

<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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Alresford Parish Council

No determinations

Ardleigh Parish Council

<u>22/01581/FULH</u> <u>H</u> Approval - Full 04.11.2022 Delegated Decision	Mr Jenkins	Proposed single storey rear extension with external alterations and internal alterations to existing annexe building.	Maryland Cottage Turnpike Close Ardleigh Colchester Essex CO7 7QW
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

1.1 A - Garage - Existing and Proposed Floor Plans and Elevations

1.0 00 - Dwelling - Existing and Proposed Floor Plans and Elevations

1.2 00 - Site Plan and Block Plan

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

<u>22/01738/AGRIC</u> Determination prior approval not reqred 01.11.2022 Delegated Decision	Mr J Fryer	Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use.	Land off Spring Valley Lane Ardleigh Colchester Essex CO7 7SA
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01 The proposed agricultural track complies with Town and Country Planning (General Permitted Development) England Order 2015, Schedule 2, Part 6 Agricultural and Forestry and the Council's prior approval is not required for the siting, design or external appearance of the development as proposed.

Beaumont Parish Council

No determinations

Bradfield Parish Council

No determinations

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Brightlingsea Town Council

<u>22/01495/FULH</u> <u>H</u> Approval - Full 02.11.2022 Delegated Decision	Mrs Christina Mitchell	Proposed new timber framed porch with concrete roof tiles to match existing rear extension roof. Porch to be externally finished with brick plinth to 90mm and rendered weatherboard above. New entrance door, 2 opaque windows, and 2 skylights to be installed within porch.	2 Western Road Brightlingsea Colchester Essex CO7 0HZ
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans;

Drawing No. 0026-A-002
Drawing No. 0026-A-200 01

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

Clacton-on-Sea

<u>22/01572/TCA</u> Approval - Full 03.11.2022 Delegated Decision	Mr Woods - Diocese of Chelmsford	1 No. Sycamore - fell to ground level, 1 No. Ivy Covered Sycamore - reduce by 3m-3.5m, 1 No. Cherry - fell to ground level, 4 No. Sycamore - reduce by approx 3-4m, 1 No. Sycamore - remove lowest branch back to the trunk, 1 No. Oak - reduce by 2m, 1 No. Bay - reduce by 3m, 1 No. Sycamore - fell to ground level, 1 No. Hawthorn Bay - cut back to boundary line.	St Johns Vicarage Valley Road Clacton On Sea Essex CO15 4AR
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01 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.

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

Elmstead Market Parish Council

<u>22/01800/CMTR</u> To be determined by another Authority 31.10.2022	Graham Thomas - Essex County Council	Proposed borrow pit	Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR
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Frating Parish Council

<u>22/01530/FUL</u> Approval - Full 03.11.2022 Delegated Decision	Mr and Mrs Topp	Proposed replacement dwelling following demolition of the existing dwelling.	Hockley Farm House Church Road Frating Essex CO7 7HG
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number P01, P02, and the document titled 'Planning Statement'.

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

Frinton & Walton Town Council

<u>21/02171/OUT</u> Approval - Outline 04.11.2022 Delegated Decision	Mrs L Cowell - Montessa Ltd	Outline application (Access only) for proposed erection of up to four dwellings.	Land rear of 19 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EE
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01 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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02 An Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

03 No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the appearance, landscaping, layout, and scale have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - The application as submitted does not provide sufficient particulars for consideration of these details.

04 The development hereby permitted shall be carried out in accordance with the following approved plan(s): 1961/21/01 B

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

05 Prior to the commencement of development hereby approved, including any ground works or demolition, a Construction Management Plan must be submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities
- v. Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense when caused by developer
- vi. noise control
- vii. emission control
- viii. dust control
- ix. working hours
- x. use of machinery and mobile plant,
- xi. piling works

Reason - To ensure that parking on the highway does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and to protect the residential amenity of the neighbouring occupiers.

