



Appendix A

FRATING PARISH COUNCIL

Memorial Hall, Main Road, Frating, CO7 7DJ.

Clerk to the Council: Kay English

Email: clerk@fratingparishcouncil.gov.uk

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MINUTES of the FRATING PARISH COUNCIL MEETING held at the Memorial Hall on Monday 2nd June 2025 at 19:30hrs.

Present: Cllr Paula Bland
Cllr Terry Cuthbert
Cllr Jean Hynes
Cllr Veronica Morris
Cllr Sally Potter
Kay English, Clerk to the Council
3 Members of the Public

06.25.18 APOLOGIES FOR ABSENCE

Apologies for absence were RECEIVED and ACCEPTED from: Cllr Terri Philp; Cllr Carlo Guglielmi, County Councillor for Tendring Rural West and Cllr Aimee Keteca, District Councillor.

06.25.19 DISCLOSURE OF INTERESTS

It was **RESOLVED**: That members would raise relevant disclosures of interest at applicable agenda item.

06.25.20 PUBLIC QUESTIONS

Q.1 Traffic Lights: A member of the public raised a problem with the traffic lights, which had created traffic congestion.

Response: Out of sync traffic lights was a frequent occurrence. Residents were encouraged to report faulty lights to Essex County Council (ECC). This could be done through the Report It portal or by telephone. Cllr Potter would provide the telephone number.

Q.2. Haggars Lane: An update on the unsightly hoarding was requested.

Response: Tendring District Council (TDC) Planning and Licensing Departments confirmed that the hoarding was lawful and safe. No further action could be taken.

Q.3. Great Bentley Carnival 2025: This year's Carnival marked the 50th anniversary of the event and a request was made to advertise the event on the FPC website.

Response: The Clerk, Great Bentley Parish Council should be contacted regarding promotion of the event. Social media (such as Next Door) could be used to publicise it.

06.25.21 MINUTES

Members RECEIVED and CONSIDERED the draft Minutes of the Frating Parish Council meeting held on 19th May 2025.

It was **RESOLVED**: That the Minutes of the meeting held on Monday 19th May 2025 be approved and signed by the Chairman.

06.25.22 MATTERS PENDING

Members RECEIVED and CONSIDERED a list of Parish Council's current outstanding actions. An update on some of the outstanding actions was given:

i. Bus Shelter refurbishment was completed.

ii. Changeover of email address for FPC to .gov.uk domain was completed.

iii. First Aid Training (Defibrillator & CPR) would take place at 7 pm on 26th June 2025 at the Memorial Hall. A list of attendees was being prepared.

It was RESOLVED: That Matters Pending be noted.

In response to a question raised by Cllr Morris, it was confirmed that Matters Pending ensured actions were listed for follow up action prioritising as appropriate.

06.25.23 REPRESENTATIVES' REPORTS

i. Cllr Carlo Guglielmi (ECC) circulated his report by email prior to the meeting.

ii. Cllr Aimee Keteca (TDC): there were no items to report.

iii. Cllr Bland gave an update on the recent TDALC meeting, which included the re-election of both the Chairman and Vice Chairman, and Clerk. The new Police District Commander Stuart Austin was also in attendance at the meeting; it was reported that he had extensive policing experience and knowledge of Essex. At the meeting the District Commander outlined various policing initiatives including recruitment of Police & Detention Officers, station closures, crime statistics and police survey results. Also discussed at the TDALC meeting were changes of EALC office with the introduction of satellite training hubs e.g. Alresford, and relocation to RCCE offices in Feering. An update on Five Estuaries and North Falls Wind Farm was given.

iv. The Mobile Library visited Frating every 3 weeks but there could be variations to the frequency due to the recruitment of a new driver. Details of visits would be available on the website and Notice Board.

vi. Litter Pick was planned for 21st June 2025. Volunteers would be invited through social media.

Equipment was available and there would be a rubbish collection from the Hall.

It was RESOLVED: That the representative reports be noted.

06.25.24 INTERNAL AUDIT REPORT

The internal audit report prepared by Jan Stobart and outlined in Appendix C was RECEIVED and CONSIDERED noting that text highlighted in blue were recommendations for 2025/26.

It was RESOLVED that the report be noted.

06.25.25 ANNUAL RETURN – GOVERNANCE STATEMENT 2024/2025

Members RECEIVED and CONSIDERED Section 1 of the Annual Governance & Accountability Statement for year ending 31/03/25 as outlined in Appendix D, which was prepared for external auditor PKF Littlejohn LLP and required by the Accounts & Audit (Amendment) Regulations 2006.

