

Alresford Parish Council

No Determinations

Ardleigh Parish Council

25/00687/LBC Refusal - Listed Building Consent 11.07.2025 Delegated Decision	Tim Rowe	Application for Listed Building Consent - Reglazing 18 single sash windows and one door with vacuum glazing. Installation of 13 solar panels to the rear extension roof. Replacement of wooden gate with automated wooden gate.	Mill House Station Road Ardleigh Colchester Essex CO7 7RS
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- 01 'Mill House' is a Grade II Listed Building significance is derived from its special historic and architectural interest as an example of a mill house those dates from the early/mid nineteenth century, built from gault brickwork with finely crafted and polite Georgian detailing. Some significance is also drawn from its group value with the neighbouring 'Phoenix Steam Mill and Engine House' also a Grade II Listed Building that together form an industrialised mill complex.

The existing application fails to provide sufficient clarification on whether the existing glazing is not significant (i.e. early historic glass typically made prior to the 1830s) and whether it will be possible to incorporate the ultra-slim vacuum double glazing within the existing joinery without resulting in a detrimental impact to the significance and historic fabric of the listed building.

Furthermore, it has not been demonstrated that the installation of the vacuum double glazing could be achieved without the replacement of the glazing bars with a bulkier profile, or their replacement with glazing applied bars. This use of inappropriate alterations which this would entail would result in a loss of part of the historic fabric of the building which would significantly diminish the positive contribution the traditional fenestration makes to the special architectural interest of the Listed Building, owing to its finely crafted and authentic Georgian detailing.

Moreover, the provision of solar panels to the furthest extension would also significantly contrast against the existing red/ orange clay tiles within the roof covering appearing prominently when viewing the building from the rear. This impact would further be exacerbated due to the large size and significant rearward projection of the extension, detracting from the rear views of the Listed Building.

The level of harm pertaining to the listed building has been assessed against potential public benefits rising from the development. In this case the proposed changes to the fenestration, if achievable, has the potential to result in a harmful impact to the historic fabric of the host dwelling providing limited public benefits to outweigh this harm. The proposed solar panels will promote a renewable energy source, which would provide

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some limited public benefits; however, given the drastic contrast between the clay tiles and solar panels they would result in a level of harm to the significance of the heritage asset which would not be outweighed by the benefits.

The proposal is therefore considered contrary to National Policy paragraphs 207, 208, 212 and 215 and local policy PPL9.

<u>25/00689/FUL</u> <u>HH</u> Refusal - Full 11.07.2025 Delegated Decision	Tim Rowe	Householder Planning Application - Reglazing 18 single sash windows and one door with vacuum glazing. Installation of 13 solar panels to the rear extension roof. Replacement of wooden gate with automated wooden gate.	Mill House Station Road Ardleigh Colchester Essex CO7 7RS
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- 01 'Mill House' is a Grade II Listed Building significance is derived from its special historic and architectural interest as an example of a mill house those dates from the early/mid nineteenth century, built from gault brickwork with finely crafted and polite Georgian detailing. Some significance is also drawn from its group value with the neighbouring 'Phoenix Steam Mill and Engine House' also a Grade II Listed Building that together form an industrialised mill complex.

The existing application fails to provide sufficient clarification on whether the existing glazing is not significant (i.e. early historic glass typically made prior to the 1830s) and whether it will be possible to incorporate the ultra-slim vacuum double glazing within the existing joinery without resulting in a detrimental impact to the significance and historic fabric of the listed building.

Furthermore, it has not been demonstrated that the installation of the vacuum double glazing could be achieved without the replacement of the glazing bars with a bulkier profile, or their replacement with glazing applied bars. This use of inappropriate alterations which this would entail would result in a loss of part of the historic fabric of the building which would significantly diminish the positive contribution the traditional fenestration makes to the special architectural interest of the Listed Building, owing to its finely crafted and authentic Georgian detailing.

Moreover, the provision of solar panels to the furthest extension would also significantly contrast against the existing red/ orange clay tiles within the roof covering appearing prominently when viewing the building from the rear. This impact would further be exacerbated due to the large size and significant rearward projection of the extension, detracting from the rear views of the Listed Building.

The level of harm pertaining to the listed building has been assessed against potential public benefits rising from the development. In this case the proposed changes to the

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fenestration, if achievable, has the potential to result in a harmful impact to the historic fabric of the host dwelling providing limited public benefits to outweigh this harm. The proposed solar panels will promote a renewable energy source, which would provide some limited public benefits; however, given the drastic contrast between the clay tiles and solar panels they would result in a level of harm to the significance of the heritage asset which would not be outweighed by the benefits.

Finally, the site forms a significant feature within the established conservation area with particular interest made to its existing fenestration. The impact of the new glazing along with the contrasting appearance of the solar panels would remove elements of significance resulting in a further detrimental harm in the way the property is appreciated thereby failing to preserve or enhance the conservation area.

The proposal is therefore considered contrary to National Policy paragraphs 135, 207, 208, 212, and 215 and local policies SP7, PPL8 and PPL9.

<u>25/00868/WTP</u> <u>O</u> Approval - Full 11.07.2025 Delegated Decision	Hopcins	Works related to Tree Preservation Order (91/00006/TPO) - Ash Tree - 40% crown reduction. Also remove Ivy - overhanging neighbouring property.	Stable House Waterhouse Lane Ardleigh Colchester Essex CO7 7NE
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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 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.

Beaumont Parish Council

<u>25/00552/FUL HH</u> Approval - Full 07.07.2025 Delegated Decision	Mr Michael Smith	Planning Application - Installation of wastewater treatment system.	Chota Gur Harwich Road Beaumont Tendring Essex CO16 0AX
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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

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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.

- Document titled relocation of Cesspit (chota gur co160ax) with the site outlined in red and at a scale of 1:1250 - Received 31/03/2025.
- Document titled relocation of Cesspit (chota gur co160ax) which shows the proposed location of the wastewater treatment system in green and at a scale of 1:500 - Received 31/03/2025
- Document titled Domestic Water and Wastewater Treatment Solutions which shows the Ensign on Pages 5 to 7.

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>25/00593/FUL</u> Approval - Full 08.07.2025 Delegated Decision	Mr Bob Wooley - EPC-UK Ltd	Erection of 3 storage magazines and associated access and bundling for the storage of hazardous materials.	Bramble Island Harwich Road Great Oakley Essex CO12 5JW
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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 Numbers 840/02 P and 17A, and the documents titled 'Site Location Plan', 'Arboricultural Implications Assessment', 'Arboricultural Method Statement', 'Flood Risk Assessment and Drainage Statement' and 'Preliminary Ecological Appraisal & Biodiversity Net Gain Summary'.

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.

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

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

04 **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:

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

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

REASON: To enhance protected and Priority species and habitats.

05 **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>

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.

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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>

<u>25/00881/AGRI</u> <u>C</u> Determination prior approval not reqred 10.07.2025 Delegated Decision	Strutt & Parker Farms Ltd	Prior Approval Application under Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for straw barn.	New Moze Hall Beaumont Road Great Oakley Harwich Essex CO12 5BH
00	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		

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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.

Bradfield Parish Council

<u>25/00676/VOC</u> Approval - Full 08.07.2025 Delegated Decision	Mr Sam Edlin - Quirks Construction Company Ltd	Section 73 of the Town and Country Planning Act for variation of condition 1 (Approved plans) of 25/00063/VOC to cover amendments during construction phase and removal of condition 13 (obscure glazing) of 25/00063/VOC following removal of first floor bedroom window.	Stour Lodge Cottage Station Road Bradfield Manningtree Essex CO11 2UP
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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.

23/01208/FUL

The approved red line plan drawing is DWG No. 001 received 24 August 2024
DWG NO. 003
DWG NO. 303

Design and Access Statement

Planning Statement

25/00063/VOC

Drawing Number 2404080-ACE-XX-00-DR-C-0501

25/00676/VOC

DWG NO. 301 REV. A

DWG NO. 302 REV. A

DWG NO. 304 REV. A

DWG NO. 306 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 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Before the access is first used clear visibility shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 90 metres in a westerly direction along the edge of the metalled carriageway from the centre of the access

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and a distance of 90 metres in an easterly direction along the edge of the metalled carriageway from the centre of the access as per approved Drawing Number 2404080-ACE-XX-00-DR-C-0501. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

REASON: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

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.

03 ACTION REQUIRED: HIGHWAYS PEDESTRIAN VISIBILITY SPLAYS

CONDITION: Prior to first use of the access pedestrian visibility splays shall be provided, a minimum of 1.5 metre x 1.5 metre as measured from and along the highway boundary on both sides of the vehicular access and shall then be retained in its approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays. These visibility splays must not form part of the vehicular surface of the access

REASON: To ensure vehicles exiting the access would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

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.

