

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			

Alresford Parish Council

No Determination

Ardleigh Parish Council

<u>25/00400/FULH</u> <u>H</u> Refusal - Full 30.06.2025 Delegated Decision	Mrs Angel Clark	Householder Planning Application - Erection of front wall.	Somerville John De Bois Hill Ardleigh Colchester Essex CO7 7PH
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- 01 The proposed wall, by reason of its height, scale, and solid construction, would result in a visually intrusive and incongruous feature that is out of keeping with the established rural character of the area. It introduces a dominant and urbanising element that conflicts with the prevailing pattern of low-level walls and natural hedging, which define the local streetscape. The development fails to respond positively to local character and context, contrary to Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF), Policies SP7, SPL3, and PPL3 of the Tendring District Local Plan (2013-2033), and Policies EP and GDP of the Ardleigh Neighbourhood Plan. As such, the development would result in significant harm to the visual amenities of the area and is unacceptable in design terms.
- 02 The application fails to demonstrate that the proposed development would not result in an unacceptable impact on highway safety. No visibility splay information or evidence of safe access and egress has been submitted. In the absence of this critical information, the Local Planning Authority cannot be satisfied that the proposal complies with Paragraph 116 of the National Planning Policy Framework (NPPF) or Policy CP2 of the Tendring District Local Plan (2013-2033). The proposal is therefore contrary to national and local planning policy and cannot be supported in its current form.

<u>25/00684/FUL</u> Approval - Full 02.07.2025 Delegated Decision	Ardleigh Court Residents Association	Planning Application for Demolition in a Conservation Area - Demolition of short length of wall.	Wall adjacent to Highway Ardleigh Court Ardleigh Essex CO7 7LA
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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

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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.

02 APPROVED PLANS & DOCUMENTS

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.

ACW-P-000
ACW-P-100 A
ACW-P-200 A

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.

Beaumont Parish Council	No Determination
Bradfield Parish Council	No Determination

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Brightlingsea Town Council **No Determination**

Clacton-on-Sea

<u>25/00598/FUL</u> Application Withdrawn 01.07.2025 Delegated Decision	Mr Wayne Chapmen - Frank Oliver Homes Limited	Planning Application - Demolition of agricultural buildings and the Erection 5no. Dwellings and garage/carport, along with a garage and home office for the retained dwelling on the site.	90 Burrs Road Clacton On Sea Essex CO15 4LF
<u>25/00606/FULH</u> Refusal - Full 02.07.2025 Delegated Decision	Mr and Mrs Spong and O'Hanlon	Householder Planning Application - Proposed rear extension and loft conversion including raised ridge height, rooflights and side dormer.	1 Slade Road Holland On Sea Essex CO15 5EJ

- 01 Paragraph 135 of the NPPF (2025) 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. Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context, and to protect the district's landscape and the quality of existing places and their environs. Section 2 Policy SPL3 of the 2013-33 Local Plan also requires, amongst other things, that the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features.

The Essex Design Guide confirms that dormers should be a minor incident in the roof plane. The purpose of a dormer should be to light the roof-space, not to gain extra headroom over any great width.

The dormer addition will be sited within the side roofslope of the property and would therefore appear as a publicly noticeable feature when viewing the house straight on and in views from the northeast along Slade Road. The dormer will be large, as it would extend down from close to the ridgeline down to the eaves, and the use of grey boarding with a flat roof design will further contrast with the existing tiles of the roof slope exacerbating its appearance.

Given that the bungalows within the immediate vicinity do not benefit from roof additions the introduction of a prominent roof addition would break the established traditional character of the area and would set a precedent for similar development.

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The overall size and design of the proposed dormer would appear out of proportion with the main house and would appear prominent when viewing the house from the northeast along Slade Road, thereby having a harmful impact to the character/ appearance of this part of the street scene.

By virtue of its siting, design and size the proposed dormer would appear prominent and disproportionate within the roofslope of the property, thereby resulting in a harmful impact to views from the public realm which would be detrimental to the appearance/ character of the area and conflict with the above policies and guidance.

<u>25/00695/FULH</u> <u>H</u> Approval - Full 01.07.2025 Delegated Decision	Mr Neil Mazerolle	Householder Planning Application - Single storey rear extension and new raised patio.	171 Fleetwood Avenue Holland On Sea Clacton On Sea Essex CO15 5RE
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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).

Drawing No.s

0282-A-001 00 - Location and Block Plan

0282-A-002 00 - Proposed Outline Plan

0282-A-100 03 - Existing and Proposed Floor Plans and Elevations

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REASON: For the avoidance of doubt.

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.

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.

<u>25/00724/FUL</u> <i>Approval - Full</i> <i>03.07.2025</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Adam Brown -</i> <i>Wrox and Croft</i> <i>Homes Ltd</i>	<i>Planning Application -</i> <i>Proposed conversion of</i> <i>existing bungalow into 2</i> <i>semi-detached properties</i> <i>with associated rear</i> <i>extensions and porch.</i>	<i>36 - 38 The Avenue</i> <i>Clacton On Sea</i> <i>Essex</i> <i>CO15 4NF</i>
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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

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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.

- Site Plan (Received 13th May 2025)
- Proposed Access Drawing (01)
- Proposed Floor Plan (01)
- Proposed Front Elevation (01)
- Proposed Left Hand Side Elevation (01)
- Proposed Rear Elevation (01)
- Proposed Right Hand Side Elevation (01)
- Proposed Section (01)
- Amended Proposed Block and Roof Plan (01) - Received 2nd June 2025

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.

03 HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: There shall be no obstruction above ground level within a 2.4 metre wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the hereby approved extended access is first used by vehicular traffic and retained free of any obstruction

at all times.

REASON: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

04 ACCESS MATERIAL

CONDITION: The access hereby approved shall have a bound material surface throughout, which shall be laid prior to first use. The bound material as implemented shall then be retained thereafter.

REASON: In the interests of highway safety to prevent hazards caused by loose materials on the highway.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally defined by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

05 HIGHWAY ACCESS

CONDITION: Prior to the first 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 highway shall not be less than 7.2 metres, shall be retained at that width for 6 metres within the site measured from the nearby edge of the carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge. The access shall then thereafter be retained.

REASON: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally defined by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

06 HIGHWAYS PROVISION OF PARKING AND TURNING

CONDITION: The hereby approved development shall not be first occupied until such time as the areas for purposes of manoeuvring and parking of vehicles and cycles has been provided and made functionally available. The area shall then be retained and remain free of obstruction

thereafter.

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 and layout is provided To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

07 ACTION REQUIRED: REFUSE BINS AND COLLECTION AREAS

CONDITION: Prior to first use/ occupation of the development, or in accordance with an alternative timetable for provision as may be agreed in writing by the Local Planning Authority, the area/s to be provided for storage of refuse/recycling bins as shown on the approved drawings shall be provided and retained thereafter.

REASON: In the interest of highway safety to ensure that refuse recycling bins do not cause any obstruction or danger on the highway.

NOTE/S FOR CONDITION:

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

08 MITIGATION TO BE AGREED: RAMS

CONDITION: Prior to any works above slab level, 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 satisfaction 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 prior to commencement of development. You

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are strongly advised to finalise the legal agreement with the District Council before submitting any request to discharge this condition. 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.

09 FURTHER APPROVAL: BIODIVERSITY NET GAIN PLAN

CONDITION: The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

NOTE - CONTEXT AND APPLICATION:

Planning conditions are typically established upon the granting of planning permission under sections 70(1) and 72 of the Town and Country Planning Act 1990. However, it's essential to note that the biodiversity gain condition operates under a distinct statutory framework, specifically outlined in paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

This condition is deemed to apply to all planning permissions granted for land development in England, unless specific exemptions or transitional provisions are applicable (for further details, please refer to the provided web link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> or contact us directly.

The government advises against including this condition in decision notices to avoid confusion. However, for clarity and accountability, we have opted to highlight this condition within the decision notice. This ensures that all involved parties are aware of its requirements, facilitating effective tracking and monitoring throughout the development process, including the discharge of conditions.

In certain instances, this condition may be imposed even if the applicant believes that biodiversity net gain (BNG) does not apply. Based on the available information, it is determined that this permission necessitates the approval of a biodiversity gain plan before commencing development, as none of the statutory exemptions or transitional arrangements apply.

For further details, please consult the officer report as needed. If you believe this condition does not apply, we strongly recommend contacting the Local Planning Authority (LPA) for clarification. Tendring District Council serves as the planning authority responsible for 24/01384/OUT determining the approval of a Biodiversity Gain Plan in relation to this permission.

BIODIVERSITY GAIN PLAN REQUIREMENTS:

For the Biodiversity Gain Plan requirements, please refer to both paragraphs 14 and 15 of the Environment Act Sch 14 Part 2 as amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

<https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

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In summary, the Biodiversity Net Gain (BNG) plan must achieve a minimum biodiversity net gain of 10% and should typically include the following:

Steps taken or to be taken to minimize adverse effects of the development on the biodiversity of the onsite habitat and any other habitat. Pre-development and post-development biodiversity assessments of the onsite habitat. Allocation of any registered offsite biodiversity gain to the development and its biodiversity value in relation to the development. Details of any biodiversity credits purchased for the development. Plans for maintaining and securing the net gain on and/or off site for at least 30 years after completion of the development.