It was RESOLVED that the Annual Governance Statement 2024/25 be agreed and approved.

06.25.26 ANNUAL RETURN – ACCOUNTING STATEMENT 2024/25

Members RECEIVED and CONSIDERED Section 2 of the Annual Accounting Statement for year ending 31/03/2025 as outlined in Appendix E, which was prepared for external auditor PKF Littlejohn LLP and required by the Accounts & Audit (Amendment) Regulations 2006.

It was RESOLVED that the Accounting Statement 2024/25 be agreed and approved.

06.25.27 CERTIFICATE OF EXEMPTION

Members RECEIVED and CONSIDERED the Certificate of Exemption 2024/25 as outlined in Appendix F certifying FPC as exempt from a limited assurance review under Section 9 of the Local Audit (Smaller Authorities) Regulations 2015.

It was RESOLVED that the Certificate Exemption 2024/25 be agreed and approved.

06.25.28 EXERCISE OF PUBLIC RIGHTS

Members RECEIVED and CONSIDERED the date for Exercise of Public Rights.

It was RESOLVED that the date for Exercise of Public Rights would be 1 July 2025 to 11 August 2025 inclusive.

06.25.29 CIVILITY & RESPECT PLEDGE

Members RECEIVED and CONSIDERED the National Association of Local Councils (NALC)/Society Local Council Clerks Civility & Respect Pledge as outlined in Appendix G, noting that the EALC training courses for Councillors & Clerks met the requirements of a training programme. In addition, Cllr Morris suggested that tailored training could be provided by TDC Monitoring Officer.

It was **RESOLVED** that this Pledge be adopted; the Clerk would action accordingly and enquire about other training provided by TDC.

06.25.30 FINANCIAL REGULATIONS UPDATED DOCUMENT

Members RECEIVED and CONSIDERED the updated Financial Regulations 2025 (NALC model document) as outlined in Appendix H, copies of which were made available at the meeting. It was **RESOLVED** that the Financial Regulations 2025 be agreed.

06.25.31 FINANCE

Members RECEIVED and CONSIDERED:

- i. Schedule of Payments & Receipts 01.04.25 – 31.05.25 Appendix I
- ii. Invoices due for payment May 2025 circulated prior to the meeting
- iii. Statement of Accounts for End of Year 2024-2025 Appendix J
- iv. It was **RESOLVED** that Schedule of Payments & Receipts, Invoices due for payment in May 2025 and Statement of Accounts be approved.
- v. Street Lighting: the Clerk indicated that discussions with SSE on outstanding invoices remained on-going.

It was **NOTED** that an update on payment of SSE invoices would be provided at the next meeting.

06.25.32 CHAIRPERSON'S REPORT

The Chairman gave the following report:

- i. Frating Park Footpath (drop kerb): this was previously reported in December 2024 noting that it can take some time for ECC to address the issue. However, Cllr Guiglielmi would be requested to provide an update on the status of the work.
- ii. Bus Time-Table Change: the reason for withdrawal of bus service 76x was unknown but further enquiries would be made.
- iii. Drain cleaning and emptying had been done although road sweeping was yet to be completed.
- iv. The overgrown bush on the A133 opposite the new development Holly Farm had recently been cut back.

It was **RESOLVED**: That the Chairman's report be noted; the Clerk would contact Konect Bus Services to clarify reason for cessation of bus service 76x.

06.25.33 CLERK'S REPORT

The Clerk worked an additional five hours in April 2025 due to course attendance.

It was **RESOLVED**: That the additional hours be noted and agreed.

06.25.34 PLANNING & ENVIRONMENT

- i. Planning Applications Received:

None received.

- ii. Planning Determinations:

None received.

However, the Chairman gave an update on the Hill Farm Planning Application 25/00464/Agri 24/03/2025. Notification of barn conversions to Parish & Town Councils was not required as they were deemed agricultural buildings and automatically approved by TDC.

None received.

- iii. Planning Appeals:

None received.

It was **RESOLVED**: that the Planning Applications be noted.

06.25.35 ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

Items for inclusion on the agenda for the next meeting should be referred to the Clerk.

Cllr Morris suggested that FPC consider major projects and earmark reserves accordingly. The Council was asked to submit proposals to the Clerk for consideration at a future meeting.

