



Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Allison

Company Name

Stone Crest Homes Ltd.

Address

Address line 1

Sparrows Yard

Address line 2

Quintons Road

Address line 3

Town/City

East Bergholt

County

Essex

Country

United Kingdom

Postcode

CO7 6RB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

Redevelopment of the former Clacton Campus of the Colchester Institute Corporation, the scheme comprising the demolition of the existing auditorium building, conversion and extension of the existing classroom building to form 35No 1-bedroom and 2-bedroom flats, erection of a new building to form 41No 1-bedroom and 2-bedroom flats, and associated car parking and site landscaping.

Has the work already been started without planning permission?

- Yes
- No

Site Area

What is the measurement of the site area? (numeric characters only).

0.25

Unit

Hectares

Existing Use

Please describe the current use of the site

Vacant college buildings.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Further education college.

When did this use end (if known)?

31/03/2020

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Proposed vehicular and pedestrian access indicated on drawing 2248-DE-10-01.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

10

Total proposed (including spaces retained):

42

Difference in spaces:

32

Vehicle Type:

Cycle spaces

Existing number of spaces:

10

Total proposed (including spaces retained):

90

Difference in spaces:

80

Vehicle Type:

Motorcycles

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Type:

Roof

Existing materials and finishes:

The existing classroom block is roofed in a sheet metal roofing system with corrugated profile, pale grey in colour, with a bull-nosed feature to the eaves and matching metal rainwater goods. The existing auditorium block is believed to have a bituminous roof finish, largely concealed behind parapet walls with precast concrete copings.

Proposed materials and finishes:

Inverted flat roof system with paved terraces or sedum planting as indicated on the roof plan. Mill-finished aluminium fascias and parapet copings. Solar panel arrays are proposed to the parts of the roof decks, extent as necessary for Building Regulations compliance.

Type:

Walls

Existing materials and finishes:

The north and south elevations of the existing classroom block are largely glazed, with horizontal bands of glazing alternating with bands of pale coloured render. Columns are expressed externally as pilasters, painted white. These glazed elevations are 'book-ended' by the east and west elevations which are formed in red-brown facing brickwork. The east elevation features a vertical band of grey render punctuating the stairwell. The existing auditorium block is largely formed in red-brown facing brickwork. Within the north elevation of this block there is a panel comprising horizontal bands of glazing alternating with bands of pale coloured render. Columns are expressed externally as pilasters, painted white. To the west elevation of this block there are feature panels finished in grey render.

Proposed materials and finishes:

The proposed building features a combination of render finished walls, warm white in colour, with areas of rain-screen cladding to achieve a lime-washed timber boarded effect. The distribution of these materials is indicated on drawing DE-30-01.

Type:

Windows

Existing materials and finishes:

The north and south elevations of the existing classroom block are largely glazed, with horizontal bands of glazing alternating with bands of pale coloured render. These windows are steel framed, finished in white. The brickwork 'book-ends' that form the east and west elevations of this block feature windows as discrete punched window openings, whilst the east elevation also features 2No vertical bands of glazing, punctuating the stairwell, again these windows are all steel framed and finished in white. The existing auditorium block features windows as discrete punched window openings. These windows are steel framed, finished in white. The main entrance and stair-core of the existing building is highlighted on the north elevation by a vertical band of curtain walling with dark green framing and feature panelling.

Proposed materials and finishes:

The proposed building features discrete punched window openings fitted with uPVC framed windows, colour - dark grey. Where not otherwise shaded by overhead balconies, windows to the east, south and west elevations would be fitted with projecting surrounds, to provide solar shading, fabricated in PPC finished aluminium, colour - dark grey. To the ground floor, louvre panels are proposed to provide secure ventilation, finished to match the window frames. The fenestration pattern is illustrated on elevation drawing DE-30-01. The vertical band of green curtain walling to the north elevation, highlighting the main entrance and stair-core, is to be retained/renewed and extended vertically to serve the additional upper storeys.

Type:

Doors

Existing materials and finishes:

Existing doors are in a variety of materials and finishes. Those to the main entrances are glazed doors with aluminium frames finished in dark green. Elsewhere in the building there are steel-framed glazed doors finished in white and also glazed timber door leaves finished in dark green and set within the white steel framed glazing system.

Proposed materials and finishes:

New doors to the proposed communal areas would comprise an aluminium framed commercial door system with glazed infills to entrances, louvred infills to refuse stores and plant rooms and solid infills to cycle stores, colour - dark grey. New doors to private gardens and balconies would comprise a glazed uPVC door system, colour - dark grey.

Type:

Other

Other (please specify):

Balconies

Existing materials and finishes:

N/A - No balconies at present.

Proposed materials and finishes:

An expressed steel framework with white finish. Balustrades comprising metal balusters with a white PPC finish and timber handrails. PPC finished aluminium fascias to the edges of the balcony floor decks, colour - light grey, with a proprietary board-effect flooring system.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt to car parking areas.

Proposed materials and finishes:

Permeable block paving system - concrete.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

The following Barefoot & Gilles' drawings and the accompanying design and access statement provide further information relating to the proposed materials and finishes:

- 2248-DE-10-01-D Site Plan as Proposed
- 2248-DE-20-01-A Proposed Ground Floor Plan
- 2248-DE-20-02-A Proposed First Floor Plan
- 2248-DE-20-03-A Proposed Second Floor Plan
- 2248-DE-20-04-A Proposed Third Floor Plan
- 2248-DE-20-05-A Proposed Fourth Floor Plan
- 2248-DE-20-06-A Proposed Fifth Floor Plan
- 2248-DE-20-07-A Proposed Roof Plan
- 2248-DE-30-01-A Proposed Elevations
- 2248-DE-30-02-A 3D Visualisations

Further information relating to the existing materials and finishes is shown on A&B Surveys' drawings LS5953/1 & LS5953/3.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

473200-1_Anglia Water Sewer Plan & MH Schedule

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

The ground floor of the proposed development includes 2No waste storerooms designated for the storage of domestic refuse and recycling, one store accommodates 15No 1100L eurobins and the other 17No 1100L eurobins. Refer to Barefoot & Gilles drawing 2248-DE-20-01-A. The entrances to the waste stores are located within 30m of the respective communal entrances to the building. There is proposed a vehicular access across the site from Thoroughgood Road to Harold Road sufficiently sized to carry a waste collection vehicle. Refer to Barefoot & Gilles drawing 2248-DE-10-01-D.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

In accordance with the local authority recommendations, the waste storerooms have sufficient capacity to store per flat: 180L residual waste / 240L of dry recycling / 23L of food waste, stored in separate labelled bins. Refer to Barefoot & Gilles drawing 2248-DE-20-01-A.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Flats / Maisonettes
1 Bedroom: 56
2 Bedroom: 20
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 76

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	56	20	0	0	0	76

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	76
Total existing residential units	0
Total net gain or loss of residential units	76

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Use Class:

F1 - Learning and non-residential institutions

Existing gross internal floorspace (square metres) (a):

2880

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

2880

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

0

Net additional gross internal floorspace following development (square metres) (d = c - a):

-2880

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	2880	2880	0	-2880

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

13/09/2023

Details of the pre-application advice received

As stated in section 17 of the Design & Access Statement, the current scheme has been the subject of informal advice from members of the Tendring DC planning team and has been revised in accordance with constructive comments received.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Matthew

Surname

Heywood

Declaration Date

26/01/2024

Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Matthew Heywood

Date

30/01/2024