06 Prior to the commencement of development a Renewable Energy Generation Plan (REGP) must be submitted to and approved in writing by the Local Planning Authority. The REGP shall provide details of the electric car charging points for each unit hereby approved and include all other measures that are to be incorporated into the design, layout and construction of the development hereby approved in order to maximising energy efficiency and the use of renewable energy. Thereafter, the development shall comply with the REGP and the approved measures implemented prior to first occupation.

Reason: In order to ensure that the development contributes towards reducing carbon emissions in addressing climate change, in accordance with Policy PPL10 and SPL3.

07 Prior to the commencement of development hereby approved, a Sustainable Drainage

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Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal

08 Prior to the commencement of development, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including precautionary method statements of nesting bird and small mammals.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

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

09 Prior to the commencement of 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 to achieve stated objectives;
- c) locations 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.

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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).

10 All biodiversity mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (ACJ Ecology, November 2021). 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)

11

Prior to the first occupation of the development hereby approved, an external 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 (Priority habitats & species)

12 Prior to first occupation of the development hereby approved, a vehicular turning facility, (minimum size 5 turning head) of a design to be approved in writing by the Local Planning Authority 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

13 No development or preliminary ground-works can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to the local planning authority.

Reason - The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with potential for below ground archaeological deposits.

14 No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of

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archaeological fieldwork, as detailed in the mitigation strategy, which has been submitted to and approved in writing by the local planning authority.

Reason - The Tendring Historic Environment Characterisation project and Essex HER show that the proposed development is located within an area with potential for below ground archaeological deposits.

<u>22/01146/FULH H</u> Approval - Full 02.11.2022 Delegated Decision	Mrs Georgina Butler	Proposed removal of leaning boundary wall and foundations facing esplanade, replacing with like for like boundary wall.	Nelmes Cottage 3 Raglan Road Frinton On Sea Essex CO13 9HH
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plan; Drawing No. BRR-02 Rev A Scanned 24 October 2022

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

<u>22/01502/LBC</u> Approval - Listed Building Consent 01.11.2022 Delegated Decision	Mr and Mrs P J Hart	Proposed replacement timber black painted windows to timber white painted windows.	Mill House 127 Thorpe Road Kirby Cross Frinton On Sea Essex CO13 0NQ
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01 The works hereby permitted shall begin before the expiration of three years from 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan 1:1250

Design and Access Statement (Heritage Statement) dated September 2022

Mid size Diagrams with setting out 1 of 6

Mid size Diagrams with setting out 2 of 6

Mid size Diagrams with setting out 3 of 6

Mid size Diagrams with setting out 4 of 6

Mid size Diagrams with setting out 5 of 6

Mid size Diagrams with setting out 6 of 6

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

22/01510/ADV Approval - Advertisement Consent 04.11.2022 Delegated Decision	Mr Petifer Greene King	Proposed installation of new pictorial panel and amenity boards to existing post and gibbet. Including 3 brass lanterns, 2 door plaques, 2x sets of sign written house names, 2x new panels to existing double sided post signs, 2x disclaimer signs, 1x sign written welcome sign, 1x transom sign, 1x garden sign, 1x amenity sign and two sets of sign written letters and logos.	Essex Skipper Rochford Way Frinton On Sea Essex CO13 0AZ
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01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additionally all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

- AMENDED BLOCK PLAN (Recieved 23rd September 2022)
- AMENDED PROPOSED EXTERNAL SIGNAGE 1 (Recieved 23rd September 2022)
- AMENDED PROPOSED EXTERNAL SIGNAGE 2 (Recieved 23rd September 2022)
- AMENDED PROPOSED EXTERNAL SIGNAGE 3 (Recieved 23rd September 2022)

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AMENDED PROPOSED EXTERNAL SIGNAGE 4 (Received 23rd September 2022)

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

03 Any proposed external light source shall be so positioned and shielded, in perpetuity, to direct light towards the proposed advertisement sign and away from the Highway.

Reason - To ensure that users of the highway are not subjected to glare and dazzle in the interest of highway safety.