06.25.36 DATE OF THE NEXT PARISH COUNCIL MEETING

The annual parish council meeting was scheduled to take place on Monday 14th July 2025 at 19:30hrs at Frating Memorial Hall.

The meeting closed at 20:20 hours.

Signed..... Date.....



Appendix B

FRATING PARISH COUNCIL

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AGENDA ITEM 5 – MATTERS PENDING

FINANCE

- 02.25.119** Transfer to Unity Trust Bank. Clerk
05.25.35 Future Major Projects: proposals for consideration. Cllr Morris

PLANNING & ENVIRONMENT

- 04.25.149** i. Feasibility of installing an additional VAS including Road Safety statistics and/or speed reduction signage. Cllr Morris
ii. Lufkins Farm Planning Application. Cllr Cuthbert
iii. MAG10 Surface Water. Cllr Cuthbert
iv. New Mineral Site A69. Cllr Cuthbert

LEISURE & FACILITIES

- 04.25.45** Transfer of Churchyard. Cllr Bland & Cllr Potter

COMMUNITY

- 05.25.13** Thorington Church, Frating: support and promotion. Cllr Bland

GOVERNANCE

- 06.25.29** Adopt Civility & Respect Pledge. Clerk
DPI Forms: Cllrs

Appendix C

Frating Parish Council

<u>25/00431/FULH</u>	Mr John Roy	Householder Planning	Cedar Hall
<u>H</u>		Application - Erection of	Great Bentley Road
Approval - Full		a wind turbine.	Frating
18.06.2025			Colchester
Delegated			Essex
Decision			CO7 7HP

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 AND DRAWINGS

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. JR/P01A - Site and Block Plan
- Drawing No. JR/P02A - Wind Turbine Details
- Pitch Control Wind Turbine Data Report - Received 15.04.2025

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 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 AVIATION CHARTING AND SAFETY MANAGEMENT

CONDITION: Prior to commencement of development, an aviation charting and safety management plan shall be submitted to and approved, in writing, by the Local Planning Authority.

The plan shall include the following:

- a) the date of the commencement of the erection of wind turbine generators;
- b) the maximum height of any construction equipment to be used in the erection of the wind turbines;
- c) the date any wind turbine generators are brought into use;
- d) the latitude and longitude and maximum heights of each wind turbine generator, and any anemometer mast(s).

No development shall be undertaken except in accordance with the approved documentation and the Ministry of Defence shall be notified of the completion of the construction of the development.

REASON: To maintain aviation safety.

Appendix D

Frating Parish Council

<u>25/00485/FUL</u>	Mr Harry Gilders -	Planning Application -	Holly Farm (rear)
Approval - Full	Inspire Homes	demolition of agricultural	Main Road
16.06.2025		buildings (with approval	Frating
Delegated		to convert to dwellings)	Colchester
Decision		and the erection 3 no.	Essex
		single storey dwellings	CO7 7DJ
		and garages.	

01 COMPLIANCE: TIME LIMIT

CONDITION: 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 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.

- 24252 - WA - 002 - A Proposed Site Plan and Block Plans
- 24252 - WA - 004 - A Proposed Elevations and Floor Plan - House Type A
- 24252 - WA - 005 - A Proposed Elevations and Floor Plan - House Type B
- 24252 - WA - 006 - A Proposed Elevations and Floor Plan - Garage
- BNG Plan (With Scale)
- BNG Plan 2 (With Scale)
- BNG Metric
- Biodiversity Metric Calculations
- Grassland Condition Sheet
- Scrub Condition Sheet
- Superfast Broadband Statement
- Arboricultural Impact Assessment Reference No. TPSQU0017 Issue 1 dated 15th January 2025 Issue 1 & Tree Survey Appendices 1 to 6
- Construction Method Statement Ref: 25252 V1 (Walsh & Associated Ltd, February 2025)
- Phase 1 Geo-Environmental Assessment 2478 R01 (Walsh & Associated Ltd, March 2025)
- Biodiversity Assessment (ACJ Ecology, March 2025)
- Bat Activity Assessment (ACJ Ecology, July 2024)
- Preliminary Ecological Assessment (ACJ Ecology, October 2023)

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

03 COMPLIANCE: IN ACCORDANCE WITH AIA

CONDITION: The development shall be carried out in accordance with the approved Arboricultural Impact Assessment Reference No. TPSQU0017 Issue 1 dated 15th January 2025 Issue 1 & Tree Survey Appendices 1 to 6. No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

REASON: To ensure existing trees, shrubs and hedges that are identified as being retained are not removed and are protected appropriately during the development, as they are considered essential to enhance the character of the development and contribute positively to the appearance of the area.