The Local Authority will ensure the submitted details meet the requirements of the Town and Country Planning Act 1990 as amended, Environment Act as amended, associated legislation and guidance.

Ways to achieve 10% BNG may include:

- i. Enhancement and restoring biodiversity on-site (within the red line boundary of a development site).
- ii. If proposals can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market as close as possible to the site.
- iii. If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

CONDITIONS AND LEGAL AGREEMENT:

The Local Authority is responsible for ensuring that the biodiversity gain objective is achieved, whether it be onsite, offsite, or through the purchase of credits, and that it is secured by legal agreement as necessary. It is essential to highlight that planning conditions operate within a strict timeframe. Therefore, any legal agreements required to secure the biodiversity gain must be completed prior to the consideration of the planning condition. Failure to comply with this requirement may result in the refusal of the condition.

10 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: Prior to any works above slab level a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- An electric car charging point per dwelling
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings.
- Agreement of a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day for new dwellings.
- Agreement of heating of each dwelling

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- Agreement of scheme for waste reduction

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources; reduced harm to the environment; and result in wider public benefit in accordance with the NPPF.

NOTES 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 visualised above ground level or seek confirmation from the Local Planning Authority for your development.

A water consumption rate of not more than 110 litres, per person, per day adopted as Planning Policy and as imposed by this condition will directly change the building regulations water consumption rate to match as a result of this policy. The introduction of effective utilities, rainwater capture for watering plants, aerators to taps and other water saving options can be considered.

<u>25/00742/FULH</u> <u>H</u> Refusal - Full 04.07.2025 Delegated Decision	Mr S Jarrard	Retention of workshop building to rear of property.	57 Craigfield Avenue Clacton On Sea Essex CO15 4HR
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- 01 Paragraph 135 of the NPPF (2025) requires that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, maintain a strong sense of place and create places that are safe, inclusive and accessible.

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

The building is already in situ and is located to the rear of the property, however due to the site's open character on a corner plot, views are possible from the west in particular, but also partially from the east. The building is tall, bulky and with a large footprint covering a large of section of the rear garden area, whilst the design is of an commercial nature that appear incongruous in this predominantly domestic setting. As such, the proposal would result in a form of development that would be large and prominent within the plot, and of a design that is not considered to be in-keeping with the urban character of the surrounding area and

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consequently fails to accord with the above local and national planning policies.

- 02 Paragraph 135 of the National Planning Policy Framework (2025) confirms planning policies and decisions 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 Section 1 of the 2013-33 Local Plan requires that the amenity of existing and future residents is protected. Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties, and seeks to ensure the development will not have unacceptable levels of pollution on air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance.

Adjacent to the west is Burrsville Primary School, and the building runs to the edge of the rear boundary, which adjoins the school fields and forest area. Given the height, footprint and overall bulk of the building in such close proximity, it will appear oppressive and imposing to the users of the school, and has the potential to also generate harmful noise, pollution and fumes from the use proposed, with no evidence provided to clarify the level of harm would not be to a significant level.

In addition, Number 55 Craigfield Avenue is a single storey dwelling sited adjacent to the east of the application site, and there is an approximate separation to the boundary of 2.5 metres and an overall separation distance of approximately 5.3 metres to the neighbouring property itself. Whilst the proposal is for personal use, it is considered that the operations of the building are likely to generate significant noise disturbances. Furthermore, the building ranges between 4.2 metres and 4.4 metres height and will run along approximately 13 metres of the side boundary, thereby appearing imposing, oppressive and resulting in a significant loss of outlook. The combination of the above ensures that the development will generate a significant loss of the amenities currently enjoyed and is therefore contrary to the above local and national planning policies.

<u>25/00750/FULH</u> <u>H</u> Approval - Full 01.07.2025 Delegated Decision	Mr and Mrs Ebru Cafer	Householder Planning Application - Front Porch	Wellcroft Sladburys Lane Clacton On Sea Essex CO15 4SS
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- 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

P01 - BLOCK PLAN, EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS - REC'D 16/05/25

P02 - SITE PLAN - REC'D 16/05/25

PLANNING STATEMENT - REC'D 16/05/25

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.

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<u>25/00822/FULH</u> <u>H</u> Approval - Full 03.07.2025 Delegated Decision	Mr and Mrs Haynes	Householder Planning Application - Proposed single storey rear/side extension (following demolition of conservatory).	29 Dahlia Close Clacton On Sea Essex CO16 7BU

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

01 SITE AND BLOCK PLAN, EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS.

SITE PLAN - REC'D 02/06/25

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

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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.

<u>25/00838/WTPO</u>	<i>Mrs Angela</i>	<i>Works related to Tree</i>	<i>3 Seafields Gardens</i>
<i>Approval - Full</i>	<i>Garnett</i>	<i>Preservation Order</i>	<i>Holland On Sea</i>
<i>04.07.2025</i>		<i>(96/00024/TPO) - (T1)</i>	<i>Clacton On Sea</i>
<i>Delegated</i>		<i>Oak - Lift and reduce</i>	<i>Essex</i>
<i>Decision</i>		<i>four over hanging limbs</i>	<i>CO15 5HH</i>
		<i>over fence and towards</i>	
		<i>house.</i>	

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.
- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any

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place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

Elmstead Market Parish Council

<u>24/01363/FUL</u> Approval - Full 30.06.2025 Delegated Decision	Mr Steve Williams - Hills Residential Construction Ltd	Planning Application - Residential development of 13 dwellings with associated infrastructure and car parking.	Land West of Clacton Road Elmstead Market Essex CO7 7DF
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 COMPLIANCE: PLANS AND SUPPORTING DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below (including materials details and block paving details) 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.

- o 170161/HBG/101/- Site Plan - rec'd 10/09/24

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- o 170161/HBG/106/- The Raven - Floor Plans and Front Elevation - rec'd 10/09/24
- o 170161/HBG/108/- Outbuildings - Floor Plans And Elevation - rec'd 10/09/24
- o 24.5456.01 A Soft Landscape Strategy - rec'd 10/09/24
- o 24.5456.02 A Soft Landscape Strategy (Additional BNG Area) - rec'd 10/09/24
- o 170161/HBG/110/- Amended Street Scene - rec'd 10/09/24
- o 170161/HBC/107/A Amended The Raven Elevations and Section - rec'd 07/11/24
- o 170161/HBG/102/A Amended Block Plan - rec'd 07.11.24
- o 170161/HBG/102/B Additional Block Plan inc. footpath connection - rec'd 27.06.2025
- o 170161/HBG/104/- Amended The Elmstead Plans and Elevations - rec'd 07/11/24
- o 170161/HBG/105/A Amended The Osprey Plans and Elevations - rec'd 07/11/24
- o 170161/HBG/110/A Amended Street Scenes - rec'd 07/11/24
- o 170161/HBG/103/A Amended The Ardleigh Plans and Elevations - rec'd 07/11/24
- o Amended Accommodation Schedule - rec'd 10/03/24
- o Arboricultural Impact Assessment Ref: TPSQU0056 (Tree Planning Solutions Ltd, August 2024) and Appendices 1 to 6 - rec'd 10/09/24
- o Outline Ecological Assessment (Eco Planning UK, April 2024) - Rec'd 10/09/24
- o Phase 1 Contamination Report Ref: 243090A (Compass Geotechnical, May 2024) - rec'd 10/09/24
- o Flood Risk Assessment & SuDS Drainage Strategy Ref: 337-008-RP01 1st Issue (Haydn Evans, October 2024) - rec'd 17/10/24
- o Biodiversity Net Gain Metric, Calculations and Assessment - rec'd 10/09/24

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.

03 COMPLIANCE: IN ACCORDANCE WITH AIA

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CONDITION: The development shall be carried out in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan Ref: TPSQU0056 (Tree Planning Solutions Ltd, August 2024) and Appendices 1 to 6. No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

REASON: To ensure existing trees, shrubs and hedges that are identified as being retained are not removed and are protected appropriately during the development, as they are considered essential to enhance the character of the development and contribute positively to the appearance of the area.

04 COMPLIANCE: IN ACCORDANCE CONTAMINATION REPORT

CONDITION: The development shall be undertaken subject to full implementation and adherence to the recommendations as set out within Section 10 the approved Contamination Report Ref: 243090A (Compass Geotechnical, May 2024), unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

05 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development as insufficient information has been provided with the application.

06 FURTHER APPROVAL: DETAILS OF SCREEN WALLS AND FENCES

CONDITION: Prior to the first occupation of the dwellings hereby approved, precise details of the provision, design and materials of all screen walls and fences shall be submitted to and approved, in writing, by the Local Planning Authority. The screen walls and fences as may be approved shall be erected prior to the dwellings to which they relate being first occupied/used and thereafter be retained in the approved form.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development as insufficient information has been provided with the application.