04 SPECIFIC RESTRICTION: ACCESS WIDTH

CONDITION: Prior to first use, the access shall be constructed to a minimum width of 4.5 metres for a distance of 6 metres measured from the nearby edge of the carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge 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.

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 ACTION: SURFACE WATER DISCHARGE PREVENTION

CONDITION: Details of the means to prevent the discharge of surface water from the development onto the highway as submitted and approved in writing by the Local Planning Authority under planning application reference 25/00663/DISCON on 24 June 2025 shall be carried out in its entirety prior to the first use of the access and shall then be retained in the approved form.

REASON: To prevent hazards caused by flowing water or ice on the highway.

06 ACCESS SURFACE

CONDITION: The access hereby approved shall have a bound material surface and shall be laid out for a minimum distance of 6 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.

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

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applicant's expense.

07 ACTION REQUIRED: HIGHWAYS PARKING PROVISION

CONDITION: The building shall not be occupied until the area within the site shown on approved drawings for the purposes of manoeuvring and parking of vehicles has been provided and made functionally available. The parking area shall then be retained and remain free of obstruction.

REASON: 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.

08 COMPLIANCE REQUIRED - CONSTRUCTION MANAGEMENT

CONDITION: Details of the construction methodology and timetable as submitted and approved in writing by the Local Planning Authority under planning application reference 24/00681/DISCON on 28 June 2024 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. 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 on amenity.

09 COMPLIANCE REQUIRED: LANDSCAPING SCHEME

CONDITION: The landscaping scheme submitted to and approved, in writing, by the Local Planning Authority under application reference 24/01456/DISCON on 21 November 2024 shall be implemented in its entirety unless otherwise agreed in writing by the Local Planning Authority.

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

10 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details submitted to and approved, in writing, by the Local Planning Authority under application reference 24/01456/DISCON on 21 November 2024 shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed

in writing by the Local Planning Authority.

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

11 AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development which includes a scheme for waste reduction and the provision of fibre optic broadband to the best possible speed as submitted to and approved, in writing, by the Local Planning Authority under application reference 24/01456/DISCON on 21 November 2024 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.

12 MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: The scheme of heating via solar panels and an air source heat pump and approach to water conservation, including the potential for the re-use of 'greywater' and rainwater 'capture and use' and a scheme to achieve as far as possible a water consumption rate of not more than 110 litres, per person, per day for the new dwelling, as well as an electric vehicle car charging point for each car parking space as detailed in the documents titled Design and Access Statement, and the Planning Statement both received 24 August 2023 along with the additional information submitted and approved under application reference 24/01456/DISCON on 21 November 2024 shall be implemented prior to first occupation of the dwelling 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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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environment; and result in wider public benefit in accordance with the NPPF.

NOTES FOR CONDITION:

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>25/00715/FUL</u> <u>HH</u> Approval - Full 07.07.2025 Delegated Decision	Paul Stratford	Householder Planning Application - Erection of a ground array of fourteen solar panels.	Bluebell Barn Mill Lane Bradfield Manningtree Essex CO11 2QP
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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).

- o Site Plan - Rec'd 12.05.25
- o Proposed Block Plan - Rec'd 12.05.25
- o Elevations and Photos with Scale Bar

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.

Brightlingsea Town Council

<u>25/00740/FUL</u> Approval - Full 10.07.2025 Delegated Decision	Mr J Sadler - NEEB Holdings Ltd	Planning Application - Continued use of land for open storage.	Land Parcel Located to East Side of Morses Lane Morses Lane Industrial Estate Brightlingsea Essex
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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.

The approved red line plan drawing is DRAWING No. FE_01 received 15 May 2025
DRAWING No. FE_03 REVISION A

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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 SPECIFIC RESTRICTION OF DEVELOPMENT - ILLUMINATION RESTRICTION

CONDITION: There shall be no means of external illumination installed and/or operated on/at the site except pursuant to the prior grant of a planning permission on an application made in that regard.

REASON: In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of residential amenity and biodiversity.

03 ONGOING REQUIREMENT IMPOSED - RESTRICTION ON OPERATION TIMES

CONDITION: The B8 use hereby permitted shall only operate between the hours of 08.00hrs and 20.00hrs; Monday to Friday and 08.00hrs and 18.00hrs on a 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 date of this decision. 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.

04 SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE

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 for open air storage (Class Use B8) and for no other purpose including any other purpose in Class B8 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 APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: Within 6 months of the date of this decision details of soft landscaping for the 'Landscaping Strip', which shall include any proposed changes in ground levels, shown on DRAWING NO. FE_03 REVISION A shall be submitted for approval by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following approval. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

REASON: In the interests of residential amenity, the character and appearance of the area and 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).

NOTE/S FOR CONDITION:

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

06 COMPLIANCE REQUIRED: HEIGHT OF OUTDOOR STORAGE

CONDITION: There shall be no storage of materials on any part of the site above a height of 4 metres unless otherwise agreed in writing by the Local Planning Authority.

REASON: To satisfactorily protect the residential amenities of nearby occupiers.

Clacton-on-Sea

<u>25/00423/FUL</u> Approval - Full 10.07.2025 Delegated Decision	Mr and Mrs Simon and Linda Mead	Planning Application - Conversion of outbuilding to holiday let accommodation with solar PV Panels to roof and conservation rooflight	Treasure Holt Burrs Road Clacton On Sea Essex CO15 4SU
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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 REQUIRED: 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. 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. 2310-01A - Site Plan
- Drawing No. 2310/13B - Floor Plans
- Drawing No. 2310/14B - Elevations
- Drawing No. 2310/02B - Block 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 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 CONDITION: The external materials used for the conversion of the outbuilding shall be retained and maintained as per the approved details under drawing no. 2310/14B.

REASON: In the interests of preserving the setting of the Listed Building

- 04 CONDITION: Prior to the installation of the rainwater harvesting tank, precise details of its siting (in the form of plans and sectional drawings of the site as appropriate) and manufacturers literature shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the rainwater harvesting tank shall be installed and maintained in accordance with the approved details.

REASON: In the interests of preserving the setting of the Listed Building.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- 05 **CONDITION:** Prior to the installation of the sewerage processing plant, precise details of its siting (in the form of plans and sectional drawings of the site as appropriate) and manufacturers literature shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the rainwater harvesting tank shall be installed and maintained in accordance with the approved details.

REASON: In the interests of preserving the setting of the Listed Building.

- 06 **COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME**

CONDITION: Prior to the installation of the new sewage and rainwater plant, 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 (including specification and siting of any new external lighting fixtures and visual mitigation for the new sewerage and rainwater plant serving the converted outbuilding) for the site, which shall include any proposed changes in ground levels.

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 and the character and appearance of the area.

- 07 **CONDITION:** Within six months of the solar PV panels ceasing to be used for the generation of electricity, the panels shall be permanently removed from the roof slope and roof slope restored to its former condition, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the preserving of the setting of the Listed Building.

- 08 **SPECIFIC RESTRICTION ON DEVELOPMENT: HOLIDAY OCCUPATION CONDITION:**

CONDITION: The holiday let hereby approved, and as clearly indicated on approved drawing no 2310/02B, is exclusively designated for holiday purposes of the occupier/s only and shall not be utilised as a person's sole or main place of residence nor permanent residential dwelling of individuals not engaged in such holiday purpose at any time, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Furthermore, the following restrictions shall apply:-

1. Occupation Period: No continuous occupation period of an individual person shall exceed 42 days without a break of at least 10 days between occupation.
2. Primary Residence Prohibition: The approved holiday let shall only be occupied by persons who have available an alternative primary residential address, it shall not be utilised as a person's sole or main place of residence.
3. Register of Occupants: A comprehensive register containing the names, full details of permanent home addresses, and vehicle registrations (if travelling by car) of occupants shall be maintained for all periods of occupation each year. This register must be made available to the Local Planning Authority for inspection at any time in a form that can be digitally provided upon request, and all records shall be retained for a minimum of ten years.

REASON: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development without either harm or conflict with planning policies. The development is expressly permitted for holiday use to contribute significantly to local tourism and the economic well-being of the area. This contribution is considered paramount, justifying the exceptional approval of this development that would otherwise be a departure of the Local Plan and unsustainable development.

NOTE FOR CONDITION: Holiday Purpose: This term refers to the usage of the development site for short-term stays, primarily for recreational or leisure purposes, individuals occupying the site are doing so for holidays and vacations. Continuous Occupation: Continuous occupation, as mentioned in the condition, indicates the uninterrupted stay of an individual on the development site. In this context, the condition restricts the continuous occupation of any individual person to no more than 42 days without a break of at least 10 days between periods of occupation. This restriction is designed to ensure that the site is not used as a permanent residence and aligns with its intended holiday purpose to generate active tourism within the District.