The above condition is to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

22/01521/FULH H Approval - Full 31.10.2022 Delegated Decision	Mr Elliot Ball	Proposed single storey rear extension.	6 Central Avenue Frinton On Sea Essex CO13 9NW
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans;

Drawing No. 306-P21
Drawing No. 306-P22
Drawing No. 306-P23
Drawing No. 306-P24
Drawing No. 306-P25

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

03 Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason - For the avoidance of doubt and in the interests of preserving the special character of the Conservation Area.

22/01550/TPO Approval - Full 03.11.2022 Delegated Decision	Mr Thomas South - Absolute Tree Services	To reduce 1 x Oak Tree by 30%. To remove dead wood. To clear branches from BT telephone wires.	Rosslare Turpins Lane Kirby Cross Frinton On Sea Essex CO13 0PB
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01 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.

02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

NOTE/S FOR CONDITION:

None

<u>22/01567/TCA</u> Approval - Full 03.11.2022 Delegated Decision	<i>Mr Steve Austin</i>	<i>Clearance of front garden and driveway, 4 conifers blocking light at front of property. Other shrubs also to be removed along neighbouring fenceline.</i>	<i>17 Third Avenue Frinton On Sea Essex CO13 9EQ</i>
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01 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.

<u>22/01571/TCA</u> Approval - Full 03.11.2022 Delegated Decision	<i>Mr Caden</i>	<i>1 No. Crimson King Maple - reduce by 3-4m back to previous cutting points, 1 No. Cherry - fell to ground level.</i>	<i>Watling House 22 Holland Road Frinton On Sea Essex CO13 9EH</i>
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01 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.

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22/01593/TCA Approval - Full 03.11.2022 Delegated Decision	Mrs Gillian Jenkins	Magnolia - Reduce height by approx 25% over next 5 years. Conifers - Removal of branches, possible removal of trees. Bay - Regularly prune over the next 5 years. Holly - Regularly prune over the next 5 years. Pittosporum - Reduce height and regularly prune over next 5 years. Viburnum - Removal of dying tree over next 5 years. Bay Sucker x4 - Remove over the next 2 years. Silver Birch - Removal of 2 limbs and pruning of branches. Elaeagnus - Trim overhanging branches. Unknow species of Tree - Trim overhanging branches. All work to be carried out during the next 5 years. The garden is currently overgrown and we are replanting/replacing/regerating the garden.	21 The Crescent Frinton On Sea Essex CO13 9AR

01 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.

Great Bentley Parish Council

22/01634/TCA Approval - Full 03.11.2022 Delegated Decision	Mr Peter Harry	3 No. Common Horse Chestnut - reduce to previous pruning points, 2 No Holly - reduce crown by 1m, 1 No. Laburnum - reduce crown by 1m.	Mariners Moors Close Great Bentley Colchester Essex CO7 8QL
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01 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.

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Great Bromley Parish Council

No determinations

Great Oakley Parish Council

22/00925/FUL Approval - Full 04.11.2022 Delegated Decision	Mr D Naphine	Proposed change of use of land to residential land associated with Myrtle Cottage and erection of outbuilding.	Myrtle Cottage Colchester Road Great Oakley Harwich Essex CO12 5DA
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers 1315/101 A and 1315/102 A, and the document titled 'Planning Statement'.

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

03 The vehicular access shall be formally 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 and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge.

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

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

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

05 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 of the carriageway.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent carriageway in the interest of highway safety.

06 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such additions and/or building(s) which shall previously have been submitted to and approved, in writing, by the local planning authority.

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Reason - It is necessary for the local planning authority to be able to consider and control further development in order to ensure that landscape harm does not result and to ensure that no harm to neighbouring amenities will occur.

- 07 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other enclosures shall be erected, except in accordance with details that shall previously be approved in writing by the local planning authority.

Reason - It is necessary for the local planning authority to be able to consider and control further development in order to ensure that landscape harm does not result.

22/01654/TPO Approval - Full 04.11.2022 Delegated Decision	Mrs Mary Allen	1 No. Oak - re-pollard to previous cut points and reduction to limbs over house, neighbouring house and boundary and removal of epicormic growth on stem.	Old Oak Cottage Farm Road Great Oakley Harwich Essex CO12 5AL
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- 01 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.