04 COMPLIANCE: CONSTRUCTION METHOD STATEMENT

CONDITION: The development shall be carried out in accordance with the approved Construction Method Statement Ref: 25252 V1 (Walsh & Associated Ltd, February 2025). In addition to the approved construction method statement:

1. 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 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.
2. No materials produced as a result of the site development or clearance shall be burned on site.

The above shall be adhered to throughout the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development.

05 COMPLIANCE: VEHICULAR VIS SPLAYS PRIOR TO OCCUPATION

CONDITION: Prior to first occupation of the development, the road junction / access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 120 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.

06 COMPLIANCE: TURNING FACILITY PRIOR TO OCCUPATION

CONDITION: Prior to the first occupation of the development, the vehicular turning facility shown on approved drawing no. 24252 - WA - 002 - A Proposed Site Plan and Block Plans 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.

07 COMPLIANCE: PERMEABLE SURFACING & NO UNBOUND SURFACE MATERIALS

CONDITION: Prior to first occupation 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. No unbound materials shall be used in the surface treatment of the individual private driveways and throughout the development.

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.

08 COMPLIANCE: CLOSURE OF REDUNDANT ACCESS

CONDITION: Any redundant vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / kerbing, immediately the proposed new access is brought into first beneficial use.

REASON: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

09 COMPLIANCE: A133 GHOSTED RIGHT TURN LANE

CONDITION: Prior to first occupation of the development, the existing central hatching on A133 Main Road shall be amended to provide a ghosted right turn lane opposite and on the approach to the junction for the development.

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

10 FURTHER APPROVAL: HARD AND SOFT LANDSCAPING SCHEME

CONDITION: Prior to the commencement of any above ground works, a scheme of hard and soft landscaping for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels, accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with the agreed measures for their protection set out within the AIA and in compliance with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction". The scheme shall be in general conformity with the indicative landscape details shown on the approved drawing 24252 - WA - 002 - A Proposed Site Plan and Block Plans.

REASON: In order to enhance the appearance of the development, in the interests of visual amenity and the quality of the development, and 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.

11 COMPLIANCE: IMPLEMENTATION OF LANDSCAPING SCHEME

CONDITION: 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: 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.

12 FURTHER APPROVAL: AGREEMENT OF MATERIALS

CONDITION: No development shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction (as outlined on the approved plans) have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

13 FURTHER APPROVAL: DETAILS OF SCREEN WALLS AND FENCES

CONDITION: Prior to the first occupation of the dwellings hereby approved, precise details of the provision, design and materials of all screen walls and fences shall be submitted to and approved, in writing, by the Local Planning Authority. The screen walls and fences as may be approved shall be erected prior to the dwellings to which they relate being first occupied/used and thereafter be retained in the approved form.

REASON: To secure an orderly and well-designed finish in the interests of visual amenity and the character and appearance of the development and the setting of the adjacent listed building as insufficient information has been provided with the application.

14 FURTHER APPROVAL: SUSTAINABILITY & ENERGY EFFICIENCY

CONDITION: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the fibre optic broadband connection details and electric car charging points accompanying the application, together with:-

- Agreement of a scheme for water conservation including greywater recycling and rainwater capture/re-use for new dwellings.
- 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 new dwellings.
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

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

15 SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PD FOR ENCLOSURES

CONDITION: Other than the enclosures approved under Condition 13 above, notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 2 Minor operations, Class A (or any Order revoking and re-enacting that Order with or without modification):- no fence, gate, wall or any other means of enclosure, shall be erected on the east and west side boundaries of the red lined site area.

REASON: To enable the local planning authority to retain control over the development in the interests of the visual amenity, the quality of the development and to maintain the semi-rural character of the site.

16 FURTHER APPROVAL: FURTHER INVESTIGATION & REPORT

CONDITION: Upon demolition of the existing buildings and removal of hardstanding, the further investigations, remediation and discovery strategies shall be undertaken in full accordance with Section 5.4 of the accompanying Phase 1 Geo-Environmental Assessment 2478 R01 (Walsh & Associated Ltd, March 2025). A comprehensive interpretative report shall be submitted to the Local Planning Authority for approval and all remediation works required shall be undertaken prior to first occupation.