<u>25/00648/FUL</u> <u>HH</u> Approval - Full 11.07.2025 Delegated Decision	Danielle Collins and Liam Knight	Householder Planning Application - Two storey side extension following demolition of single storey extension and conservatory.	1 Sandown Close Clacton On Sea Essex CO15 4PP
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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. 01 Revision A (including materials details)

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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
25/00888/TCA Approval - Full 11.07.2025 Delegated Decision	Mr Chris Wynn	Trees in a Conservation Area Notification - T7 Maple - Reduce crown by 1.5 metres in height and crown width.	25 Imperial Court Marine Parade West Clacton On Sea Essex CO15 1LD

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 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.

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

No Determinations

Frinton & Walton Town Council

25/00615/FUL HH Approval - Full 11.07.2025 Delegated Decision	Mr Keen	Householder Planning Application - rear extension, loft conversion (including increased roof height and dormer) and front porch.	5 Elm Grove Kirby Cross Frinton On Sea Essex CO13 0HH
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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).

- o 1:1250 Site Location Plan - Rec'd 19.05.2025
- o 1:500 Block Plan - Rec'd 19.05.2025
- o 25_1965 101 - Proposed Floor Plans
- o 25_1965 102 - Revision A - Elevations (including materials details)
- o 25_1965 104 - Roof Plans
- o 25_1965 100 - Demolition Plan

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>25/00725/FUL</u> <u>HH</u> Approval - Full 08.07.2025 Delegated Decision	Mr and Mrs Austin	Householder Planning Application - Proposed new boundary front wall with sliding gates as well as new dropped kerb for safer access	17 Third Avenue Frinton On Sea Essex CO13 9EQ
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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.

The approved red line plan drawing is Drawing Number A-112 received 13 May 2025
Drawing Number A-113

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 HIGHWAY ACCESS

CONDITION: Prior to its first use, 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 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge. The

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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 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.

04 ACCESS MATERIAL

CONDITION: The access/s 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.

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.

<u>25/00772/FUL</u> <u>HH</u> Approval - Full 07.07.2025 Delegated Decision	Mr and Mrs Bevis	Householder Planning Application - Proposed single storey rear extension (Following demolition of conservatory)	207 Walton Road Walton On The Naze Essex CO14 8NB
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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).

- o Location Plan - rec'd 19/05/25
- o 01 Revision A - Planning Drawings (including materials details)

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.

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25/00887/TCA Approval - Full 11.07.2025 Delegated Decision	Mrs Gillian Jenkins	Trees in a Conservation Area Notification - Magnolia - Prune, Silver Birch - Removal of 2 limbs and prune, Bay - prune, Holly - prune, Conifers - Removal of limbs and prune, possible removal of trees. All Work to be carried out over the next 5 years.	21 The Crescent Frinton On Sea Essex CO13 9AR

01 Informative.

The works set out in the application shall be permitted to be carried out twice per annum for a period of five years dating from the date of this decision.

Reason. For the continued good health and appearance of the trees.

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 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.

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- 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.

<u>25/00998/WTR</u> <u>EX</u> Approval - Full 07.07.2025 Delegated Decision	Mike	An exception to the normal requirement to serve a section 211 Notice on the local planning authority as set out in Section 15 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. To fell Silver Birch tree to ground level and removal of fallen branches.	Long Acre First Avenue Frinton On Sea Essex CO13 9EY
<u>25/01007/WTR</u> <u>EX</u> Approval - Full 08.07.2025 Delegated Decision	Ben Worden - Tendring Tree Surgery	An exception to the normal requirement to serve a section 211 Notice on the local planning authority as set out in Section 15 (1) (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. To fell dead tree to ground level for safety reasons.	14 The Crescent Frinton On Sea Essex CO13 9AP

Great Bentley Parish Council

<u>25/00748/FUL</u> Approval - Full 10.07.2025 Delegated Decision	Mr Climpson	Planning Application - Retrospective application for replacement vehicular access with 5 bar gate, new post and rail fencing and hawthorn hedging.	Land to The South of Shair Lane Great Bentley Essex CO7 8QT
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01 COMPLIANCE REQUIRED: VEHICULAR ACCESS

CONDITION: The hereby approved vehicular access shall be hardsurfaced as shown on Drawing No. P01 Revision A, within three months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

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. P01 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

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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 REQUIRED - LANDSCAPE RETENTION

CONDITION: Any trees, hedges, shrubs or turf identified within the approved landscaping details as shown on drawing no. P01 A (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 date of this planning permission, 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 and the character and appearance of the area.

Great Bromley Parish Council

No Determinations

Great Oakley Parish Council

<u>25/00550/FUL</u> Approval - Full 08.07.2025 Delegated Decision	Mr and Mrs B Cooper	Planning Application - Retention of existing self-build dwelling as built (minor amendment to siting and addition of rear porch - to that approved under 20/00574/FUL).	Bramble Farm Colchester Road Great Oakley Essex CO12 5DF
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01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT FOR PORCH ADDITION

CONDITION: The porch addition 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.

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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.

- Ordnance Survey extract: dwelling as built - site plan as proposed
- Drawing No. CBF-01 Existing and Proposed Plans (inc. materials details)
- Drawing 1:500 Block Plan
- Drawing 1:50 First Floor Plan - as existing

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 RESTRICT ON DEVELOPMENT: REMOVAL OF HOUSEHOLDER PD

CONDITION: Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that

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Order), the dwelling shall not be extended or ancillary buildings or structures erected within its curtilage without the prior written approval of the Local Planning Authority following the submission of a planning application.

REASON: In order to protect the rural character and appearance of the area.

04 SPECIFIC RESTRICT ON DEVELOPMENT: REMOVAL OF FENCE PD

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A Minor Operations 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), there shall be no provision of fences, walls or means of other enclosures erected forward of the dwelling hereby approved.

REASON: To retain the open character of the locality in the interests of visual amenity.

Harwich Town Council

<u>25/00766/VOC</u> Approval - Full 09.07.2025 Delegated Decision	Mr Russle Gia Bean - GIA Builders Limited	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 2 (Approved Plans) of application 10/00812/FUL to allow for change of floor plans from three bedroom flat to ancillary communal accommodation serving upper floor units.	22 - 24 Main Road Harwich Essex CO12 3LU
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01 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Drawing number 2626/TP/02 received 9th November 2010 under 10/00812/FUL.

Drawing number CRP 001 revision A received 19th May 2025.

Reason - For the avoidance of doubt and in the interests of proper planning.

Lawford Parish Council

<u>25/00755/FUL</u> Approval - Full 09.07.2025 Committee Decision	Mr Lawrence Symes	Planning Application - Construction of new single storey dwelling with associated three bay cartlodge, parking and turning area	Land to The North-east of Bloomfield Cottage Grange Road Lawford Manningtree
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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: APPROVED PLANS AND 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.

- o Site Location Plan at scale 1:1250
- o Drawing Number 03 H - Proposed Site Layout/Cartlodge Floor Plan/Roof Plan/Elevation
- o Drawing Number 01 F - Proposed Floor Plans, Elevations, Schematic Section
- o Ecology Report dated May 2025 by MHE Consulting
- o Email dated 23 May 2025 confirming that the development will benefit from a super fast Broadband connection on completion

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

03 COMPLIANCE: PERMEABLE SURFACING & NO UNBOUND SURFACE MATERIALS

CONDITION: All new parking areas and areas of hardstanding shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the site area.

REASON: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety, and in the interests of sustainable development to minimise the risk of surface water flooding.

04 FURTHER APPROVAL: MITIGATION TO BE AGREED - RAMS

MITIGATION TO BE AGREED: RAMS

CONDITION: Prior to any works 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 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.

05 FURTHER APPROVAL: CONSTRUCTION MANAGEMENT TO BE AGREED

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

- a) Confirmation of the hours of operation on the site. 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 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on

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- Sundays or any Public/Bank Holidays.
- 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 routing of all traffic and any directional signs to be installed and where.
 - d) Details of wheel and underbody washing facilities to be provided and used at the site.
 - e) Details of any protection measures for footpaths and trees surrounding the site.
 - f) Details of any means of access to the site during construction.
 - g) Details of the scheduled timing/phasing of development for the overall construction period.
 - h) 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.
 - i) Details of the siting of any on site compounds and portaloo's.
 - j) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
 - k) Site waste management plan (that shall include reuse and recycling of materials) and the prohibition of the burning of materials on the site.
 - l) Scheme for sustainable construction management to ensure effective water and energy use.
 - m) A scheme to control noise and vibration during the construction phase, including details of any piling operations. If piling is to be carried out on the site a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents shall be provided.
 - n) Scheme of review of complaints from neighbours.
 - o) Registration and details of a Considerate Constructors Scheme.

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. 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 to neighbouring residents' amenities.

06 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved Drawing Number 03 H (containing details of hard and soft landscaping) 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 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.