- 02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

Harwich Town Council

22/01227/VOC Approval - Full 02.11.2022 Delegated Decision	Mr B Brading - NFC Homes (South East) Limited	Variation of condition 2 of application 20/01153/FUL to amend the design of the units of Plots 3, 6, 8, 7, and 9.	139 Fronks Road Dovercourt Harwich Essex CO12 4EF
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- 01 The development to which this permission relates must be begun no later than 21st Deember 2023.

Reason - The time limit condition is imposed in order 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.

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans:

20/01153/FUL:

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907/loc a Amended site plan 03 Dec 2020
907/101/b Amended plot 1 - proposed elevations and floor plans 19 Nov 2020
907/102/a Amended plot 2 - proposed elevations and floor plans 19 Nov 2020
907/100/b Amended garden size plan 19 Nov 2020
907/110 Garages - proposed floor plan and elevations 24 Aug 2020
907/104 Plot 4 - proposed floor plan and elevations 24 Aug 2020
907/105 Plot 5 - proposed floor plan and elevations 24 Aug 2020

22/01227/VOC:

907/100/C - Block Plan
907/103/B - Plot 3
907/106//C - Plot 6
907/108/C - Plot 8
907/109/B - Plot 7 and Plot 9
907/112/C - Landscape Plan

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

03 Prior to occupation of the development, the road junction/access at its centre line shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction/access is first used by vehicular traffic and retained free of any obstruction at all times.

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

04 Prior to the first occupation of the development, the proposed vehicular access at its bellmouth junction with Fronks Road shall be provided with:

- Minimum 6 metre radius kerbs returned to an access road carriageway width of 6m shared surface. and flanking footways 2m. in width returned around both the radius kerbs which shall connect to the existing footways with associated drop kerbs/ tactile paving on either side of the junction.
- The new road junction shall be constructed at least to binder course prior to the commencement of any other development including the delivery of materials.

Reason - To ensure that all vehicular traffic using the junction may do so in a controlled manner and to provide adequate segregated pedestrian access, in the interests of highway safety.

05 There shall be no discharge of surface water onto the Highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

06 Prior to the occupation of the development the internal layout shall be provided in principal with drawing number:

- 907/100 C Block Plan

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

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07		No unbound materials shall be used in the surface treatment of the proposed vehicular access throughout.	
		Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.	
08		Prior to the first occupation of each dwelling on the proposed development, the individual proposed vehicular access for that dwelling shall be constructed at right angles to the carriageway and to a width of 3.6m (4 low kerbs) with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.	
		Reason - To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.	
09		Each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles while vehicular parking space which is bounded by walls or other construction shall have minimum dimensions of 3.4 metres x 5.5 metres.	
		Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety.	
10		The Cycle / Powered Two-wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.	
		Reason - To ensure appropriate cycle / powered two-wheeler parking is provided in the interest of highway safety and amenity.	
11		As indicated on drawing no. 907/110 of 20/01153/FUL all single garages should have a minimum internal measurement of 7m x 3m.	
		Reason - To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety.	
12		Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of Residential Travel Information Packs for sustainable transport for the occupants of each dwelling, approved by Local Planning Authority, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.	
		Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.	
13		The Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods shall be in full accordance with the details as approved within planning reference 22/01237/DISCON. This approved drainage system shall be implemented prior to the use of the building commencing and maintained thereafter for the lifetime of the development.	
		Reason - To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.	

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14 The Construction Method Statement approved within planning reference 22/00955/DISCON shall be adhered to throughout the construction period.

Reason - Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974). To ensure that on-street parking of construction vehicles in the adjoining streets does not occur, in the interests of highway safety.

15 Notwithstanding the provisions of Schedule 2, Part 1 Class A, B and C of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no extensions or alterations to the roofs shall be allowed within the curtilage of all the Plots (1 to 9 inclusive) hereby permitted without planning permission having been obtained from the Local Planning Authority.