07 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD FOR ENCLOSURES

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CONDITION: Other than the enclosures approved under Condition 6 above, notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 2 Minor operations, Class A (or any Order revoking and re-enacting that Order with or without modification):- no fence, gate, wall or any other means of enclosure, shall be erected forward of any front or side elevation fronting a highway.

REASON: To enable the local planning authority to retain control over the development in the interests of visual amenity and the quality of the development.

08 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD FOR EXTENSIONS & OUTBUILDINGS (PLOTS 3 TO 8 ONLY)

CONDITION: Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A (enlargement, improvement or alterations) and Class E (provision of buildings and other development within the curtilage of the house) or any Order revoking and re-enacting that Order with or without modification):- in regard to Plots 3 to 8 only, there shall be no enlargements or alterations; nor shall any outbuildings or other development within the curtilage of the dwellings take place except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the local planning authority to retain control over the development in the interests of residential amenities as the private garden areas to these plots are modest.

09 FURTHER APPROVAL: SHED / OUTBUILDING DETAILS

CONDITION: Prior to occupation, full details of the sheds / outbuildings to be provided to Plots 3 to 8 shall be submitted to and approved in writing by the local planning authority. The sheds / outbuildings shall be provided in accordance with the approved details prior to occupation and retained in this approved form, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure these dwellings are provided with a secure storage area for cycles and other household paraphernalia, in the absence a garage.

10 FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels, accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with the agreed measures for their protection set out within the AIA and in compliance with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". The scheme shall be in general conformity with the indicative landscape details shown on the approved drawing 24.5456.01 A Soft Landscape Strategy, with all new planting retaining at least 1 metre set back from the highway.

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REASON: In order to enhance the appearance of the development, in the interests of visual amenity and the quality of the development, and to ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

11 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

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 is implemented in accordance with the approved scheme and has sufficient time to establish, in the interests of visual amenity and the quality of the development.

12 FURTHER APPROVAL: SUSTAINABILITY & ENERGY EFFICIENCY

CONDITION: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include

- An electric car charging point per dwelling
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings
- Agreement of a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day for new dwellings
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction
- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of connection and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast wireless service will be considered.)

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources; reduced harm to the environment; and

result in wider public benefit in accordance with the NPPF.

NOTES 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 visualised above ground level or seek confirmation from the Local Planning Authority for your development.

Broadband provision is included to ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking reducing the need for unsustainable travel.

A water consumption rate of not more than 110 litres, per person, per day adopted as Planning Policy and as imposed by this condition will directly change the building regulations water consumption rate to match as a result of this policy. The introduction of effective utilities, rainwater capture for watering plants, aerators to taps and other water saving options can be considered.

13 COMPLIANCE: IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

CONDITION: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Outline Ecological Assessment (Eco Planning UK, April 2024) as already submitted with the planning application and agreed with the Local Planning Authority. This will 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).

14 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Outline Ecological Assessment (Eco Planning UK, April 2024) shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

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

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

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

15 FURTHER APPROVAL: BIODIVERSITY NET GAIN PLAN

CONDITION: The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024

NOTE - CONTEXT AND APPLICATION:

Planning conditions are typically established upon the granting of planning permission under sections 70(1) and 72 of the Town and Country Planning Act 1990. However, it's essential to note that the biodiversity gain condition operates under a distinct statutory framework, specifically outlined in paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

This condition is deemed to apply to all planning permissions granted for land development in England, unless specific exemptions or transitional provisions are applicable (for further details, please refer to the provided web link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> or contact us directly.

The government advises against including this condition in decision notices to avoid confusion. However, for clarity and accountability, we have opted to highlight this condition within the decision notice. This ensures that all involved parties are aware of its requirements, facilitating effective tracking and monitoring throughout the development process, including the discharge of conditions.

In certain instances, this condition may be imposed even if the applicant believes that biodiversity net gain (BNG) does not apply. Based on the available information, it is determined that this permission necessitates the approval of a biodiversity gain plan before commencing development, as none of the statutory exemptions or transitional arrangements apply.

For further details, please consult the officer report as needed. If you believe this condition does not apply, we strongly recommend contacting the Local Planning Authority (LPA) for clarification. Tendring District Council serves as the planning authority responsible for determining the approval of a Biodiversity Gain Plan in relation to this permission.

BIODIVERSITY GAIN PLAN REQUIREMENTS:

For the Biodiversity Gain Plan requirements, please refer to both paragraphs 14 and 15 of the Environment Act Sch 14 Part 2 as amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

<https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

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In summary, the Biodiversity Net Gain (BNG) plan must achieve a minimum biodiversity net gain of 10% and should typically include the following:

- Steps taken or to be taken to minimize adverse effects of the development on the biodiversity of the onsite habitat and any other habitat.
- Pre-development and post-development biodiversity assessments of the onsite habitat.
- Allocation of any registered offsite biodiversity gain to the development and its biodiversity value in relation to the development.
- Details of any biodiversity credits purchased for the development.
- Plans for maintaining and securing the net gain on and/or off site for at least 30 years after completion of the development.

The Local Authority will ensure the submitted details meet the requirements of the Town and Country Planning Act 1990 as amended, Environment Act as amended, associated legalisation and guidance.

Ways to achieve 10% BNG may include:

- 1) Enhancement and restoring biodiversity on-site (within the red line boundary of a development site).
- 2) If proposals can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market as close as possible to the site.
- 3) If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

CONDITIONS AND LEGAL AGREEMENT:

The Local Authority is responsible for ensuring that the biodiversity gain objective is achieved, whether it be onsite, offsite, or through the purchase of credits, and that it is secured by legal agreement as necessary. It is essential to highlight that planning conditions operate within a strict timeframe. Therefore, any legal agreements required to secure the biodiversity gain must be completed prior to the consideration of the planning condition. Failure to comply with this requirement may result in the refusal of the condition.

<https://www.tendringdc.gov.uk/content/discharging-the-biodiversity-net-gain-plan-condition-bng>

16 COMPLIANCE: VEHICULAR VISIBILITY SPLAYS PRIOR TO USE

CONDITION: There should be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

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17 COMPLIANCE: PRIVATE DRIVE WIDTH

CONDITION: Prior to the occupation, the proposed private drive shall be constructed to a width of 6 metres for at least the first 6 metres from the back of Carriageway / Footway / Highway Boundary and provided with an appropriate dropped kerb crossing of the footway/verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

18 COMPLIANCE: PARKING AND ROAD LAYOUT PROVIDED

CONDITION: Prior to the occupation of the development, the internal road layout and turning areas, resident and visitor vehicle parking areas, on-plot parking areas and garages shall be completed, marked out in parking bays where necessary and made available for use, in accordance with the approved plans. The parking, garages and turning areas shall be retained in this approved form at all times and not 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 appropriate parking and manoeuvrability is provided and retained in accordance with current standards and that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.

19 COMPLIANCE: FOOTWAY PROVIDED

CONDITION: Prior to the occupation of any of the proposed dwellings, a 2-metre-wide footway shall be provided on either side of the vehicular access, from the path to plot 1 and across the site frontage with plot 13 and connecting into the existing footway to the south-west In accordance with approved drawing no. 170161/HBG/102/B Additional Block Plan received 27.06.2025.

REASON: To make adequate provision and connectivity within the highway for the additional pedestrian traffic generated by the proposed development, in the interests of highway safety.

20 FUTHER APPROVAL: RESIDENTIAL TRAVEL INFORMATION PACK

CONDITION: Prior to first occupation of each dwelling, a Residential Travel Information Pack (travel pack) shall be provided to each dwelling for use of its first occupiers. The travel pack shall be agreed, in writing, by the Local planning authority prior to provision and shall include a minimum of six one day travel vouchers for use with a local transport operator.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

21 FURTHER APPROVAL: CONSTRUCTION MANAGEMENT TO BE AGREED

CONDITION: Prior to the commencement of development details of a construction methodology and timetable shall be submitted to and approved, in writing, by the Local Planning Authority. This shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed. This shall include the intended routing of HGV traffic on the surrounding road network, programme of restoration works to soft highway verges, and any directional signs to be installed and where.
- d) Details of any protection measures for footpaths and trees surrounding the site.
- e) Details of all access points to be used to access the site during construction only and any staging of provision.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of measures to control the emission of dust and dirt during construction and including details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portaloos
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition
- j) Site waste management plan (that shall include reuse and recycling of materials)
- k) Scheme for sustainable construction management to ensure effective water and energy use
- l) Scheme of review of complaints from neighbours
- m) Registration and details of a Considerate Constructors Scheme to be joined prior to the commencement of development, and confirmation of registration to be provided in writing to the LPA before the start of works, or similar scheme for which full details shall be provided and complied with
- n) Details on the provision, location and management of any show home/s or reception, including opening times, parking and advertisements (including flags and directional signs).

The said methodology as may be approved shall be implemented in its entirety and shall operate as may be approved at all times during construction.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development, and to ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result in adverse harm on amenity.