07 FURTHER APPROVAL: SUSTAINABILITY & ENERGY EFFICIENCY

CONDITION: No development shall commence above slab level until full details of the sustainability and energy efficiency measures to be used in the development shall be submitted to and approved in writing by The Local Planning Authority. The detailed scheme shall include as a minimum:-

- o An electric car charging point scheme
- o Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for the new dwelling
- o 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 the new dwelling
- o Agreement of heating for the new dwelling
- o Agreement of scheme for waste reduction
- o In line with the accompanying Broadband Statement, the 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 (i.e. will provide speeds greater than 30mbps) 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

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introduction of effective utilities, rainwater capture for watering plants, aerators to taps and other water saving options can be considered.

08 COMPLIANCE: ACCESS DETAILS AND WIDTH

CONDITION: Prior to the occupation of the development, the vehicular access shall be constructed perpendicular to the highway boundary and the existing carriageway. The access shall be surfaced in a bound material for a minimum width of 4.5 metres at its junction with the highway and shall be maintained at this width for at least 6 metres into the site.

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

09 VISIBILITY SPLAY

CONDITION: As indicated on drawing no. 03H, 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 the development and retained free of any of obstruction above 600mm and below 2 metres at all times.

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

10 TURNING FACILITY ON SITE

CONDITION: Prior to first occupation of the dwelling a minimum size 5 vehicular turning facility (8m x 8m), shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

REASON: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

11 PARKING AREAS PROVIDED

CONDITION: The hereby approved development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been surfaced, sealed and if required 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.

12 REMOVAL OF PERMITTED DEVELOPMENT: FENCING & ENCLOSURES

CONDITION: Notwithstanding the provisions of the Town & Country Planning (General

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Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), other than the fencing shown on the approved drawings, there shall be no other gates/fence and/or other means of enclosure erected at the point of access or anywhere on or within the site, unless details are first agreed, in writing, by the local planning authority. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge the carriageway.

REASON: To allow the local planning authority additional control over the erection of fencing and enclosures, in the interests of proper planning of the development, in the interests of highway safety and in the interests of visual amenity and the rural character and appearance of the area.

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.

13 REMOVAL OF PERMITTED DEVELOPMENT: NO EXTENSIONS OR OUTBUILDINGS

CONDITION: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), Classes A, B, C and E no extensions or alterations to the dwelling or its roof shall be undertaken, nor shall any sheds or amenity/utility buildings, or other buildings or structures, other than those shown on the approved plans shall be erected on the site unless details of their size, materials and location have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of proper planning of the development, in the interests of visual amenity and the rural character and appearance of the area.

14 FURTHER APPROVAL: DRAINAGE DETAILS

CONDITION: Full details of surface and foul water drainage shall be submitted to and approved, in writing, by the local planning authority prior to the commencement of any works to the building/s it would serve. No part of the building/s shall be first occupied or brought into use until the agreed method of surface and foul water drainage has been fully installed and is functionally available for use for that building/s. The surface and foul water drainage scheme shall thereafter be maintained as approved.

REASON: To safeguard the ground water environment from harm and minimise the risk of flooding as insufficient information has been provided with the application.

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NOTE/S FOR CONDITION:

This condition shall engage and requires details to be agreed prior to the commencement of works to the building/s approved. 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.

15 COMPLIANCE: ECOLOGICAL APPRAISAL RECOMMENDATIONS

CONDITION: All mitigation measures and/or works shall be carried out in accordance with the details contained in the hereby approved Ecological Report by MHE Consulting, dated May 2025.

REASON: To conserve and enhance 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).

16 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

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:

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

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

REASON: To enhance protected and Priority species and habitats.

17 FURTHER APPROVAL: EXTERNAL LIGHTING

CONDITION: Prior to the installation of any external lighting, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

18 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>

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>

19 ALL OUTBUILDINGS TO BE DEMOLISHED AND MATERIALS REMOVED FROM
SITE

CONDITION: Prior to first occupation of the hereby approved dwelling the existing outbuildings as shown to be demolished on drawing number Drawing Number 03 H (Proposed Site Layout/Cart Lodge Floor Plan/Roof Plan/Elevation) shall be completely removed and all materials resulting therefrom shall be cleared from the site.

REASON: In the interests of good planning and safeguarding the visual amenity of the area, with particular regard given to the positive contribution made by the removal of unsightly outbuildings as part of the hereby approved development.

25/01026/WTR EX Approval - Full 10.07.2025 Delegated Decision	Tony Barge	An exception to the normal requirement to obtain consent from the local planning authority as set out in Section 14 (a) (i) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Felling of Plum Tree to ground level and remove dead branches from Beech Tree.	1 Cranswick Place Lawford Essex CO11 2FY
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Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

No Determinations

Little Oakley Parish Council

No Determinations

Manningtree Town Council

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<u>25/00758/LBC</u> Approval - Listed Building Consent 08.07.2025 Delegated Decision	Mr Dudley Rochelle	Application for Listed Building Consent - Removal of partition wall to create open plan kitchen / dining area. Removal of partition wall between 2 bedrooms to form 1 main bedroom.	26 Maltings Wharf Manningtree Essex CO11 1XF

01 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 consent becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal 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:

- o Site Plan - Rec'd 21/05/25
- o Proposed Floor Plans - Rec'd 05/06/2025
- o Structural Report Ref: 2505-22 dated 15/05/2025- Rec'd 19/05/25
- o Design, Access and Heritage - Rec'd 21/05/25

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.

As this is a Listed Building Consent application, any deviation from the approved plans and details may be subject to enforcement action or be deemed as a criminal offence.

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<u>25/00875/WTP</u> <u>O</u> Approval - Full 11.07.2025 Delegated Decision	Elsworthy	Works related to Tree Preservation Order (82/00001/TPO) - T1 - Sycamore - Re-reduce by up to 1.5m, growth points redone where necessary. T3 - Holly - Reduction up to 1.5m.	35 Malthouse Road Manningtree Essex CO11 1BY
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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 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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>25/00876/TCA</u> Approval - Full 11.07.2025 Delegated Decision	Elsworthy	Trees in a Conservation Area Notification - T2 - Holly - Reduction up to 1.5m	35 Malthouse Road Manningtree Essex CO11 1BY

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 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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<u>25/00134/VOC</u> Approval - Reserved Matters/Detail d 11.07.2025 Delegated Decision	Tendring Farms Limited	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 1 (Approved Plans); Condition 2 (Internal Road, Footway, Turning and Parking Areas); Condition 6 (Cycle Parking Facilities); Condition 13 (Materials) of application 24/01181/VOC to allow design changes.	Land South of Long Road Mistley Essex CO11 2HN
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01 COMPLIANCE: 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.

Drawing Ref No.	Rev	Drawing / Document Titles
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Site Plans

CC-Y321-LP2500	-	Site Location Plan (21/00197/DETAIL)
24-0094-001 A		Site Location Plan (25/00134/VOC)
24-0094-002 B		Site Layout Plan
24-0094-003 B		Site Massing Plan
24-0094-004 B		Refuse & Cycling Strategy Plan
24-0094-008 B		Garden Areas Plan
24-0094-005 C		Materials Layout
24-0094-006 B		Boundary Treatments Plan
24-0094-010 B		Back-to-Back Distances
24-0094-007 A		Parking Plan
24-0094-011 B		Accessibility and Adaptability
24-0094-012 B		Solar Panel Location Plan
CC-S0354-PP001	C	Phasing Plan (superseding 21/00494/DISCON)
24-0094-009 B		Affordable Allocation Plan

Buildings

20-3074-020 A	Type 910 - Floor Plans
20-3074-021 A	Type 910 - Elevations
20-3074-023 A	Type 1016 - Floor Plans