Reason - In the interest of visual amenity.

16 The boundary treatment plan as shown on approved drawing no. 907/112/c shall implemented prior to first occupation of the approved dwellings and retained thereafter as approved.

Reason - In the interests of residential amenity and visual amenity.

17 The approved scheme of landscaping shown on drawing no. 907/112/c shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

18 Before their first use on site details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - To ensure the satisfactory appearance of the development.

19 No work on site shall take place until a detailed design for the foundations of the garage and driveway at Plots 1 and 3 has been submitted to and approved in writing by the Local Planning Authority. The details shall include how the nearby trees and associated roots shall be protected during the development together with a method statement for the construction. The development hereby approved shall only take place in accordance with the approved detailed scheme.

Reason - These plots are within close proximity to mature trees, the measures are therefore to protect the health of the trees.

20 No building hereby permitted shall be occupied until a 1.8 metre high timber close boarded fence shall be erected along the southern boundary of Plots 6, 7 and 8 hereby approved.

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Reason - In the interest of residential amenity and security.

- 21 No building hereby permitted shall be occupied until a landscape management plan setting out how the communal open space and landscaping will be carried out and by whom, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved landscape management plan for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure appropriate landscaping of the communal areas is provided by the development.

- 22 The obscured glass referred to on the elevational drawings of this application, shall be non-opening unless; the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall be glazed with obscure glass with a degree of obscurity equivalent to Pilkington level 5 and shall be permanently maintained thereafter as obscure glazed.

Reason - To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) or the details provided within approved plan, 907/108 C (Plot 8 Elevations and Floor Plans), the side facing roof light servicing the bathroom of plot 3 shall be glazed with obscure glass with a degree of obscurity equivalent to Pilkington level 5 and shall be permanently maintained thereafter as obscure glazed.

Reason - To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

<u>22/01552/TPO</u> Approval - Full 01.11.2022 Delegated Decision	Mr Reece Horne	T1 on application plan - Lombardy poplar - fell to ground level - tree is affected by basal decay and consequently at an increased likelihood of basal failure.	Verge of West End Lane to The East of 17 Brussels Close Dovercourt Essex
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- 01 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

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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.
- 02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

NOTE/S FOR CONDITION:

None

<u>22/01638/TPO</u> Approval - Full 03.11.2022 Delegated Decision	Mr James Eves - All Conditions Treecare	1 No. Oak - reduce to previous pruning points.	6 Musgrave Close Dovercourt Harwich Essex CO12 3UJ
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- 01 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.

- 02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

Lawford Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
22/01579/FULH H Approval - Full 04.11.2022 Delegated Decision	Butcher	Proposed single storey rear extension.	4 Cambridge Drive Lawford Manningtree Essex CO11 2EN

01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans;

2.1 00 - Proposed Floor Plan

1.1 00 - Site and Block Plan

1.0 00 - Existing and Proposed Elevations

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

Little Bentley Parish Council

21/01986/LBC Approval - Listed Building Consent 02.11.2022 Delegated Decision	Mr and Mrs Mark Barham	Proposed removal of three upstairs bedroom windows (small) and replace with like for like new ones. (Bespoke wooden windows)	Red Tiles Ravens Green Little Bentley Colchester Essex CO7 8TA
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01 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004

02 The development hereby permitted shall be carried out in accordance with the following approved plans;

Product Quotation Including Amended Product Specification - Scanned 24 Oct 2022

Single Glazed Flush Casement - Scanned 24 Oct 2022

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

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>22/01191/OUT</u> Refusal - Outline 31.10.2022 Delegated Decision	D Howes	Outline Planning Permission (all matters reserved) for the erection of one self-build bespoke designed single storey dwelling.	Land off Tan Lane Little Clacton Essex CO16 9PT

