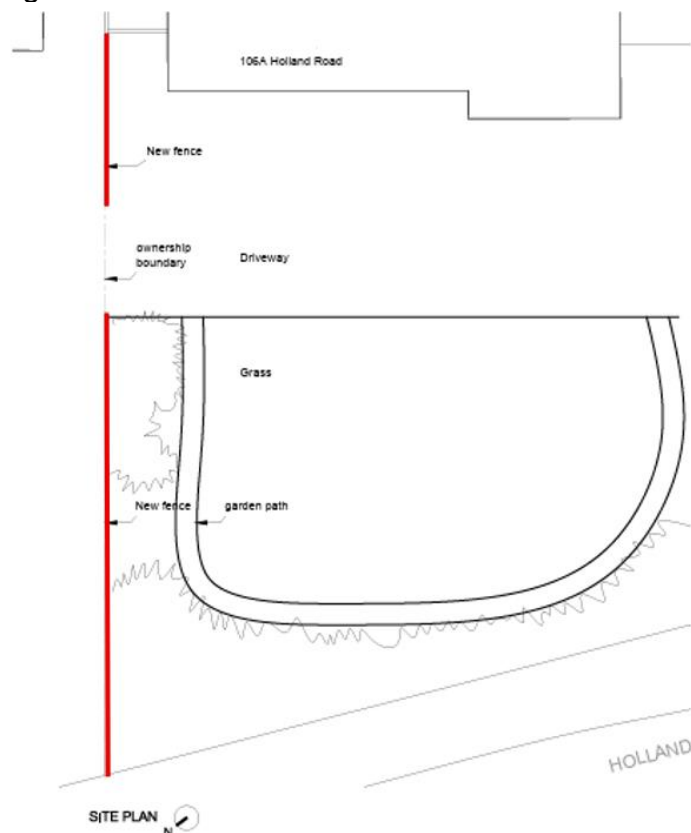
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