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20-3074-024 A	Type 1016 - Elevations		
20-3074-026 A	Type 1110 - Floor Plans		
20-3074-027 A	Type 1110 - Elevations		
20-3074-029 A	Type 1285 - Floor Plans		
20-3074-030 A	Type 1285 - Elevations		
20-3074-031 -	Type 1285 - Elevations V1		
20-3074-032 A	Type 1286 - Floor plans		
20-3074-033 A	Type 1286 - Elevations		
20-3074-034 A	Type 1286 - Elevations Detached		
20-3074-035 A	Type 1331 - Floor Plans		
20-3074-036 A	Type 1331 - Elevations		
20-3074-038 A	Type 1465 - Floor Plans		
20-3074-039 A	Type 1465 - Elevations		
20-3074-041 A	Type 1596 - Floor Plans		
20-3074-042 A	Type 1596 - Elevations (Weatherboard)		
20-3074-043 A	Type 1596 - Elevations (Brick)		
20-3074-043.1	- Type 1596 - Floor plans (1.5 Storey)		
20-3074-043.2	- Type 1596 - Elevations (1.5 Storey)		
20-3074-044 B	Type 1683 - Floor plans		
20-3074-045 A	Type 1683 - Elevations (Weatherboard)		
20-3074-046 B	Type 1683 - Elevations (Brick)		
20-3074-046.1	A Type 1683 - Floor Plans (1.5 Storey)		
20-3074-046.2	A Type 1683 - Elevations (1.5 Storey)		
20-3074-047 A	Type 1747 - Floor Plans		
20-3074-048 A	Type 1747 - Elevations (Weatherboard)		
20-3074-049 A	Type 1747 - Elevations (Brick)		
20-3074-050 B	Type 1750 - Floor Plans		
20-3074-051 C	Type 1750 - Elevations		
20-3074-053 B	Type 2014 - Floor Plans		
20-3074-054 B	Type 2014 - Elevations		
20-3074-054.1	A Type 2014 - Floor Plans (1.5 Storey)		
20-3074-054.2	A Type 2014 - Elevations (1.5 Storey)		
20-3074-056 B	Type 2089 - Floor Plans		
20-3074-057 B	Type 2089 - Elevations Front & Side (Brick)		
20-3074-058 B	Type 2089 - Elevations Rear & Side (Brick)		
20-3074-058.1	A Type 2089 - Floor Plans Front & Side (Part Weatherboard)		
20-3074-058.2	A Type 2089 - Floor plans Rear & Side (Part Weatherboard)		
20-3074-060 A	Type 2200 - Floor Plans		
20-3074-061 B	Type 2200 - Elevations Front & Side (Brick)		
20-3074-062 C	Type 2200 - Elevations Rear & Side (Brick)		
20-0374-063 C	Type 2200 - Elevations Front & Side (Weatherboard)		
20-3074-063.1	C Type 2200 - Elevations Rear & Side (Weatherboard)		
20-0094-116 B	Flat Block A - Floor Plans		
24-0094-117 B	Flat Block A - Elevations		
20-3074-103 C	Flat Block E - Floor Plans		
20-3074-104 C	Flat Block E - Elevations		
20-3074-105 -	Flat Block B - Floor Plans		
20-3074-105.1	- Flat Block B - Elevations		
20-3074-108 A	Flat Block D - Floor Plans		
20-3074-109 A	Flat Block D - Elevations		

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20-3074-110 A	1B FOG - Floor Plans		
20-3074-111 B	1B FOG - Elevations		
20-3074-120 A	Double Garage 01 - Floor Plans & Elevations		
20-3074-121 A	Double Garage 02 - Floor Plans & Elevations		
20-3074-122 B	Single Garage - Floor Plans & Elevations		
20-3074-123 A	Bin & Cycle Store - Floor plans & Elevations		
20-3074-126 -	Cycle Store - Floor Plan & Elevations		
20-3074-127 -	Car Port V1 - Plans & Elevations		
20-3074-128 -	Car Port V2 - Plans & Elevations		
20-3074-130 -	Sub-Station - Plans & Elevations		
20-3074-500 A	Flat Block B - Ground Floor Part M4(3) Compliance Type 1& 2		
20-3074-505 A	Type 1016 - Part M4(2) compliance Plans		

Phase 1 Only Buildings (superseding 22/00773/NMA)

20-3074-131 -	Flat Block C - Cycle Store - Plans & Elevations		
20-3074-132 B	Flat Block C - Commercial Bin Store - Plans & Elevations		
20-3074-600 C	Terrace Block 3 - Floor Plans		
20-3074-601 A	Terrace Block 3 - Elevations		
20-3074-603 -	Type 1016 V1 - Floor Plans (Semi)		
20-3074-604 -	Type 1016 V1 - Elevations (Semi)		
20-3074-606 -	Type 1016 V1 - Floor Plans (Detached)		
20-3074-607 -	Type 1016 V1 - Elevations (Detached)		
20-3074-609 A	Terrace Block 4.1 - Floor plans		
20-3074-610 -	Terrace Block 4.1 - Elevations		
20-3074-612 A	Terrace Block 4 - Floor Plans		
20-3074-613 -	Terrace Block 4 - Elevations		
20-3074-614 A	Type 1285A - Floor Plans		
20-3074-615 -	Type 1285A - Elevations		
20-3074-617 A	Type 1286 V1 - Floor Plans (Detached)		
20-3074-618 -	Type 1286 V1 - Elevations (Detached)		
20-3074-619 A	Type 1286 V2 - Floor Plans (Semi)		
20-3074-620 -	Type 1286 V2 - Elevations (Semi)		
20-3074-621 -	Type 1465 V1 - Floor Plans		
20-3074-622 -	Type 1465 V1 - Elevations		
20-3074-624 A	Type 1596 V1 - Floor Plans		
20-3074-625 -	Type 1596 V1 - Elevations		
20-3074-627 A	Type 1747 V1 - Floor Plans		
20-3074-628 -	Type 1747 V1 - Elevations		
20-3074-630 -	Type 1750 V1 - Floor plans		
20-3074-631 -	Type 1750 V1 - Elevations		
20-3074-633 B	Type 2014 V1 - Floor Plans		
20-3074-634 A	Type 2014 V1 - Elevations		
20-3074-636 B	Type 2200 V1 - Floor Plans		
20-3074-637 A	Type 2200 V1 - Elevations		
20-3074-641 -	1B FOG V1 - Floor Plans		
20-3074-642 -	1B FOG V1 - Elevations		
20-3074-643 -	Terrace Block 8 - Floor Plans		
20-3074-644 -	Terrace Block 8 - Elevations		
20-3074-645 A	Terrace Block 5 - Floor Plans		

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20-3074-646 A	Terrace Block 5 - Elevations		
20-3074-647 B	Terrace Block 6 - Floor plans		
20-3074-648 A	Terrace Block 6 - Elevations		
20-3074-650 B	Terrace Block 7 - Floor Plans		
20-3074-651 A	Terrace Block 7 - Elevations		
20-3074-670 -	Single Garage - Floor Plans & Elevations		
20-3074-671 -	Twin Garage - Floor Plans & Elevations		
20-3074-672 -	Double Garage - Floor Plans & Elevations		
20-3074-673 -	Car port - Floor Plans & Elevations		
CC-S0354-P23-SG04	-	Single Garage Plot 90 Only	
CC-S0354-P23-G93		Plot 93 - Garage extension	
24-0094-118 A	Flat Block C - Floor Plans		
24-0094-119 B	Flat Block C - Elevations		

Phases 2 & 4 only Buildings

CC-S0354-P23-H01	Elmdon Semi - Floor Plans Plots 97,98,110,484
CC-S0354-P23-H02-	Elmdon Semi - Elevations Plots 97,98,110,484
CC-S0354-P23-H03-	Stock Semi - Floor plans Plots 114-116, 118,143-144
CC-S0354-P23-H04-	Stock Semi - Elevations Plots 114-116, 118
CC-S0354-P23-H05-	Stock Semi - Elevations Plots 143-144
CC-S0354-P23-H06-	Barrow Terrace - Types A&B Floor Plans Plots 154-156
CC-S0354-P23-H07-	Barrow Terrace - Elevations Plots 154-156
CC-S0354-P23-H08-	Barrow Semi - Types A&B Floor Plans Plots 121-122
24 - 0043 - 058	A Terrace 06 Floor Plans Plots 43 & 44
CC-S0354-P23-H10-	Barrow Semi - Types A& B Elevations Plots 121-122
CC-S0354-P23-H11-	Chrishall Detached - Type B Floor Plans Plots 101,103 & 187
CC-S0354-P23-H12-	Chrishall Detached - Elevations Plots 101,103 & 187
CC-S0354-P23-H13-	Chrishall Semi - Type A&B Floor Plans Plots 95-96, 99-100, 105-106, 141-142, 151-152
CC-S0354-P23-H14-	Chrishall Semi - Elevations Plots 105-106
CC-S0354-P23-H15-152	Chrishall Semi - Elevations Plots 95-96, 99-100, 141-142, 151-152
CC-S0354-P23-H16-	Rowley Semi - Type A Floor Plans Plots 112-113
CC-S0354-P23-H17-	Rowley Semi - Types B&C Floor Plans Plots 147-148
CC-S0354-P23-H19-	Rowley Semi - Gable End Elevations plots 112 & 113
CC-S0354-P23-H20-	Rowley Semi - Gable End Elevations Plots 147-148
CC-S0354-P23-H21-	Rowley Type B & Stock - Floor Plans Plots 119-120
CC-S0354-P23-H22-	Rowley Type B & Stock - Elevations Plots 119-120
CC-S0354-P23-H23-	Rowley Type C & Barrow Type B - Floor Plans Plots 123-124
CC-S0354-P23-H24-	Rowley Type C & Barrow Type B- Elevations Plots 123-124
CC-S0354-P23-H25-	Clayton - Floor Plans Plots 02,126,150
CC-S0354-P23-H26-	Clayton - Gable - Elevations plots 102,150
CC-S0354-P23-H27-	Clayton - Hip - Elevations Plot 126
CC-S0354-P23-H33-	Langley Semi - Type B - Ground & 1st Floor Plans. Plots 185,186
CC-S0354-P23-H34-	Langley Semi - Type B - 2nd Floor Plans Plots 185,186
CC-S0354-P23-H35-	Langley Semi - Elevations Plots 185,186
CC-S0354-P23-H36-184	Langley Terrace - Type A - Ground & 1st Floor Plans Plots 182-184
CC-S0354-P23-H37-	Langley Terrace - Type A - 2nd Floor Plans Plots 182-184