NOTE/S FOR CONDITION:

You are strongly advised to discuss this condition with the Local Planning Authority and if possible/available local residents likely to be affected by this development prior to submission of details. Please note the provisions of the Highways Act 1980 Para 131 are likely to apply and may need to be discussed with the Highways Authority, this legislation includes details and penalties for any damage and/or alterations to the highway including verge, highway signage and surface materials of pavement/footpath and carriageway.

22 FURTHER APPROVAL: ARCHAEOLOGICAL WORKS

CONDITION:

1. No development or preliminary groundworks of any kind shall take place until the submission of an archaeological evaluation report and a mitigation WSI detailing the excavation/preservation strategy for approval by the Local Planning Authority.
2. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.
3. The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage as there is an unacceptable risk of loss and damage to archaeological and historic assets.

23 COMPLIANCE: FLOOD MITIGATION MEASURES

CONDITION: The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA:

- Limiting the infiltration rate from the site to 5.9×10^{-6} m/s.
- Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of 45% climate change.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective treatment of surface water runoff to prevent pollution.

24 FURTHER APPROVAL: SUDS DRAINAGE DETAILS (FOR CONSTRUCTION)

CONDITION: No development shall commence until details of a construction surface water management plan, including timetable, detailing how surface water and storm water will be managed on the site during construction, are submitted to and agreed in writing by the local

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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planning authority. No part of the development shall be commenced and/or developed except as may be agreed and in accord with the approved timetable. The drainage scheme shall thereafter be maintained as approved or as be agreed to be retained by the local planning authority in writing.

REASON: To safeguard the ground water environment and minimise the risk of flooding. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm by reason of flood risk.

NOTE/S FOR CONDITION:

This condition shall engage and requires details to be agreed prior to the commencement of development. This condition is imposed to ensure the potential impact on a sensitive area is considered and harm avoided that may be detrimental to amenity and the environment. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

25 FURTHER APPROVAL: SUDS WATER DRAINAGE DETAILS

CONDITION: No development shall commence (except demolition) until details of a surface water management scheme/plan, detailing how surface water and storm water will be managed on the site during construction and during the lifetime of the development, is submitted to and agreed in writing by the local planning authority. The scheme shall include but not be limited to:

- Details and verification of the suitability of infiltration of surface water for the development
- Details of all discharge rates for all flood and storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change
- Provide details of sufficient on-site storage to be installed and demonstrate if off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event is likely to occur
- Provide details to demonstrate if all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event
- Provide details that demonstrate if features proposed are able to accommodate a 1 in 10-year storm events within 24 hours of a 1 in 30-year event plus climate change
- Provide final modelling and calculations for all areas of the drainage system
- Provide detailed engineering drawings of each component of the drainage scheme
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Unless a timetable is agreed as part of the surface water management scheme submitted, no part of the development shall be first occupied or brought into use until the scheme is fully installed and is functionally available for use, unless alternative timing for installation is otherwise

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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agreed in writing by the Local Planning Authority. The drainage scheme shall thereafter be maintained as approved.

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To safeguard the ground water environment and minimise the risk of flooding. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result in adverse harm by reason of flood risk, and to ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

26 FURTHER APPROVAL: BIODIVERSITY NET GAIN HABITAT MANAGEMENT AND MONITORING PLAN

CONDITION: No development shall commence until a 30 year Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan under condition 15 has been submitted to and approved in writing by the local planning authority and shall contain the following:

- a) a description and evaluation of the planned habitat works for the creation and/or enhancement of the onsite habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- b) the management measures to maintain the onsite habitat creation and/or enhancement works for a period of a least 30 years from the completion (defined for this purpose as first use and/or occupation unless agreed in writing by the LPA) of the development including:
 - i) ecological trends and constraints on site that may influence management;
 - ii) aims, objectives and targets for management e.g. links with local and national species and habitat action plans;
 - iii) a description of the management operations necessary to achieving aims and objectives;
 - iv) prescriptions for management actions;
 - v) preparation of a works schedule, including annual works schedule;
 - vi) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;
- c) details of the monitoring methodology, to measure the effectiveness of the management of the onsite habitat creation and/or enhancement works together with the timetable for each element of the monitoring programme including when first implemented with provision for monitoring reports to be provided to the local planning authority in writing on year 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30, with biodiversity reconciliation calculations at each stage; and
- d) details of the roles and responsibilities of the people or organisation(s) delivering the HMMP including implementation and monitoring;

The approved HMMP shall be strictly adhered to at all times and implemented in full for its duration no later than the first use/occupation of the development.

REASON: To enhance biodiversity in accordance with the National Planning Policy Framework and to achieve the Biodiversity Net Gain objectives set out in Schedule 7A of the Town and

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Country Planning Act 1990 (as amended).

<u>25/00297/FULH</u> <u>H</u> Application Withdrawn 04.07.2025 Delegated Decision	Mr E Constantiencu	Householder Planning Application - Single storey and two-storey additions incorporating a balcony area.	Yard Cottage Bromley Road Elmstead Essex CO7 7BZ
<u>25/00717/FULH</u> <u>H</u> Approval - Full 04.07.2025 Delegated Decision	Michelle Thomas	Householder Planning Application - Proposed ground floor rear and front extension	17 Church Road Elmstead Essex CO7 7AT

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

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Drawing No. (25) 04/02 PL01

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.

Frating Parish Council

No Determination

Frinton & Walton Town Council

<u>25/00189/FULH</u> <u>H</u> Approval - Full 30.06.2025 Delegated Decision	Mr J Osborne	Householder Planning Application - replacement garage and new annex.	2 Holland Road Frinton On Sea Essex CO13 9DH
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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:

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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.

02 APPROVED PLANS & DOCUMENTS

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.

Drawing No. 1459/08
Drawing No. 1459/06F
Drawing No. 1459/10B
Drawing No. 1459/11A
Drawing No. 1459/12

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.

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03 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the hereby approved for purposes incidental and ancillary to the principal dwelling known as 2 Holland Road (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed annexe would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the principal dwelling, there is potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

NOTE/S FOR CONDITION

Unless otherwise stated, this condition applies to the site outlined in red and to all new development that forms any net increase in residential accommodation and may include change of use of buildings, change of use of land for the siting of caravans or similar, new buildings and extensions.

<u>25/00652/LUPR</u>	<i>Mr and Mrs K</i>	<i>Application for Lawful</i>	<i>Sunrise</i>
<u>OP</u>	<i>Kittle</i>	<i>Development Certificate</i>	<i>Cliff Parade</i>
<i>Split decision</i>		<i>for Proposed Use or</i>	<i>Walton On The Naze</i>
<i>03.07.2025</i>		<i>Development for</i>	<i>Essex</i>
<i>Delegated</i>		<i>proposed loft conversion,</i>	<i>CO14 8HX</i>
<i>Decision</i>		<i>including the insertion of</i>	
		<i>roof lights and a side</i>	
		<i>facing dormer.</i>	

01 LAWFUL DEVELOPMENT CERTIFICATE APPROVED

PROPOSED ROOF LIGHTS - COMPLIANT WITH CLASS C

The proposed rooflights constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015. As such, a lawful development certificate is granted for the proposed rooflights.

02 LAWFUL DEVELOPMENT CERTIFICATE REFUSED

PROPOSED DORMER WINDOW - FAILS TO MEET CLASS B

The proposed dormer window will extend beyond the roof plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway contrary to Class B (a) of Part 1 of Schedule 2 of the General Permitted Development Order.

As such, a lawful development certificate for the proposed dormer window is hereby refused. Full

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planning permission is required for the proposed dormer window.

<u>25/00671/FUL</u> Refusal - Full 03.07.2025 Delegated Decision	Mr Sean Spencer	Planning Application - Demolition of existing fire damaged 1 1/2 storey dwelling and replacement with 2 1/2 storey self-build dwelling	8 Harold Road Frinton On Sea Essex CO13 9BE
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- 01 The proposed replacement house, due to its excessive size, bulk and incongruous and poor design, is considered to appear as a prominent and harmful addition to the existing site and street scene and would not reflect the existing character of the area.

The site is located in close proximity to the Frinton on Sea Conservation Area meaning views will be achieved of the new development within this protected area. The overall design of the proposal incorporates a large expanse of roof which would appear "top heavy" in comparison to the main house and with limited variations to design features such as eaves heights, materials and detailing the proposal would fail to provide a suitably designed building which would be sympathetic to the character of the streetscene or nearby conservation area.

The proposed house by way of its size, scale and design would result in a significantly harmful impact to the overall character of the locale and would consequently fail to preserve or enhance the character/ appearance of the nearby conservation area.

The proposal is considered to result in a less than substantial harm to the overall character/ appearance of the conservation area and as a self-build will only provide moderate public benefits, which are not considered enough to outweigh the level of harm resulting to the character of the street scene nor the setting and appearance of the adjacent Frinton-on-Sea Conservation Area.

The proposed development is therefore considered contrary with paragraph 135, 202 and 215 of the NPPF and Local Policies SP7, SPL3 and PPL8.

