

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Alresford Parish Council

<i>09/00022/FUL Approval - Full 06.03.2009 Delegated Decision</i>	<i>Mr R Hinson</i>	<i>Single storey rear extension.</i>	<i>10 Oak Tree Road Alresford Colchester Essex CO7 8DZ</i>
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01 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.

Ardleigh Parish Council

<i>09/00075/TCA Approval - Full 03.03.2009 Delegated Decision</i>	<i>Mr J M Pearce</i>	<i>1 No. Lime - southern tree of 2 - prune to clear access.</i>	<i>Oleanders The Street Ardleigh Colchester Essex CO7 7LD</i>
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Beaumont Parish Council

No determinations

Bradfield Parish Council

No determinations

Brightlingsea Town Council

<i>08/01524/FUL Approval - Full 03.03.2009 Delegated Decision</i>	<i>National Grid Property Holdings Ltd.</i>	<i>Remediation works.</i>	<i>Land to The rear of 121 - 127 Sydney Street Brightlingsea Essex</i>
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01 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 All remediation works to be undertaken in accordance with the Remediation Scheme (reference Worley Parsons 2008, 51181-2) submitted to the Local Planning Authority and in accordance with details approved under conditions 2,3,4 and 6.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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03 Prior to the commencement of the main remediation works the following works will be undertaken:

1. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
2. An additional 10 trial pits will be excavated outside the proposed piled areas, unless otherwise agreed in writing with the local planning authority, to identify the presence, nature and extent of any hotspots of free phase hydrocarbon contamination. If it is present the affected areas will be excavated during the main remediation works, subject to written approval of the proposed excavation works by the local planning authority, in consultation with the Environment Agency. Details of the locations of the additional trial pits shall be submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency, prior to the excavation of the trial pits.
3. Four groundwater monitoring wells will be installed along the down gradient boundary of the site (along the south-western and western boundaries), unless otherwise agreed in writing with the local planning authority, to assess dissolved phase contaminant concentrations down gradient of the source areas. Details of the locations of the additional groundwater monitoring wells shall be submitted to and approved by the local planning authority in writing, in consultation with the Environment Agency, prior to the excavation of groundwater wells. The wells will be sampled prior to commencement of the main excavation works.

The information gathered during the enabling works will be used to refine the extent of remediation works, in consultation with the Environment Agency. The results of the trial pits and groundwater wells, and the refined extent of remediation works, will be submitted for approval in writing by the local planning authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with property and ecological systems, and to ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters. To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

04 During the remediation works, the following works will be undertaken:

1. Four groundwater wells will be installed outside of the sheet piled areas, unless otherwise agreed in writing with the local planning authority. Groundwater pump tests will be undertaken on these wells to see whether any free phase hydrocarbon is recovered. A minimum of 5 m³ will be pumped from each well. Details of the locations of the additional groundwater monitoring wells shall be submitted to and approved by the local planning authority in writing, in consultation with the Environment Agency, prior to the installation of groundwater wells.
2. Groundwater sampling from all wells outside the remediation areas will be undertaken on a monthly basis during excavation works unless otherwise agreed in writing with the local planning authority.
3. Using the additional data gathered (during the enabling works and the pump tests) the residual risks to groundwater will be assessed and an initial assessment of the costs and benefits of undertaking further remediation will be undertaken and shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and

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neighbouring land are minimised, together with property and ecological systems, and to ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters. To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 05 All soils to be imported to the site as part of the remediation scheme shall be tested by an independent accredited laboratory, in accordance with the Essex Contaminated Land Consortium Technical Guidance 2nd edition, Appendix A, and the results approved by the Local Planning Authority prior to importation to the site.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 06 Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing by the Local Planning Authority.

The report shall include details of the remediation works undertaken and the results of the sampling and monitoring carried out, to demonstrate that the site remediation objective of making the site suitable for vacant use has been met.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 07 In the event that contamination, not previously identified, is found it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of works a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 08 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 3 months, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Clacton-on-Sea

<i>08/01669/FUL Refusal - Full 02.03.2009 Delegated Decision</i>	<i>The Comrades Sports and Social Club -Mr Trevor Ward</i>	<i>Retention of a timber framed and polycarbonate roof smoking shelter.</i>	<i>The Comrades Sports and Social Club 205 Old Road Clacton On Sea Essex CO15 3LT</i>
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01 It is the policy of the Local Planning Authority, as contained within Policies QL9, QL10 and QL11 of the adopted Tendring District Local Plan (2007), to ensure that development be well designed, meet functional requirements whilst including measures to minimise opportunities for crime and anti-social behaviour and will not have a materially damaging impact on the amenity of the occupiers of nearby properties.