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CC-S0354-P23-H38-		Langley Terrace - Elevations Plots 182-184	
CC-S0354-P23-H39-		Ashdon Detached - Floor Plans Plots 104 and 111	
CC-S0354-P23-H40-		Ashdon Detached - Elevations Plots 104 and 111	
CC-S0354-P23-H41-		Coggeshall Detached - Floor Plans Plots 107,108,125,149,153	
CC-S0354-P23-H42-		Coggeshall /detached - Elevations Plots 107,108,125,149,153	
CC-S0354-P23-H43-		Langdon Detached - Floor Plans Plots 146,160	
CC-S0354-P23-H44-		Langdon Detached - Elevations Plots 146,160	
CC-S0354-P23-H45-		Langdon 2.5 Detached - Floor Plans Plot 181	
CC-S0354-P23-H46-		Langdon 2.5 Detached - Elevations Plot 181	
CC-S0354-P23-H47-		Lambourne Detached - Floor Plans Plots 145,161,162	
CC-S0354-P23-H48-		Lambourne Detached - Elevations Plots 145,161,162	
24 - 0043 - 043	A	Walden - Floor Plans Plot 16 Phase 2	
24 - 0043 - 044	A	Walden - Elevations Plot 16 Phase 2	
CC-S0354-P23-H53-		Stamford 2.5 Detached - Floor Plans Plot 163	
CC-S0354-P23-H54-		Stamford 2.5 Detached - Elevations Plot 163	
24 - 0043 - 041	A	Thundersley 2.5 Detached - Floor Plans Plots 4,427	
24 - 0043 - 042	A	Thundersley 2.5 Detached - Elevations Plots 4,427	
CC-S0354-P23-H57A		Danbury Detached - Floor Plans Plot 159	
CC-S0354-P23-H58A		Danbury Detached - Elevations Plot 159	
CC-S0354-P23-M42-CHRA	A	Part M4(2) compliance Chrishall Type B	
CC-S0354-P23-M42-ROWA	-	Part M4(2) compliance Rowley Type A	
CC-S0354-P23-SG01	-	Single Garage	
CC-S0354-P23-SG02	A	Single Garage Plot 108 only	
CC-S0354-P23-SG03	-	Double Single garage Plots 153 & 162 only	
CC0S0354-P23-DG01	A	Double Garage	
CC0S0354-P23-DG02	-	Double Garage Plot 125 only	
CC0S0354-P23-CP01	-	2 Bay Carport Plots 20 & 111	
CC0S0354-P23-CP02	-	3 Bay Carport Plot 16	
CC0S0354-P23-CP03	-	4 Bay Carport 107 & 108	
CC0S0354-P23-CP04	-	4 Bay Carport 151 & 152	
CC0S0354-P23-CP05	-	6 Bay Carport Plots 141,147 & 118	

Phase 2 only buildings

24 - 0043 - 020	A	Ashdon Floor Plans Plots 18,36,426 & Plot 35 handed	
24 - 0043 - 021	A	Ashdon Elevations Plots 18,36,426 & Plot 35 handed	
24 - 0043 - 022	A	Clayton Floor Plans Plots 32 & 45 handed	
24 - 0043 - 023	A	Clayton Elevations Plots 32 & 45 handed	
24 - 0043 - 024	B	Coggeshall Floor Plans Plots 17, 20 & Plot 31 handed	
24 - 0043 - 025	B	Coggeshall Elevations Plots 17, 20 & Plot 31 handed	
24 - 0043 - 26	B	Lambourne Floor Plans Plot 5 & Plots 9 and 19 handed	
24 - 0043 - 027	B	Lambourne Elevations Plot 5 & Plots 9 and 19 handed	
24 - 0043 - 037	A	Stamford 2.5 Floor Plans Plots 1 & 425	
24 - 0043 - 038.1	A	Stamford 2.5 Elevations Plots 1 & 425	
24 - 0043 - 038	A	Stamford 2.5 Elevations Plots 1 & 425	
24 - 0043 - 045	A	Saffron Floor Plans Plots 428 & Plot 8 handed	
24 - 0043 - 046	A	Saffron Elevations Plots 428 & Plot 8 handed	
24 - 0043 - 47	A	Nantucket Floor Plans Plot 4	
24 - 0043 - 48	A	Nantucket Elevations Plot 4	
23 - 0008 - 049	A	Langdon 2.5_Floor Plans Plots 3 & 6	

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23 - 0008 - 050	A	Langdon 2.5 Elevations Plots 3 & 6	
24 - 0043 - 052	A	Terrace 03 Floor Plans Plots 29 & 30	
24 - 0043 - 053	A	Terrace 03 Elevations Plots 29 & 30	
24 - 0043 - 054	A	Terrace 04 Floor Plans Plots 33 & 34	
24 - 0043 - 055	A	Terrace 04 Elevations Plots 33 & 34	
24 - 0043 - 056	A	Terr 5 Barrow Floor Plans Plots 39-42	
24 - 0043 - 057	A	Terr 5 Barrow Elevations Plots 39-42	
24 - 0043 - 059	A	Terrace 06 Elevations Plots 43 & 44	
24 - 0043 - 060	A	Terr 13 Rowley Plans Plots 12 & 13	
23 - 0008 - 061	A	Terr 13 Rowley Elevations Plots 12 & 13	
24 - 0043 - 062	A	Terrace 17 HT Saffron Floor Plans Plots 10, 11, 14 & 15	
24 - 0043 - 063	A	Terrace 17 HT Saffron Elevations Plots 10, 11, 14 & 15	
24-0043/015 A	015_P2_	Street scenes	

Landscape Plans

2446-LLA-ZZ-XX-DR-L-0301	P08	Landscape Specification & Details
2446-LLA-GF-00-DR-L-0001	P15	Landscape Strategy Plan
2446-LLA-GF-00-DR-L-0003	P01	Trim Trail Link - Dog Bin & Signage Strategy Plan

Phase 3 only buildings

24-0094-015 B	Streetscenes A-D
24-0094-020 A	FOG 1 Bed - Floor Plans - Plot 451a
24-0094-021 B	FOG 1 Bed - Elevations - Plot 451a
24-0094-023 A	Elmdon x2 - Floor Plans - Plots 422, 423, 459, 460
24-0094-024 B	Elmdon x2 - Elevations - Plots 422, 423, 459, 460
24-0094-026 A	Elmdon x 3 - Floor Plans - Plots 462, 463, 464
24-0094-027 B	Elmdon x 3 - Elevations - Plots 462, 463, 464
24-0094-029 A	Stock v1 (x2) - Floor Plans - Plots 400, 401
24-0094-030 B	Stock v1 (x2) - Elevations - Plots 400, 401
24-0094-032 A	Stock v1 (x4) - Floor Plans - Plots 468, 469, 470, 471, 480, 481, 482, 483
24-0094-033 B	Stock v1 (x4) - Elevations - Plots 468, 469, 470, 471, 480, 481, 482, 483
24-0094-035 A	Stock v2 (x3) - Floor Plans - Plots 475, 476, 477
24-0094-036 B	Stock v2 (x3) - Elevations - Plots 475, 476, 477
24-0094-038 A	Barrow A (x2) - Floor Plans - Plots 222, 223
24-0094-039 A	Barrow A (x2) - Elevations - Plots 222, 223
24-0094-041 A	Barrow B (x2) - Floor Plans - Plots 220, 221
24-0094-042 B	Barrow B (x2) - Elevations - Plots 220, 221
24-0094-044 A	Barrow B (x3) - Floor Plans - Plots 397, 398, 499
24-0094-045 B	Barrow B (x3) - Elevations - Plots 397, 398, 499
24-0094-047 A	Saffron - Floor Plans - Plots 421 (Handed), 478, 479
24-0094-048 B	Saffron - Elevations - Plots 421 (Handed), 478, 479
24-0094-050 A	Saffron (x2) - Floor Plans - Plots 441, 442
24-0094-051 B	Saffron (x2) - Elevations - Plots 441, 442
24-0094-053 A	Saffron (x3) - Floor Plans - Plots 465, 466, 467, 472, 473, 474
24-0094-054 B	Saffron (x3) - Elevations - Plots 465, 466, 467, 472, 473, 474
24-0094-056 A	Chrishall A - Floor Plans - Plot 345
24-0094-057 B	Chrishall A - Elevations - Plot 345
24-0094-059 A	Chrishall B - Floor Plans - Plot 226