- 02 The proposed new house will be larger in width compared to the existing house making it closer to No 10 Harold Road and more visible from this neighbour's two side facing windows. Whilst this neighbour's side windows are secondary in nature, with these rooms served by rear/front openings, given the height and proximity of the new dwelling, and the fact these windows face south-west, the impacts in terms of loss of light/outlook would be significant and adversely harm the neighbouring resident's amenity.

The proposed development is considered to result in a significant disruption to the amenities of the neighbouring sites and is therefore considered contrary with paragraph 135 of the NPPF and Local Plan Policies SP7 and SPL3.

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>Decision</i>			
<i>Date of Decision</i>			
<i>Conditions/Reasons</i>			
<u>25/00679/FULH</u> <u>H</u> Refusal - Full 04.07.2025 Delegated Decision	Mr & Mrs Stanley	Householder Planning Application - Proposed two-storey rear additions, front dormers and porch	124 Kirby Road Walton On The Naze Essex CO14 8TA

- 01 Given their excessive scale and bulk, the proposed enlargements would cumulatively not respond well to the existing appearance of the host dwelling, instead appearing as prominent and incongruous additions which would not reflect the traditional character of the host dwelling. In addition, the proposed front dormer enlargement will be smaller in size compared to the others already in situ, thereby appearing incongruous in comparison, and will be set off centre further increasing an inconsistent approach with the main house. Furthermore, the use of modern design features such as large elements of glazing, would not reflect the existing traditional appearance of the host dwelling, thereby exacerbating the identified harm.

The proposal is therefore contrary to paragraph 135 of the National Planning Policy Framework 2025 and policy SP7 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Section 2.

- 02 The proposed rear extension, by virtue of its height, depth and close relationship to the shared boundaries with 126 and 122 Kirby Road, would result in a visually dominant and overbearing addition that, due to the orientation of the properties, would overshadow areas of these neighbouring sites gardens and result in a loss of natural light to the ground floor openings serving the adjoining properties, to the significant detriment of the neighbouring occupant's amenity.

The proposed development therefore fails to accord with paragraphs 131 and 135 of the National Planning Policy Framework (2025), and Policies SP7 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond.

Great Bentley Parish Council

<u>25/00706/FULH</u> <u>H</u> Approval - Full 03.07.2025 Delegated Decision	Mr John Zubic	Householder Planning Application - Front porch	39 Michael Wright Way Great Bentley Colchester Essex CO7 8GH
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- 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

- Drawing No. 0288-A-001
- Drawing No. 0288-A-002
- Drawing No. 0288-A-100

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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and used as necessary for compliance purposes and/or enforcement action.

<u>25/00721/VOC</u> Approval - Full 01.07.2025 Delegated Decision	Mr and Mrs Beale	Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved Plans) of application 25/00395/FULHH to enable substitution of drawings to show revised external cladding materials. Removal of fibre cement cladding to be replaced with red multi stock brickwork	Broad Oaks Weeley Road Great Bentley Colchester Essex CO7 8PB
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

25/00721/VOC

2562/07 C - PROPOSED FRONT AND SIDE ELEVATIONS - REC'D 13/05/2025

2562/08 B - PROPOSED SIDE AND REAR ELEVATIONS - REC'D 13/05/2025

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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25/00395/FULHH

2562/01 B - SITE PLAN AND BLOCK PLAN - REC'D 11/03/2025

2562/06 - PROPOSED FIRST FLOOR PLAN - REC'D 06/03/2025

2562/05 A - PROPOSED GROUND FLOOR PLAN - REC'D 11/03/2025

2562/09 - PROPOSED SECTION - REC'D 11/03/25

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.

03 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND NON OPENING WINDOW

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window in the west facing side elevation serving the first floor bathroom shall be non opening and glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

REASON: To protect the privacy and amenities of the occupiers of neighbouring property.

NOTE/S FOR CONDITION

Level 5 is also referred to as Privacy Level 5 and this web site may be of use, the Council accepts no responsibility for content.

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<https://www.pilkington.com/en-gb/uk/householders/decorative-glazing>

If you are in any doubt as to the level referred, please contact the Local Planning Authority to discuss.

Great Bromley Parish Council

<u>25/00614/FUL</u>	Mr Vijay	Variation of Condition 11	Costcutters
Approval - Full	Ponnusamy	of 24/01618/VOC to	Little Paddocks
02.07.2025		change the approved	Frating Road
Delegated		opening times (from	Great Bromley
Decision		7:30am until 10:00pm to	Essex
		6:00am until 10:00pm - 7	CO7 7JL
		Days a week).	

- 01 **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.

21/01679/VOC:

- 08-2015-11 PG Site/Block Plan north including application boundary
- 08-2015-104 PC Plots 1 and 2 elevations
- 08-2015-101PC Plot 1 and 2 floorplan
- 08-2015-108PC Plot 7 Elevations
- 08-2015-103PC Plot 7 floorplan
- 08-2015-13PB Garage Plots 1, 2 and 7
- 08-2015-301 PB Shop Floorplan
- 08-2015-302PB Shop Elevations
- 058/2019/14/P5 as submitted

24/01618/VOC:

- 20.5077.01D - Proposed Landscaping Drawing 1
- 20.5077.02C - Proposed Landscaping Drawing 2
- 20.5077.03C - Proposed Landscaping Drawing 3

25/00614/FUL:

Drawing Number P-01 Revision A, and the document titled 'Noise Assessment'.

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

- 02 **CONDITION:** Within three months of the date of this decision, all mitigation measures and/or

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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works shall be carried out in accordance with the details contained within the Noise Assessment (Sharps Redmore, March 2025) and thereafter retained in perpetuity, unless otherwise agreed, in writing, by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring properties.

- 03 CONDITION: The hereby permitted development/use shall only operate between the hours of 6am and 10pm all year round. There shall be no deliveries to the development/use outside of 8am to 10pm all year round.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

- 04 CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved development shall be used as Class E(a) use and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification).

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity.

- 05 CONDITION: The new shop road junction/access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 120 metres in both directions, as measured from and along the nearside edge of the carriageway, at all times. Such vehicular visibility splays shall be provided before the road junction/access is first used by vehicular traffic and retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between vehicles using the road junction/access and those in the existing public highway in the interest of highway safety.

- 06 CONDITION: The access hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 5 metres from the edge of the carriageway prior to first use. The bound material as implemented shall then be retained thereafter.

REASON: In the interests of highway safety to prevent hazards caused by loose materials on the highway.

- 07 CONDITION: The vehicle parking area and associated turning area indicated on the approved plans shall be hard surfaced and sealed, and 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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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interests of highway safety.

- 08 **CONDITION:** The boundary planting as approved on drawing nos. 20.5077.01D, 20.5077.02C & 22.5077.03C of permission 24/01618/VOC. shall be maintained a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- 09 **CONDITION:** All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out 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 agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

REASON: In the interest of visual amenity and the character of the area.

<u>25/00770/FULH</u> <u>H</u> Approval - Full 03.07.2025 Delegated Decision	Mrs Tracey Durling	Householder Planning Application - Single storey rear extension with flat roof.	2 Boulton Cottages Frating Road Great Bromley Essex CO7 7JJ
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- 01 **COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

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.

- 02 **APPROVED PLANS & DOCUMENTS**

CONDITION: The development hereby permitted shall be carried out in accordance with the

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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.

0289-A-001 01 - SITE AND BLOCK PLAN - REC'D 19/05/25
0289-A-002 01 - PROPOSED SITE LAYOUT PLAN - REC'D 19/05/2025
0289-A-100 - EXISTING AND PROPOSED ELEVATIONS AND FLOOR PLANS -
REC'D 19/05/2025

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.

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<i>Conditions/Reasons</i>			
<u>25/00911/AGRIC</u> Prior aprv req - deemed appl refused 04.07.2025 Delegated Decision	Mr Fairley - Henry Fairley	Application to determine if prior approved is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a new barn in line with previous application (23/01704/AGRIC).	Park Farm Hilliards Road Great Bromley Essex CO7 7US

01 Paragraph 187 of the National Planning Policy Framework (2025) states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and should maintain the character of the undeveloped coast.

Policy PPL3 states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character and appearance.

The proposed building is to be located to the east of Hilliards Road adjacent to an existing agricultural reservoir. Whilst there are a number of other existing agricultural buildings relating to Park Farm, these are sited to the south and approximately 130m away from the proposed siting of the building. The grouping of the buildings to the south forms the main cluster of agricultural buildings associated with Park Farm.

The proposed building would be tall, at 9.8 metres to ridge height, and sited away from this established group of buildings, therefore appearing prominent and highly visible above the existing roadside hedgerow. The siting of this tall building, would be a prominent and noticeable addition in views in a southerly direction from Hilliards Road, being isolated from the main group of buildings and detached from the other built form thereby appearing incongruous in this setting, resulting in harm to the open landscape character.

The proposed agricultural building is therefore considered contrary to the provisions of the above local and national policies.