REASON: To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17 COMPLIANCE: IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

CONDITION: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Assessment (ACJ Ecology, March 2025), Preliminary Ecological Assessment (ACJ Ecology, October 2023) and Bat Activity assessment (ACJ Ecology, July 2024), as already submitted with the planning application and agreed with the Local Planning Authority. This will 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 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).

18 FURTHER APPROVAL: BIODIVERSITY ENHANCEMENT STRATEGY

CONDITION: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat Activity Assessment (ACJ Ecology, July 2024), 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 of proposed enhancement measures by appropriate maps and plans (where relevant)
- d) persons responsible for implementing the enhancement measures, and
- e) details of initial aftercare and long-term maintenance (where relevant).

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

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its

duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

19 FURTHER APPROVAL: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

CONDITION: Prior to first occupation, a lighting design strategy for biodiversity for areas to be externally lit in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through 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 the above species using their territory or having access to their breeding sites and resting places.

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).

20 FURTHER APPROVAL: MITIGATION TO BE AGREED - RAMS

CONDITION: Prior to any works above 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.

21 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.

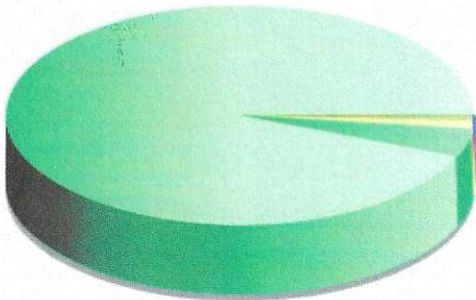
Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

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>

Incoming vehicles



<= 40 Mph	: 179,771 - (93.80 %)
41 - 45 Mph	: 7,966 - (4.16 %)
46 - 50 Mph	: 2,405 - (1.25 %)
51 - 55 Mph	: 889 - (0.46 %)
56 - 60 Mph	: 324 - (0.17 %)
61 - 65 Mph	: 142 - (0.07 %)
66 - 70 Mph	: 87 - (0.05 %)
71 - 75 Mph (and more)	: 64 - (0.03 %)

Start date: Friday, February 21, 2025 12:00 AM
End date: Thursday, May 1, 2025 10:00 AM

Location:

Comments:

Frating Parish Council
PAYMENTS & RECEIPTS LIST

8 July 2025 (2025-2026)

Vouche	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
4	EALC	02/06/2025		Current Account		Receipt - Grant	EALC	E	285.00		285.00
5	Bank Interest	02/06/2025		Deposit Account		Receipt - Interest	Barclays	E	87.49		87.49
33	Training	02/06/2025		Current Account		Payment - Training	EALC	S	-84.00	-16.80	-100.80
34	Contract Maintenance	02/06/2025		Current Account		Payment - Grass Cutting	Landscape Services	S	-150.00	-30.00	-180.00
35	Stationery	02/06/2025		Current Account		Payment - Clerk Expenses	Frating Parish Council	S	-7.97	-1.59	-9.56
36	Training	02/06/2025		Current Account		Payment - Expenses	Jim Morris	E	-109.30		-109.30
37	Subscriptions	02/06/2025		Current Account		Payment - Adobe Subscription	Adobe Ltd	X	-19.97		-19.97
38	Contract Maintenance	02/06/2025		Current Account		Payment - Grass Cutting	Landscape Services	S	-150.00	-30.00	-180.00
39	Expenses	02/06/2025		Current Account		Payment - Clerk Expenses	Frating Parish Council	E	-65.66		-65.66
40	Clerk Salary	02/06/2025		Current Account		Payment - Clerk Salary	Frating Parish Council	E	-342.26		-342.26
41	Chairperson's Allowance	02/06/2025		Current Account		Payment - Chairperson's Allowance	Mr T Cuthbert	E	-34.07		-34.07
42	Contract Maintenance	02/06/2025		Current Account		Payment - Bus Shelters	C R Spurgeon	E	-1,270.00		-1,270.00
43	Audit (External & Internal)	02/06/2025		Current Account		Payment - Internal Audit	Janet Stobart FCCA	E	-165.00		-165.00
45	Lighting Maintenance	16/06/2025		Current Account		Payment - Lighting	A&J Lighting	S	-37.50	-7.50	-45.00
Total									-2,063.24	-85.89	-2,149.13