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24-0094-060 A	Chrishall B	Elevations - Plot 226	
24-0094-062 A	Rowley A (x2)	Floor Plans - Plots 452, 453, 456, 457	
24-0094-063 B	Rowley A (x2)	Elevations - Plots 452, 453, 456, 457	
24-0094-065 A	Rowley C Gable (x2)	Floor Plans - Plots 454, 455	
24-0094-066 B	Rowley C Gable (x2)	Elevations - Plots 454, 455	
24-0094-068 A	Rowley C (x2)	Floor Plans - Plots 224, 225	
24-0094-069 A	Rowley C (x2)	Elevations - Plots 224, 225	
24-0094-071 A	Clayton	Floor Plans - Plots 227, 458	
24-0094-072 A	Clayton	Elevations - Plots 227, 458	
24-0094-074 A	Orford	Floor Plans - Plots 402, 403, 406, 407, 424	
24-0094-075 B	Orford	Elevations - Plots 402, 403, 406, 407, 424	
24-0094-077 A	Langley A (x2)	Floor Plans - Plots 340, 341, 365, 366	
24-0094-078 A	Langley A (x2)	Elevations - Plots 340, 341, 365, 366	
24-0094-080 A	Langley B (x2)	Floor Plans - Plots 342, 343, 367, 368, 404, 405	
24-0094-081 A	Langley B (x2)	Elevations - Plots 342, 343, 367, 368, 404, 405	
24-0094-083 A	Langley A&B (x4)	Floor Plans - Plots 443, 444, 446, 447, 448, 449, 450	
24-0094-084 A	Langley A&B (x4)	Elevations - Plots 443, 444, 446, 447, 448, 449, 450	
24-0094-086 A	Ashdon	Floor Plans - Plot 370 (Handed)	
24-0094-087 B	Ashdon	Elevations - Plot 370 (Handed)	
24-0094-089 A	Coggleshall	Floor Plans - Plots 346, 420a (Handed) 458a, 461	
24-0094-090 A	Coggleshall	Elevations - Plots 346, 420a (Handed), 458a, 461	
24-0094-092 A	Lambourne	Floor Plans - Plot 364	
24-0094-093 A	Lambourne	Elevations - Plot 364	
24-0094-095 A	Walden	Floor Plans - Plot 371 (Handed)	
24-0094-096 A	Walden	Elevations - Plot 371 (Handed)	
24-0094-098 A	Nantucket	Floor Plans - Plots 228, 344, 369, 372, 395	
24-0094-099 A	Nantucket	Elevations - Plots 228, 344, 369, 372, 395	
24-0094-101 A	Langdon 2.5	Floor Plans - Plots 391, 408 (Handed), 451	
24-0094-102 A	Langdon 2.5	Elevations - Plots 391, 408 (Handed), 451	
24-0094-104 A	Stamford	Floor Plans - Plot 396	
24-0094-105 A	Stamford	Elevations - Plot 396	
24-0094-107 A	Stamford	Floor Plans - Plot 393	
24-0094-108 A	Stamford	Elevations - Plot 393	
24-0094-110 A	Thundersley	Floor Plans - Plots 373 (Handed), 390 (Handed), 394 (Handed)	
24-0094-111 A	Thundersley	Elevations - Plots 373 (Handed), 390 (Handed), 394 (Handed)	
24-0094-113 A	Danbury	Floor Plans - Plots 374 (Handed), 392	
24-0094-114 A	Danbury	Elevations - Plots 374 (Handed), 392	
24-0094-120 A	Single Garage	01	
24-0094-121 A	Single Garage	02	
24-0094-122 A	Double Garage	01	
24-0094-123 A	Double Garage	02	
24-0094-124 A	Twin Garage	01	
24-0094-125 A	Twin Garage	02	
24-0094-126 A	Carport	01	
24-0094-127 A	Carport	02	
24-0094-128 A	Carport	03	
24-0094-129 A	Bike Store		
24-0094-130 A	Bin Store		

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

02 COMPLIANCE: INTERNAL ROAD, FOOTWAY, TURNING & PARKING AREAS

CONDITION: Prior to the occupation of any unit, the associated internal road, footway layout, turning and parking areas shall be provided in principle and accord with revised drawing numbers:

- o 24-0043-002 B Site Layout Plan
- o 24-0043-004 B Refuse & Cycling Strategy Plan
- o 24-0043-011 B Accessibility and Adaptability
- o 24-0043-007 B Parking Plan

REASON: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.

NOTE FOR CONDITION

It has been agreed with the developer that the proposed internal road layout, footway layout, turning area surface water drainage or any form of street lighting will not be adopted by the Highway Authority.

03 COMPLIANCE & FURTHER APPROVAL: ESTATE ROADS & FOOTWAYS

CONDITION: Unless otherwise agreed in writing, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be carried out in accordance with the approved phasing plan and details approved under:

- o Phase 1 22/00024/DISCON
- o Phase 2 22/00302/DISCON
- o Old Phase 3, new Phase 4 22/00303/DISCON
- o Old Phase 4, new Phase 5 22/00406/DISCON

Prior to the commencement of any further phase of the development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) for all remaining phases shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety.

04 COMPLIANCE: PARKING BAY DIMENSIONS

CONDITION: Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres and each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles.

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REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

05 COMPLIANCE: GARAGE INTERNAL DIMENSIONS

CONDITION: All single garages should have a minimum internal measurement of 7m x 3m and all double garages should have a minimum internal measurement of 7m x 5.5m.

REASON: To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety.

06 COMPLIANCE: POWERED TWO-WHEELER/CYCLE PARKING FACILITIES

CONDITION: Prior to the occupation of each unit, the associated powered two-wheeler/cycle parking facilities as shown on the approved plans ref. 24-0043-004 B Refuse & Cycle Strategy Plan and 20-3074-123 A Bin & Cycle Store - Floor plans & Elevations are to be provided and retained at all times.

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

07 COMPLIANCE: PLANTING 1 METRE BACK FROM HIGHWAY

CONDITION: Any new boundary planting shall be planted 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.

08 COMPLIANCE: RAMS MITIGATION & PEA

CONDITION: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the On-Site Recreational Disturbance Avoidance and Mitigation Strategy (City and Country, August 2021) and the Preliminary Ecological Appraisal (DF Clark, July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

REASON: To conserve and enhance 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 (Priority habitats & species).

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09 COMPLIANCE: SETT CLOSURE IN ACCORD WITH 22/01162/DISCON

CONDITION: The sett closure identified within the Preliminary Ecological Appraisal (DF Clark, July 2021) shall be carried out in full accordance with the details/information set out within the submitted 'Updated Badger Survey' (as prepared by LUC and dated 4th July 2022) and having regard to Natural England's comments received via email dated 1st September 2022 as approved under discharge of condition application reference 22/01162/DISCON, unless otherwise agreed in writing by the local planning authority in consultation with Natural England.

REASON: To conserve protected species and allow the LPA to discharge its duties under and Badger Protection Act 1992 and s17 Crime & Disorder Act 1998.

10 COMPLIANCE: BIODIVERSITY ENHANCEMENT IN ACCORD WITH 23/00212/DISCON

CONDITION: Prior to the occupation of any dwelling relative to each Phase of development, the biodiversity enhancement measures shall be implemented in accordance with the details approved under discharge of condition application reference 23/00212/DISCON and all features shall be retained in that manner thereafter, unless otherwise agreed in writing by the local planning authority.

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).

11 COMPLIANCE & FURTHER APPROVAL: EXTERNAL LIGHTING

CONDITION: Prior to the occupation of any dwelling, all external lighting for Phase 0 and Phase 1, as set out within approved phasing plan, shall be installed in accordance with the specifications and locations set out in the scheme approved under discharge of condition application reference 23/00313/DISCON and maintained thereafter in accordance with the approved scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Prior to the occupation of any dwelling relative to each phase of development a lighting design scheme for all remaining phases, as set out within approved phasing plan, based on Appendix 6 of the Preliminary Ecological Appraisal (DF Clark, July 2021), shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. The scheme shall be devised by a competent person and fully comply with the Code of Practice for the Reduction of Light Pollution issued by the Institution of Lighting Engineers, the DETR document 'Lighting in the Countryside: Towards Good Practice' and all current official guidance. Such light pollution control measures as shall have been approved shall be installed prior to coming into beneficial use and thereafter be retained and maintained to the agreed specification and working order.

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

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species). To protect the amenity of and to minimise potential nuisance to nearby existing residents.