Great Oakley Parish Council

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<i>Conditions/Reasons</i>			
<u>25/00968/AGRIC</u> <i>Determination prior approval not reqred 01.07.2025 Delegated Decision</i>	<i>Mr Alastair Davidson - Andrew Davidson and Son Ltd</i>	<i>Application to determine if prior approval is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a building for storage and drying of crops.</i>	<i>Dengewell Hall Clacton Road Wix Manningtree Essex CO11 2RU</i>

- 01 The development complies with the provisions of Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO) (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018; Statutory Instrument No. 343. The erection of the building for the purposes of agriculture are acceptable subject to the following conditions:
1. The development must not begin before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.
 2. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out where prior approval is not required, in accordance with the details submitted with the application.
 3. The development must be carried out where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given.

Harwich Town Council

<u>25/00169/FUL</u> <i>Refusal - Full 03.07.2025 Delegated Decision</i>	<i>Mr Michael James</i>	<i>Erection of two semi- detached properties (following demolition of existing property).</i>	<i>157 Fronks Road Harwich Essex CO12 4JE</i>
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- 01 Paragraph 135 of the NPPF 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.

Policy SP7 seeks high standards of urban and architectural design, which responds positively to local character and context. Policies SPL3 and LP4 require, amongst other things, that developments deliver new dwellings that are well designed and maintain or enhance local character and distinctiveness. New development should relate well to its surroundings particularly in relation to its siting, height, scale, massing, and form. Policy LP3 requires that development must achieve an appropriate housing density that has regard to a range of factors including the context and character of development (and the opportunity to enhance that character) in the immediate area.

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Whilst the existing building is in a poor state of repair, it is still attractive and includes interesting features that positively add to the character of the area. Similarly, the properties adjacent to the west are equally of an appropriate design that again respond well and add to the area's appearance. The current dwelling also includes a tall pitch of a traditional design and overall includes traditional proportions. Contrastingly, the proposed dwellings are considered to have significant depth with a far wider roof which is also taller to account for the second floor, with the eastern side elevation appearing as a particularly prominent and bland expanse in this important corner plot location. Overall, this combines to create a design that appears overdeveloped and out of character with both the existing plot and surrounding area, contrary to the above local and national planning policies.

<u>25/00681/FULH</u> <u>H</u> Approval - Full 03.07.2025 Delegated Decision	Mr Renishkumar Patel	Householder planning application - Kitchen extension.	43 Parkeston Road Dovercourt Harwich Essex CO12 4HF
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

Site Plan - Rec'd 06.05.25

Jbd/1473/10 - Proposed And Existing Section Aa - Rec'd 19.05.2025

Jnd/1473/10 - Proposed Elevations - Rec'd 20.05.2025

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Jnd/1473/10 - Proposed Floor And Roof Plans - Rec'd 20.05.2025
 Jnd/1473/10 - Site And Block Plans - Rec'd 20.05.2025
 Design And Access Statement - Rec'd 19.05.25

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.

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Lawford Parish Council

<u>25/00780/FULH</u> <u>H</u> Approval - Full 03.07.2025 Delegated Decision	Mr and Mrs T Barge	Householder Planning Application - Garden Store.	1 Cranswick Place Lawford Manningtree Essex CO11 2FY
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

03 - SITE PLAN - REC'D 21.05.25

01 B - AMENDED PROPOSED ELEVATIONS, FLOOR PLAN .AND ROOF PLAN - REC'D 03/06/25

02 B - AMENDED EXISTING AND PROPOSED BLOCK PLAN.. - REC'D 03/06/25

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.

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Little Bentley Parish Council **No Determination**

Little Bromley Parish Council **No Determination**

Little Clacton Parish Council

<u>25/00564/FUL</u> Refusal - Full 02.07.2025 Delegated Decision	Mr Richard Hart	Demolition of existing dwelling to facilitate the erection of two detached dwellings including access from Holland Road	102 Holland Road Little Clacton Essex CO16 9RU
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01 Paragraph 135 of the NPPF 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.

Policy SP7 seeks high standards of urban and architectural design, which responds positively to local character and context. Policies SPL3 and LP4 require, amongst other things, that developments deliver new dwellings that are well designed and maintain or enhance local character and distinctiveness. New development should relate well to its surroundings particularly in relation to its siting, height, scale, massing, and form. Policy LP3 requires that development must achieve an appropriate housing density that has regard to a range of factors including the context and character of development (and the opportunity to enhance that character) in the immediate area.

The existing dwelling is sited centrally within the plot and is of a modest size that allows for a spacious appearance and good separation distances to each side boundary. In terms of the siting of the proposed dwellings, they are set relatively far back from the highway. This, combined with the built form being of a significant depth, means they are set a significant distance beyond the depth of the majority of properties along this section of Holland Road, most notably Numbers 104 and 106. Furthermore, in comparison to the existing footprint, the dwellings are of a significant size and will appear cramped given the close proximity to the side boundaries. This harm is exacerbated by the overall built form, which includes a significant level of hardstanding to the front of the site. Taking all of this into consideration, the two dwellings and associated built form will result in an urbanised, cramped and overdeveloped plot that would be harmful to the character and appearance of the area, thereby failing to accord with the above policy requirements.

02 Paragraph 135(f) of the NPPF states that planning should always seek to secure a good standard of amenity for all existing and future occupants. Policy SP7 requires that the amenity of existing and future residents is protected. Policy SPL3 Part C seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The current dwelling is set centrally within the site, and is set a significant separation distance apart, creating a spacious appearance that does not impinge on the amenities of the neighbouring property at Number 100. However, Plot 2 is located approximately 2 metres from the built form associated with no.100 and approximately 1 metre from the shared boundary, and will extend across the entirety of Number 100's side boundary. Along this boundary are three

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windows, all of which serve bedrooms that have no other means of light. The works would result in the loss of some sunlight to these side elevation windows, particularly during the morning hours. Furthermore, the works, including the built form as well as the 1.8 metre high fencing to the side boundary, will appear significantly oppressive and imposing in comparison to the existing position.

In addition, bedroom 2 for both proposed plots are served by one window, which faces directly towards 1.8 metre high fencing approximately 1 metre apart. This in turn results in a poor outlook, and provides for limited daylight/sunlight, and accordingly is harmful to the future amenities of these occupants.

Taking the above into consideration, there is considered to be significant harm through the development appearing oppressive and imposing, as well as resulting in some loss of sunlight/daylight, to Number 100. Furthermore, there is significantly poor outlook and lack of natural daylight to bedroom 2 of both proposed plots, to the detriment of the future occupants' amenities, and the proposal overall is therefore contrary to the above local and national planning policies.

Little Oakley Parish Council

No Determination

Manningtree Town Council

No Determination

Mistley Parish Council

<u>25/00688/FUL</u> Approval - Full 04.07.2025 Delegated Decision	Mr W King - Wix Poultry Farm Ltd	Planning Application - Replacement commercial B2/B8 building.	Kellys Farm Clacton Road Horsley Cross Manningtree Essex CO11 2NZ
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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.

Location Plan - Received 06.05.2025

Drawing No. BNG01

Drawing No. BP01

Drawing No. CPP01

Drawing No. EP01

Drawing No. FP01

Drawing No. POBNG01

Drawing No. SP01

Drawing No. PDBNG01 - Post-Development BNG Plan

Planning Statement - Received 06.05.2025

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.

03 HIGHWAYS VEHICLE PARKING PROVISIONS

CONDITION; The proposed development shall not be occupied until such time as the vehicle parking

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area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. 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.

04 HIGHWAYS PROVISION OF POWERED TWO WHEELER / CYCLE PARKING FACILITIES

CONDITION; The powered two wheeler/cycle parking facilities as shown on the approved plan are to be provided prior to the first use of the approved development and retained at all times.

Reason: To ensure appropriate powered two wheeler and bicycle parking.

05 ENVIRONMENTAL PROTECTION - RESTRICTIONS ON WORKING HOURS

CONDITION; No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

REASON; In the interests of residential amenities and to significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control.

06 ENVIRONMENTAL PROTECTION - BURNING OF MATERIALS ON SITE

CONDITION; No materials produced as a result of the site development or clearance shall be burned on site.

REASON; In the interests of residential amenities and to significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control.

07 FURTHER APPROVAL: BIODIVERSITY NET GAIN PLAN

CONDITION: The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024

NOTE - CONTEXT AND APPLICATION:

Planning conditions are typically established upon the granting of planning permission under sections

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70(1) and 72 of the Town and Country Planning Act 1990. However, it's essential to note that the biodiversity gain condition operates under a distinct statutory framework, specifically outlined in paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

This condition is deemed to apply to all planning permissions granted for land development in England, unless specific exemptions or transitional provisions are applicable (for further details, please refer to the provided web link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> or contact us directly.

The government advises against including this condition in decision notices to avoid confusion. However, for clarity and accountability, we have opted to highlight this condition within the decision notice. This ensures that all involved parties are aware of its requirements, facilitating effective tracking and monitoring throughout the development process, including the discharge of conditions.

In certain instances, this condition may be imposed even if the applicant believes that biodiversity net gain (BNG) does not apply. Based on the available information, it is determined that this permission necessitates the approval of a biodiversity gain plan before commencing development, as none of the statutory exemptions or transitional arrangements apply.

