

Our Ref: 3112/JF/LT20210535

19<sup>th</sup> July 2021

Planning Department,  
Tendring District Council,  
Council Offices  
Thorpe Road  
Weeley  
Essex, CO16 9AJ

**MRPP**

**MARTIN ROBESON  
PLANNING PRACTICE**

*Town Planning Consultants  
Development Advocacy*

21 BUCKINGHAM STREET  
LONDON WC2N 6EF

**Via Planning Portal**

Dear Sir/Madam,

**BROOK PARK WEST, CLACTON-ON-SEA  
S.73 APPLICATION TO VARY CONDITIONS 21, 25, 26, 27 AND 28 OF APPLICATION  
REF. 18/01616/OUT**

On behalf of our client, Britton Developments Ltd, we hereby submit an application pursuant to S.73 of the Town and Country Planning Act 1990 to amend conditions 21, 25, 26, 27 and 28 of planning application reference 18/01616/OUT.

Permission was granted on 8<sup>th</sup> June 2017 for a hybrid scheme (application ref. 16/01250/OUT) comprising a mixed use development including a foodstore, hotel, family public house, restaurants, retail terrace and Pickers Ditch major open space together with an outline application for residential and employment development. Planning permission ref. 18/01616/OUT is a section 73 variation of the original permission and forms the operative consent. Parts of the scheme have come forward and are now operating, including McDonald's, Marston's public house restaurant and hotel and Lidl.

This Section 73 application seeks to vary five conditions on the consent so as to reconfigure the retail terrace to reorientate the units and car parking and also to facilitate the opportunity for the sale of food (convenience goods) from one of the units. Further detail on the amendments proposed are set out within the submitted Planning Statement however, it is acknowledged overall quantum of floorspace proposed is as per that originally permitted and the majority of the condition amendments therefore relate to simply update the drawing references.

The application is submitted via the Planning Portal (PP-09885422) and comprises the following:

- Application Form
- Planning, Design and Access Statement, MRPP, July 2021
- Transport Statement, Vectos, July 2021
- Site Location Plan - 1525-PA01
- Proposed Site Plan - 10924-200E
- Unit 1 Elevations - 10924-301F

- Units 2 & 3 Elevations - 10924-302A
- Unit 4 Elevations - 10924-303
- Unit 1 Ground Floor Plan - 10924-401E
- Units 2 & 3 Ground Floor Plan - 10924-402B
- Unit 4 Ground Floor Plan - 10924-403A

Payment of £234.00 to cover the planning application fee has been paid.

We look forward to receiving confirmation that the application has been validated.

Yours sincerely,



**Jessica Ferguson**