12 COMPLIANCE: LEMP IN ACCORD WITH 23/00212/DISCON

CONDITION: Prior to the occupation of any dwelling relative to each phase of development, the Landscape and Ecological Management Plan (LEMP) shall be implemented in accordance with the scheme approved under discharge of condition application reference 23/00212/DISCON, unless otherwise agreed in writing by the local planning authority.

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

13 COMPLIANCE: MATERIALS

CONDITION: The development shall be carried out in accordance with the approved materials details set out within the approved drawing number 24-0043-005 C Materials Plan, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory development in relation to external appearance and in the interests of residential amenity.

14 COMPLIANCE: LEAP IN ACCORD WITH 22/02140/DISCON

CONDITION: Prior to the first occupation of any dwelling on site, the LEAP equipment shall be installed in accordance with the details approved under discharge of condition application reference 22/02140/DISCON, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory development in relation to public open space and in the interests of residential amenity.

15 FURTHER APPROVAL: LAP DETAILS

CONDITION: Prior to the occupation of any dwelling within a phase that contains a LAP, details of the equipment used in the LAP shall be submitted to and approved in writing by the local planning authority. The approved details shall be those used in the development.

REASON: To ensure a satisfactory development in relation to public open space and in the interests of residential amenity.

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16 COMPLIANCE: RENEWABLE ENERGY IN ACCORD WITH 23/00479/DISCON

CONDITION: The development shall be carried out in accordance with the amended Renewable Energy Statement as approved under discharge of condition application reference 23/00479/DISCON. The approved details shall be retained in working order thereafter.

REASON: To ensure the development contributes to minimising the effects of and can adapt to a changing climate.

17 FURTHER APPROVAL: HARD & SOFT LANDSCAPING

CONDITION: Notwithstanding the details approved under discharge of condition application references 22/02140/DISCON and 24/01821/DISCON, for the avoidance of doubt, prior to the occupation of any residential dwelling on each phase, the details of the hard and soft landscaping for all remaining phases of the development, in accordance with the approved phasing plan, shall be submitted to and approved in writing, by the local planning authority. The scheme of hard and soft landscaping works for each phase, shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

All changes in ground levels, hard landscaping, planting, seeding or turfing 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 each phase of the development in accordance with the approved phasing plan. 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: To ensure that the landscaping scheme is suitably implemented within an appropriate timescale, in the interest of visual amenity and the character of the area.

18 COMPLIANCE: ATTENUATION BASINS

CONDITION: The development shall be carried out in accordance with the attenuation basin and the associated knee rail details approved under application reference 22/02140/DISCON. The development shall be carried out in accordance with the details as approved and maintained as such, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory development in relation to public open space and in the interests of residential safety.

19 FURTHER APPROVAL: COMMERCIAL USE DETAILS

CONDITION: Prior to occupation of the commercial units, as shown on approved drawing numbers 24-0094-118 A Flat Block C - Floor Plans and 24-0094-119 B Flat Block C - Elevations, full details of the use and operation, opening hours, and any associated extraction and air handling units shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details including the approved use and operating hours, unless otherwise agreed in writing by the local planning authority.

REASON: The proposals for Block C include three units for retail (Use Class E) which could accommodate a cafe or restaurant therefore as no details have been provided with the application and given the proximity to residential units/dwellings, it is reasonable to seek details of any such equipment, restrict the uses to those proposed and restrict opening hours.

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

<u>25/00664/FUL</u> <u>HH</u> Approval - Full 07.07.2025 Delegated Decision	Mr Steve Levermore	Householder Planning Application - Single storey rear and side extension to form granny annexe.	37 Point Clear Road St Osyth Clacton On Sea Essex CO16 8EP
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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

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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. 2021-36a

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 3 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the integrated accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as 37 Point Clear Road St Osyth Clacton On Sea (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 integrated 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>25/00685/FUL</u> <u>HH</u> Approval - Full 11.07.2025 Delegated Decision	Mr Carlton Bird	Householder planning application - First and second floor extension	23 Tower Estate St Osyth Clacton On Sea Essex CO16 8NG
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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

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development pursuant to this condition.

- Drawing No. 01 Revision F

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>25/00797/FUL</u> <u>HH</u> Approval - Full 09.07.2025 Delegated Decision	Mrs Jo Webb	Householder Planning Application - Single storey rear extension.	18 D'arcy Road St Osyth Clacton On Sea Essex CO16 8QE
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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. 2025-77 - Existing and Proposed Elevations, Plans, Block and Location Plans

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.

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>25/00747/FUL</u> <u>HH</u> Approval - Full 10.07.2025 Delegated Decision	Mr and Mrs Bradshaw	Householder Planning Application - Proposed single storey front and side extension, double garage (following demolition of existing outbuilding) and altered driveway access.	The Elms Colchester Road Thorpe Le Soken Essex CO16 0LB

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. 3774-PA-LOC

Drawing No. PA-10

Drawing No. PA-11

Drawing No. PA-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.

03 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 3 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.

04 ACCESS MATERIAL

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CONDITION: No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

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

05 SPECIFIC RESTRICTION ON DEVELOPMENT: ANCILLARY USE

CONDITION: This permission shall only authorise the use and occupation of the garage hereby approved for purposes incidental and ancillary to the principal dwelling known as The Elms (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 garage 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>25/00760/COU</u> <u>NOT</u> Determination prior approval not reqred 10.07.2025 Delegated Decision	Mr Alex Phillips	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for development of a timber framed traditional Essex barn into a single dwelling house.	Birch Hall Dale Hill Kirby Le Soken Frinton On Sea Essex CO13 0EL
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01 COMPLIANCE - TIME LIMIT

Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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. 2312-IDA-XX-SU-A-0102 Revision P01 - Site Location Plan

Drawing No. 2312-IDA-XX-SU-A-0100 Revision P02 - Site Plan

Proposed Elevations - Received 19.05.2025

Proposed Floor Plans - Received 19.05.2025

Planning Statement - Received 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

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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 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 (including garage spaces as applicable) of vehicles, and cycle parking provisions, 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.

04 FURTHER APPROVAL - UNEXPECTED CONTAMINATION

CONDITION: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken. Where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. Any remediation work as may be agreed shall be carried out in its entirety in accordance with the approved Remediation Scheme and its timetable. Following remediation, evidence shall be submitted to and approved in writing by the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation scheme prior to the first use/occupation of the development.

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 MITIGATION TO BE AGREED FOR PRIOR APPROVALS: RAMS

CONDITION: The hereby approved development shall not be first occupied until detailed proposals addressing the mitigation of the development's impact on protected Essex Habitats Sites have been submitted to and received written approval from the Local Planning Authority. Such proposals must provide and secure mitigation in accordance with the joint Habitats Regulations Assessment Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or demonstrate mitigation measures of an equivalent effectiveness to the 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 unilateral undertaking (UU) between the District Council, Developer/Applicant, and site owners prior to commencement of development. You are strongly advised to finalise the unilateral undertaking (UU) 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. Furthermore, please also note a legal agreement will include legal fees and may require obligations to secure monitoring and associated fees.

Under article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) permitted development rights which will result in a net increase in residential dwellings are subject to regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (the 2017 Regulations). In particular, regulation 75 provides that it is a condition of any planning permission granted by a general development order on or after 30th November 2017, that development which is likely to have a significant effect on a European site or a European offshore marine site and is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the Local Planning Authority (LPA) under regulation 77.

Please contact Tendring District Council to make an application under Regulation 77 of the 2017 Regulations and to arrange the required UU prior to commencement of the development.

<u>25/00788/FUL</u> <u>HH</u> Approval - Full 07.07.2025 Delegated Decision	Mr and Mrs Jones	Householder Planning Application - Outbuilding to rear of property	Thorpe Green Farm Colchester Road Thorpe Le Soken Clacton On Sea Essex CO16 0AB
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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 22.05.25

JTGF-03 - BLOCK PLAN, ELEVATIONS AND GROUND FLOOR PLAN REC'D 22.05.25

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

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

Thorrington Parish Council

<u>25/00692/FUL HH</u> Approval - Full 07.07.2025 Delegated Decision	Mr Stephen Pratt	Householder Planning Application - Front porch.	The Laurels Church Road Thorrington Colchester Essex CO7 8HP
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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).

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- o 0288-A-001 00 - Location and Block Plan
- o 0288-A-100 00 - Existing and Proposed Details (including materials details)

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.

Weeley Parish Council

No Determinations

Wix Parish Council

<u>25/00900/EIAS</u> <u>CR</u> Application Closed 07.07.2025	<i>Empyreal Energy Ltd</i>	<i>EIA Screening for 25/00880/VOC - Variation of Condition 10 (Operational lifespan) of application 16/01644/FUL to extend operational lifespan of Solar Farm from 25 years to 40 years.</i>	<i>Green Farm Solar Farm Oakley Road Wix Essex CO11 2SE</i>
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Wrabness Parish Council

No Determinations