For further details, please consult the officer report as needed. If you believe this condition does not apply, we strongly recommend contacting the Local Planning Authority (LPA) for clarification. Tendring District Council serves as the planning authority responsible for determining the approval of a Biodiversity Gain Plan in relation to this permission.

BIODIVERSITY GAIN PLAN REQUIREMENTS:

For the Biodiversity Gain Plan requirements, please refer to both paragraphs 14 and 15 of the Environment Act Sch 14 Part 2 as amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

<https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

In summary, the Biodiversity Net Gain (BNG) plan must achieve a minimum biodiversity net gain of 10% and should typically include the following:

- Steps taken or to be taken to minimize adverse effects of the development on the biodiversity of the onsite habitat and any other habitat.
- Pre-development and post-development biodiversity assessments of the onsite habitat.
- Allocation of any registered offsite biodiversity gain to the development and its biodiversity value in relation to the development.
- Details of any biodiversity credits purchased for the development.
- Plans for maintaining and securing the net gain on and/or off site for at least 30 years after completion of the development.

The Local Authority will ensure the submitted details meet the requirements of the Town and Country Planning Act 1990 as amended, Environment Act as amended, associated legalisation and guidance.

Ways to achieve 10% BNG may include:

- 1) Enhancement and restoring biodiversity on-site (within the red line boundary of a development site).
- 2) If proposals can only achieve part of their BNG on-site, they can deliver through a mixture of

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on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market as close as possible to the site.

- 3) If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

CONDITIONS AND LEGAL AGREEMENT:

The Local Authority is responsible for ensuring that the biodiversity gain objective is achieved, whether it be onsite, offsite, or through the purchase of credits, and that it is secured by legal agreement as necessary. It is essential to highlight that planning conditions operate within a strict timeframe. Therefore, any legal agreements required to secure the biodiversity gain must be completed prior to the consideration of the planning condition. Failure to comply with this requirement may result in the refusal of the condition.

<https://www.tendringdc.gov.uk/content/discharging-the-biodiversity-net-gain-plan-condition-bng>

08 APPROVAL REQUIRED: LANDSCAPING SCHEME

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.

09 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

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: In the interests of visual amenity, the character and appearance of the area and to underpin the Council's duty to enhance the biodiversity credentials of the development under the NPPF 2025 and s40 of the NERC Act 2006 (as amended).

10 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON EXTERNAL OPEN AIR STORAGE

CONDITION: No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the building/s included in the approved red line site plan related to this permission, except pursuant to the grant of separate planning permission on an application made in that regard.

REASON: The external storage of these items would be harmful to the local amenity, character and appearance of the area.

NOTE/S FOR CONDITION:

This condition shall engage and restricts the operation of the development from the first commencement of the use and/or operation hereby approved. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development would be refused due to the risk of harm and this condition is considered necessary, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.

11 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES

CONDITION: The hereby permitted development/use shall only operate between the hours of 7am and 7pm; Mondays to Fridays and between the hours of 8am and 1pm; on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

NOTE/S FOR CONDITION:

1) This condition shall engage and restricts the operation of the development from the first commencement of the use. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development would be refused due to the risk of harm and this condition is considered necessary,

enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.

- 2) If the development operates outside of the hours stated this may result in unlawful development/use at risk of Enforcement Action. You are encouraged to discuss any concerns with this condition with the Local Planning Authority.

12 FURTHER APPROVAL REQUIRED - BIODIVERSITY ENHANCEMENTS

CONDITION: Prior to any works above slab level 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:

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans;
- persons responsible for implementing the enhancement measures;
- 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 & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

13 COMPLIANCE - COLOUR FINISH

CONDITION: The hereby approved building shall be clad in insulated plastisol coated steel box profile cladding (Colour Finish - Olive Green), as outlined within the submitted Planning Statement, and thereafter retained as approved.

REASON: To ensure the building is finished in a colour sympathetic to the semi-rural character of the locality, in the interests of visual amenity.

14 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: No development shall commence above slab level until) a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- An electric car charging point scheme
- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use
- Agreement of heating of each building
- Agreement of scheme for waste reduction

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- Provision of a fibre optic broadband connection to the best possible speed installed on an open access basis and directly accessed from the nearest exchange, incorporating the use of resistant tubing. (If the applicant is unable to achieve this standard of connection and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast wireless service will be considered.)

The scheme shall be fully implemented prior to the first use of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources; reduced harm to the environment; and result in wider public benefit in accordance with the NPPF.

NOTES 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 visualised above ground level or seek confirmation from the Local Planning Authority for your development.

15 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON EXTERNAL OPEN AIR STORAGE

CONDITION: No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the building/s included in the approved red line site plan related to this permission, except pursuant to the grant of separate planning permission on an application made in that regard.

REASON: The external storage of these items would be harmful to the local amenity, character and appearance of the area.

NOTE/S FOR CONDITION:

This condition shall engage and restricts the operation of the development from the first commencement of the use and/or operation hereby approved. This condition is imposed to ensure the development avoid unreasonable impact on the residential amenity of neighbouring dwellings, especially given the location of the development with considerations to the prevailing character and amenity currently enjoyed in this location. Without the imposing of this condition, the development would be refused due to the risk of harm and this condition is considered necessary, enforceable and reasonable in all other respects. This condition as detailed will apply to the development at all times unless varied or removed legally.

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<u>25/00690/LUPR OP</u> Lawful Use Certificate Granted 01.07.2025 Delegated Decision	Mr Kevin Mann	Application for Lawful Development Certificate for Proposed Use or Development for construction of a single storey garden room.	Willowherb 4 New Road Mistley Manningtree Essex CO11 2AG

- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Ramsey & Parkeston Parish Council No Determination

St Osyth Parish Council

<u>25/00701/FULH H</u> Approval - Full 02.07.2025 Delegated Decision	Mr and Mrs Dawson	Householder Planning Application - Single storey rear extension and relocation of front entrance door.	241 Point Clear Road St Osyth Clacton On Sea Essex CO16 8JL
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- 01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

- 02 APPROVED PLANS & DOCUMENTS

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

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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.

Drawing No. 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.

<u>25/00765/VOC</u> <i>Application</i> <i>Withdrawn</i> <i>01.07.2025</i> <i>Delegated</i> <i>Decision</i>	<i>St Osyth Priory</i> <i>Estate Limited</i>	<i>Application under</i> <i>Section 73 of the Town</i> <i>and Country Planning</i> <i>Act for the Variation of</i> <i>Condition 2 (Approved</i> <i>Plans) of 24/01418/FUL</i> <i>to enable/allow</i> <i>adjustment to the</i> <i>planning consent to</i> <i>facilitate an area of</i> <i>hardstanding to the south</i> <i>of the Gatehouse, and to</i> <i>discharge conditions 3,</i> <i>4, 5 (Archaeological</i> <i>Works), and 12</i> <i>(Heritage) of</i> <i>24/01418/FUL.</i>	<i>St Osyth Priory</i> <i>The Bury</i> <i>St Osyth</i> <i>Clacton On Sea</i> <i>Essex</i> <i>CO16 8NZ</i>
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<u>25/00863/AGRIC</u> Prior aprv req - deemed appl refused 02.07.2025 Delegated Decision	C Gibson - R Gibson and Son	Application to determine if prior approval is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for general purpose agricultural storage building.	Land South of Heath Road St Osyth Clacton Essex CO16 9BP
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- 01 The proposed siting of the development is inappropriate in its context, contrary to paragraph A.2 (2) of the GPDO and the aims of adopted Local Plan Policy PPL3, which states that the Council will protect the rural landscape and refuse planning permission for any proposed development, which would cause overriding harm to its character or appearance.

The application site is currently open and spacious with the proposed building to be set back over 56 metres from the highway. The proposed building, as well as the associated hardstanding to facilitate access to the building, will be highly prominent and appear as an incongruous feature that is harmful to the open landscape character.

Tendring Parish Council

<u>25/00842/TCA</u> Approval - Full 04.07.2025 Delegated Decision	Mr David Ikeda	Trees in a Conservation Area Notification - (T1) Beech - Removal of Tree.	4 Hollyview Close Tendring Clacton On Sea Essex CO16 0BY
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- 01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

- 1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by

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law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

- 2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.
- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

Thorpe-le-Soken Parish Council

<u>25/00646/VOC</u> Approval - Full 01.07.2025 Delegated Decision	FGH (Essex) Ltd	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans and Documents) of application 24/01084/VOC to alter a pair of garages to a garage and cartlodge for each dwelling together with related alterations to front garden layout and access.	Land adjacent to Farm House Colchester Road Thorpe Le Soken Essex CO16 0LA	Comarques
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01 APPROVED PLANS & DOCUMENTS

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.

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23/01804/FUL

Email received 18 January 2024 confirming that the new trees will have a girth of 8-10cm and the hedging will be 60-90cm in height at the time of planting.

24/01084/VOC

Drawing No. CMQ-20 Rev C

Drawing No. CMQ-21 Rev B

25/00646/VOC

Drawing No. CMQ-23 Rev A

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.

