



Planning Services
Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester
CO3 3WG

Ms L Dudley-Smith
Strutt & Parker
Coval Hall
Rainsford Road, Chelmsford
CM1 2QF

Check the progress of your application online at
www.colchester.gov.uk/planning

Dear Ms Dudley-Smith

Town and Country Planning Act 1990

Application No: 190647

Proposal: Demolition of existing buildings on the site and redevelopment to provide 150 residential dwellings with access, link road to allow for potential future connections, associated parking, private amenity space and public open space.

Location: Land adjoining The Gables Kelvedon Road Tiptree Colchester CO5 0LU

Thank you for submitting your planning application together with the payment for £36,659.00. We are pleased to say that your application is valid and was registered on 7 March 2019. If, by 6 June 2019:

- you have not been told that your application is invalid (because of payment problems); or
- you have not been given a decision in writing;

then you may appeal to the Secretary of State for Communities and Local Government and the Regions under section 78 of the Town and Country Planning Act 1990. For any further information on appeals you would need to visit www.planning-inspectorate.gov.uk

Your attention is drawn to the attached notes 'What Happens Next'. Please note that in most cases you may not receive any further communication from us until you receive a decision notice. A planning officer will visit your site within the next few weeks, but they may or may not contact you to arrange access. It is important to note that until the consultation finishes and Officers have had a chance to analyse all of the relevant matters they may be unable to offer you any feedback. This takes a minimum of 4 weeks, but is often longer.

Therefore, we advise people not to contact us for at least 4 or 5 weeks. You can view progress online at all times via www.colchester.gov.uk, selecting 'View a Planning Application'. If we require any more information from you we will make contact with you. You do not need to contact us if you do not hear from us during the lifetime of the planning application.

If you haven't already done so, in order to assist the local parish council, please send a paper copy of the plans directly to them. Full details of each parish clerk are shown on our website.

Your application would only go to the Planning Committee for a decision based on the criteria set out in our Scheme of Delegation (see www.colchester.gov.uk) or if your Ward Councillor specifically requests this (a 'call-in') within 25 days of the application. A list of all Ward Councillors is also available on our website if you wish to discuss your application with them.

Date: 18 March 2019

Signed:

Karen Syrett
Planning & Housing Manager
Policy and Corporate

I've Submitted an Application... What Happens Next?

Every endeavour is made to determine applications within the target dates set out within your acknowledgement. Your application will be considered on the basis that it is submitted, against Local Plan policies, national guidance and other relevant considerations. To begin with, there are 3 weeks of consultation. Until the consultation has finished (i.e. in week 4 of the application) a planning officer would only contact you if they need access to the site and haven't been able to see it (by submitting this application you give permission for them to access the site if they can without prior arrangements, unless you stated otherwise on your forms). Because of this there is no point contacting us for an update as there will be nothing to tell you at this stage.

The Planning Officer will visit the site to assess the impact the proposal will have on the surrounding area. If they can see what they need to from the public areas around your site, or if they can access the site anyway, then they will conduct the visit without contacting you.

Where Officers can see minor amendments that would resolve problems they will contact you or your agent to discuss them. Where the changes would be significant, they may advise you to withdraw this application, or they may refuse it without negotiation. If you do intend to contact us it would be advisable to wait until the 5th week of your application at the earliest. However, you can follow the progress of your application on our website. You will also be able to see comments that other people make, such as neighbours.

Where Officers can see minor amendments that would resolve problems they will contact you or your agent to discuss them. Where the changes would be significant, they may advise you to withdraw this application, or they may refuse it without negotiation. Therefore, you do NOT need to contact us to see if we would like you to do anything, we would let you know. In some cases, where an application is acceptable and we can access the site, we will not contact you until you receive a decision notice, which could be in 7-8 weeks, do not panic if you have not heard from us.

Usually, between the 5th and 8th week the Officer will then begin to prepare a report that details all of the considerations and an analysis. When this is finished, their recommendation will then be passed to a senior officer or a manager in order for them to check the report covers everything it needs to and that the decision is correct, based on planning law. The actual decision is then issued from the Head of Service unless it must be referred on to the Planning Committee for a decision (this is set out in our Scheme of Delegation available online). In all cases you will be notified of the outcome of your application by a formal decision notice. Approved applications may contain planning conditions that must then be met before works start.

In the meantime, we strongly encourage you to start talking to our Building Control team as quickly as you can. They can already help you start to consider matters such as sewer, water and electricity connections, fire safety, access, insulation and structural support options. These are not matters that planning officers consider but our Building Control Inspectors can begin talking to you about this as early as possible, so that they can log your site and plan for your future application to them for Building Regulations (a legal requirement). This will ensure that there is a smoother and faster turnaround for you later. CBC Building Inspectors can also liaise with the planning officers directly and ensure that any issues are solved as early as possible. For help from our Building Control team to meet Government-set Building Regulations for the safe design and construction of buildings (including energy efficiency) email them on building.control@colchester.gov.uk or telephone 01206 282436, or look at our website www.colchester.gov.uk/buildingcontrol.