- 01 Section 2 Policy LP7 of the Tendring District Local Plan 2013-2033 states that the Council will also consider, on their merits, proposals for small developments of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to, settlement development boundaries, where they will still support a sustainable pattern of growth in the District and are brought forward by individuals or associates of individuals who will occupy those homes. It is considered that the principle of a self-build dwelling cannot be established in this location by reason of the location being considerably in excess of the 400m specified in Policy LP7(b). As such the location of the development is not supported by Policy LP7 and the site is therefore unsuitable for residential development in the form of a self-build/custom build dwelling.
- 02 Section 2 Policy PPL3 (c) of the Tendring District Local Plan 2013-2033 requires the Council to protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance, including to settlement settings. Policy SP7 requires new development to respond positively to local character and context to preserve and enhance the quality of existing places and their environs. The Tendring Landscape Character Assessment seeks to restrict further ribbon development and consider opportunities to strengthen and enhance the landscape setting to the villages through planting and enhancing, or creating new, village greens, which could help to maintain the individual character of individual settlements. The introduction of an urban form proposes extending the ribbon development further and, along with the associated domestic activities and paraphernalia in this location beyond the edge of the current settlement, would alter the character and appearance of this rural site, causing harm to the intrinsic character and beauty of the countryside, contrary to Section 1 Policy SP7 and Section 2 Policy PPL3(c) of the adopted Local Plan.

Little Oakley Parish Council

<u>22/01531/COUN</u> <u>OT</u> Determination prior approval not reqred 04.11.2022 Delegated Decision	Mr G Stock	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed conversion of an agricultural building into one dwelling.	Newhouse Farm Clacton Road Little Oakley Harwich Essex CO12 5JH
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- 01 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.
- 02 The development must be carried out where prior approval is not required in accordance with the details provided in the application.

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03 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.

Manningtree Town Council

No determinations

Mistley Parish Council

<u>22/00672/COUN OT</u> Determination prior approval not reqred 04.11.2022 Delegated Decision	Mr G Williamson - Redvine Properties Ltd	Proposed conversion of existing office building into one single dwelling house including alterations to fenestration and addition of associated balcony.	Topsl House High Street Mistley Manningtree Essex CO11 1HB
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01 Development must be completed within a period of 3 years starting with the prior approval date.

02 Any building permitted to be used as a dwellinghouse by virtue of Class MA of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the 1987 Use Classes Order (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

<u>22/01504/TCA</u> Approval - Full 03.11.2022 Delegated Decision	Mr Harry Adams - Dedham Vale Tree Surgery	Horse chestnut on cricket ground that parallel to road remove and grind stump due to poor health.	Mistley Cricket Club New Road Mistley Essex CO11 1ER
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00 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.

<u>22/01609/TCA</u> Approval - Full 03.11.2022 Delegated Decision	Mr Kevin Misselbrook	Remove Bay Bush/Tree.	2 Millers Reach Mistley Manningtree Essex CO11 1PX
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01 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.

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

22/01639/TCA Approval - Full 04.11.2022 Delegated Decision	Mr Messer	1 No. Beech - reduce crown by 50% to reduce sail area.	Rill House 54 New Road Mistley Manningtree Essex CO11 1BU
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- 01 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.

Ramsey & Parkeston Parish Council

No determinations

St Osyth Parish Council

No determinations

Tendring Parish Council

No determinations

Thorpe-le-Soken Parish Council

22/01604/TCA Approval - Full 03.11.2022 Delegated Decision	Mr David Warner - The Garden Grow	The tree is a Sycamore that has grown over the driveway and will need to be pruned back so it's not in the way or touching the house.	Milktoy 35 High Street Thorpe Le Soken Clacton On Sea Essex CO16 0DY
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- 01 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.

Thorrington Parish Council

No determinations

Weeley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
22/01526/TPO Approval - Full 01.11.2022 Delegated Decision	Mr Robert Godsell	1 No. Oak - remove and replace with new tree.	Reedlands Gutteridge Hall Lane Weeley Clacton On Sea Essex CO16 9AS

01 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.

02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

NOTE/S FOR CONDITION:

None

Wix Parish Council

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

No determinations

Wrabness Parish Council

No determinations