02 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details Drawing No. CMQ-21 Rev B External Works/Landscaping and Drawing No. CMQ-23 Rev A Garage Plans and Elevations External Works/Landscaping Works, with the addition that the new trees will have a girth of 8-10cm and the hedging will be 60-90cm in height at the time of planting, 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

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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.

03 COMPLIANCE REQUIRED - CONTAMINATION

CONDITION: Prior to and during construction, if any unexpected ground conditions are encountered, the following processes must be followed:

- a. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
- b. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
- c. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
- d. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
- e. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
- f. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
- g. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
- h. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
- i. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
- j. A photographic record will be made of relevant observations.
- k. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.
- l. A Verification Report will be produced for the work.

REASON: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

04 HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: There should be no obstruction above ground level within a 2.4 metre wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage (taken to be 1.5 metres in depth back into the site). Such vehicular visibility splays shall be provided before the hereby approved access is first used by vehicular traffic to access the development and retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

05 ACTION REQUIRED: HIGHWAYS TURNING SPACE AND PARKING

CONDITION: Prior to first occupation, the vehicular turning space and vehicle parking areas to serve the development as shown on approved Drawing No. CMQ-23 Rev A shall be provided in its entirety and shall then be retained in its approved form and used for no other purpose, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that vehicles can enter and leave the highway in a forward gear, to ensure that appropriate parking is provided and to ensure that on street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.

06 SPECIFIC RESTRICTION: ACCESS WIDTH

CONDITION: Prior to occupation of the dwellings hereby approved the vehicular access and drive shall be reconstructed to a minimum width of 5.5 metres for a distance of at least 6 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.

NOTE/S FOR CONDITION:

Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

07 COMPLIANCE REQUIRED: PUBLIC RIGHT OF WAY

CONDITION: The public's rights and ease of passage over public footpath no.8 (Thorpe Le Soken_180) shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage and accessibility of the public on the definitive right

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of way.

08 RESIDENTIAL TRAVEL INFORMATION PACK

CONDITION: Prior to first occupation of each dwelling, a Residential Travel Information Pack, as approved under 24/01084/VOC, which includes a minimum of six one day travel vouchers for use with a local transport operator (travel pack) shall be provided to each dwelling for use of its first occupiers.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

09 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS BUILDINGS, STRUCTURES AND ENCLOSURES

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other enclosures, shall be erected forward of the front elevation of the dwelling hereby approved except pursuant to the grant of planning permission on an application made in that regard.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

10 COMPLIANCE REQUIRED: ELECTRIC VEHICLE CHARGING

CONDITION: The provision of one electric vehicle charging facility per dwelling detailed in the document titled 'ELECTRIC VEHICLE CHARGING' received on 19 December 2023 under planning application reference 23/01804/FUL shall be installed in a working order, prior to first occupation of the dwellings and thereafter shall be maintained.

REASON: In order to promote sustainable transport.

11 MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The scheme of water conservation, heating and hot water via solar panels and an air source heat pump, and waste reduction measures, all as detailed in the document titled 'Water, Energy and Resource Efficiency Measures' received on 18 July 2024 under application reference 24/01084/VOC shall be implemented prior to first occupation of the dwellings hereby approved unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through reduced need, better use or savings in the use of water, energy and resources; reduced harm to the environment; and result in wider public benefit in accordance with the NPPF.

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12 COMPLIANCE REQUIRED: CONSTRUCTION METHOD STATEMENT

CONDITION: The Construction Method Statement received 19 December 2023 under planning application reference 23/01804/FUL shall be adhered to throughout the construction period of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of residential amenity and highway safety.

13 COMPLIANCE REQUIRED: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to first occupation of the dwellings hereby approved the Biodiversity Enhancement Strategy for protected and priority species as detailed within the Planning Statement dated September 2024 under application reference 24/01084/VOC shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

<u>25/00830/WTPO</u>	<i>Ms Margaret</i>	<i>Works related to Tree</i>	<i>Orchard Cottage</i>
<i>Approval - Full</i>	<i>Chalmers</i>	<i>Preservation Order</i>	<i>The Crescent</i>
<i>04.07.2025</i>		<i>(95/00004/TPO) - To</i>	<i>Thorpe Le Soken</i>
<i>Delegated</i>		<i>crown reduce 1 x Oak</i>	<i>Essex</i>
<i>Decision</i>		<i>Tree by 40% and to</i>	<i>CO16 0EP</i>
		<i>crown lift.</i>	

01 COMPLIANCE REQUIRED: COMPLETION TIME LIMIT

CONDITION: The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

NOTE/S FOR CONDITION:

1) Please note that any approval given to by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Conservation (Natural Habitats etc.) Regulations 1994 or any Acts offering protection to wildlife. All birds (except those listed in schedule 2 of the Wildlife and Countryside Act 1981), their nests and eggs are protected by law. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or damage, destroy or intentionally disturb the nest of any wild bird whilst it is in use or being built. For this reason tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence. Should you require any further information on nesting birds, please contact Natural England on 03000 603900.

2) You are advised that trees have the potential to support roosting bats. Bats and their roosts are

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legally protected. It is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used by bats for shelter, whether they are present or not. Trees should be inspected before any works commence and if the presence of bats is suspected works must cease and advice sought from The Bat Conservation Trust on 0845 1300228.

- 3) This decision is valid for two years from the date of this decision or until the work is completed, whichever is the sooner. You are advised that the appropriate standards for tree work are set out in British Standard 3998:2010. Failure to ensure the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 4) The council not objecting to/approving the proposal does not give the legal right for a person to enter another person's land to prune or fell their tree(s). Permission should be sought from the tree owner before works to a tree(s) are carried out.

Thorrington Parish Council

No Determination

Weeley Parish Council

<u>25/00651/FULH</u> <u>H</u> Approval - Full 02.07.2025 Delegated Decision	Mr Dennis Campion	Householder Planning Application - Single storey rear extension	34 Second Avenue Weeley Essex CO16 9HX
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

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.

02 APPROVED PLANS & DOCUMENTS

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

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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.

- Drawing No. P01A
- Drawing No. P02A

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.

<u>25/00761/VOC</u> Approval - Listed Building Consent 03.07.2025 Delegated Decision	Mr Paul McLean	Application under Section 19 of the Town and Country Planning Act for Variation of Conditions 2 (Approved plan and documents) of application 25/00307/LBC to reduce the scale of the extension relative to the listed building.	Dale Brow Thorpe Road Weeley Clacton On Sea Essex CO16 9JL
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01 COMPLIANCE REQUIRED: COMMENCEMENT SECTION 19 TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later than 7th April 2028.

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REASON: To comply with the requirements of Section 19 and 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 (if not already commenced) within the timeframe provided unchanged from the permission varied. 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.

02 APPROVED PLANS & DOCUMENTS

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.

25/00761/VOC
2406-LSD-07100 P3
2406-LSD-07101 P3
2406-LSD-07102 P3
2406-LSD-07120 P3
2406-LSD-07121 P3
2406-LSD-07150 P3
DESIGN AND ACCESS STATEMENT 1 OF 2
DESIGN AND ACCESS STATEMENT 2 OF 2
PLANNING STATEMENT

25/00307/LBC
HERITAGE AND IMPACT ASSESSMENT
2406-LSD-07500 - SITE PLAN

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

<i>Application No.</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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.

03 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

Slab level is 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.

While this condition does not detail in what form the materials sought shall be detailed to the Local Planning Authority, it is suggested that a plan is submitted with the details to show where the materials will be located and the extent of coverage.

04 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of the roof ventilation tiles, precise details of the type, profile, material, colour, and finish of the tiles, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

NOTE/S FOR CONDITION:

This condition is required to be discharged as approval prior to any demolition works and may thereafter need further approvals. Other development not involving demolition that may have been approved can be commenced. Demolition if not carefully considered can result in harm and removal of more historic fabric than necessary to achieve the approved development. This condition seeks to ensure the demolition takes place in a controlled manner in the best interests of the character and understanding of the heritage asset.

05 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any rainwater goods (including gutters, downpipes and hopperheads) a proposed specification for the type of profile, material, colour, and finish of the goods submitted and agreed, in writing, to the Local Planning Authority for approval. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

06 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to any work to the altered staircase, elevation drawings of the staircase and new bannisters at 1:10, shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

07 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any underfloor heating system, large-scale floor section drawings shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

08 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any internal insulation, large-scale wall and ceiling section drawings shall be submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

09 FURTHER APPROVAL: HERITAGE

CONDITION: Prior to installation of any new building services within and in/out of the cottage, detailed floorplans showing the proposed routing of the new building services shall be

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submitted and agreed, in writing, to the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

10 APPROVAL REQUIRED: LANDSCAPING SCHEME

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 landscaping works for the site, which shall include any proposed changes in ground levels. The details shall be carried out in full and as may be approved.

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

NOTE/S FOR CONDITION:

Slab level is 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.

Wix Parish Council

No Determination

Wrabness Parish Council

No Determination