Tendring
District Council

Planning Services
Council Offices
Weeley
Essex
CO16 9AJ

Mr Young - LPS Architecture
Middleborough House
16 Middleborough
Colchester
CO1 1QT

Please ask for Julie Ramsey
Tel: (01255) 68 6158
Email: planning.services@tendringdc.gov.uk

Our Ref: 21/01542/FUL

21 September 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO:	21/01542/FUL	DATE ACCEPTED:	1 SEPTEMBER 2021
PROPOSAL:	Proposed extension and conversion of garage outbuilding to create habitable dwelling.		
LOCATION:	57 Walton Road Clacton On Sea Essex CO15 6EB		

Thank you for your application, which has been accepted and registered as a valid application.

Please note that the description of your proposal may have been changed to more accurately reflect the intended works. If you disagree with any changes, please contact this office.

We reserve the right, during the process of determination to render the application invalid should it be discovered that there are any errors or omissions. If this is the case you will be contacted by this office.

If by 27 October 2021

- You have not been told that your application is invalid; or
- You have not been told that your fee cheque has been dishonoured; or
- You have not been given a decision in writing; or
- You have not agreed in writing to extend the period in which the decision may be given,

Then you can appeal to the Secretary of State under Sections 78 or 195 (whichever is appropriate) of the Town and Country Planning Act 1990. You should appeal within six months and you must use a form which you can get online at www.planningportal.gov.uk/pcs or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. This does not apply if your application has already been referred to the Secretary of State.

As the application proposes a new dwelling(s), a planning obligation is likely to be required under Section 106 of the Town and Country Planning Act 1990. This is to secure a financial contribution toward the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy. This ensures compliance with Tendring District Local Plan (2007) Policies EN6 and EN11a and Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) Policy PPL4 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017. Provision of the contribution is secured by

completion of a Unilateral Undertaking (UU).

To begin progress on this please provide evidence of title to the location of the site in the form of an up to date Official Copy of Register of Title from the Land Registry entries, dated no more than 4 weeks before the date of this letter, including the registered title plan from the Land Registry, both of which can be purchased online at www.landregistry.gov.uk. If the title is unregistered the landowner's solicitor will be required to complete a Certificate of Title for Unregistered Land (please request a copy if needed). Please note, if there is a mortgage on the property, the Mortgagee may also be required to execute the document which may take in excess of 3 weeks to be returned.

More information on this request can be found at the following link:
https://essexcoast.birdaware.org/home

The necessary consultations will take place to establish whether additional obligations under Section 106 of the Town and Country Planning Act 1990 are required, for example, public open space, affordable housing etc. Please note that the preparation of the planning obligation will incur a fee. You will be informed of the preparation fees once the precise requirements of the agreement are established.

Please note that the submission of the UU/Section 106 agreement must not be taken to mean that the development is acceptable in all other respects and that planning permission will be granted. The planning application remains to be determined by powers delegated to the Head of Planning, or by the Planning Committee.

Yours faithfully

PLANNING SERVICES