The smoking shelter to be retained is considered to be poor in design terms and has a detrimental impact on the site and its surroundings by virtue of its height and the materials used in its construction. The design does not minimise the impact on neighbouring properties and due to its close proximity to the northern boundary and inadequate screening has a detrimental impact on the amenity of the occupiers of nearby properties through noise, disturbance and loss of privacy. The impact is likely to be greater in summer months when nearby residents are more likely to use their gardens.

The retention of the smoking shelter would therefore be contrary to the afore-mentioned policies.

<i>08/01696/FUL Refusal - Full 02.03.2009 Delegated Decision</i>	<i>Marcus Chittenden</i>	<i>Erection of detached property comprising 2 No. 3 bed apartments.</i>	<i>13 & 15 St Albans Road Clacton On Sea Essex CO15 6BA</i>
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01 Policies QL9, QL10 and QL11 of the adopted Tendring District Local Plan (2007) state that all development should make a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. Policy HG3 requires development to be in harmony with the scale, design and intensity of the existing surrounding area.

Policy ENV7 of the East of England Plan (2008), requires development to be of an appropriate scale, founded on clear site analysis and urban design principles. In addition, Planning Policy Statement 1 says that "design that is inappropriate in its context, or that fails to improve the character and quality of an area should not be accepted" and that "it is proper to seek to promote or reinforce local distinctiveness".

This application is poor in design terms. The front elevation of the proposal is bland and lacking in the rich detail that makes up the character of the road. This issue is exacerbated as the plot lies between two very attractive and well proportioned detached period dwellings with interesting detailing. The scheme proposed a cat slide roof and a large dormer window which does not accord with the advice contained within the adopted Essex Design Guide (2005) as it is

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overlarge and is designed to gain significant headroom. The combination of dormer and rooflight is also poor in design terms and also does not accord with Essex Design Guide advice. Furthermore, the large area of block paving and limited planting proposed in the front garden is considered to be overly car dominated and unattractive. The design proposed is not considered to constitute an improvement to this section of St Albans Road. This is reflected in a poor Design and Access Statement (DAS) that does not satisfactorily demonstrate where the design has originated from.

- 02 Policy TR1a of the adopted Tendring District Local Plan (2007) aims to reduce and prevent hazards and inconvenience to traffic. In proposing the construction of a further two vehicular accesses this proposal would introduce two additional and un-necessary points of traffic conflict into the highway, contrary to the interests of highway safety.
- 03 Policy EN1 subsection (e) of the adopted Tendring District Local Plan (2007) seeks to protect important trees. A number of trees subject to Tree Preservation Orders are contained within the blue line but will be affected by the development. The application notes the presence of the trees but the application makes no reference to the impact the development will have upon these trees nor does it mention any methods of mitigation that are intended to ensure no harm comes to these trees from any proposed development. In order to assess the constraints these trees put on the site it is necessary for the trees to be surveyed in accordance with the recommendations contained in BS5837 "Trees in Relation to Construction". No tree survey has been provided with this application.

<i>09/00004/FUL Approval - Full 02.03.2009 Delegated Decision</i>	<i>Mr D Hacker</i>	<i>Proposed sun lounge.</i>	<i>5 Boley Drive Clacton On Sea Essex CO15 6LA</i>
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- 01 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.

<i>09/00076/TPO Approval - Full 03.03.2009 Delegated Decision</i>	<i>Mr R Goodey</i>	<i>1 No. Oak - crown thin by 30% and partial crown reduction by 25%</i>	<i>97 Inglenook Clacton On Sea Essex CO15 4SG</i>
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- 01 The work should be undertaken before the expiration of 2 years from the date of this permission.
- 02 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) or with any similar replacement standard.

Elmstead Market Parish Council

No determinations

Frating Parish Council

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No determinations

Frinton & Walton Town Council

No determinations

Great Bentley Parish Council

<i>09/00006/FUL Application Withdrawn 04.03.2009 Delegated Decision</i>	<i>Mr H Clifford</i>	<i>Siting of a single Tomra recycling unit and associated works.</i>	<i>London House Plough Road Great Bentley Colchester Essex CO7 8LA</i>
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Great Bromley Parish Council

<i>09/00097/AGRIC Determination prior approval not reqred 06.03.2009 Delegated Decision</i>	<i>Mr Simon Brazier</i>	<i>Erection of machinery / general storage building.</i>	<i>Bush Farm Hall Road Great Bromley Colchester Essex CO7 7TR</i>
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Great Oakley Parish Council

No determinations

Harwich Town Council

<i>07/01414/FUL Approval with Legal Agreement 05.03.2009 Committee Decision</i>	<i>Ms Samantha Morley</i>	<i>Redevelopment of former factory site to provide 34 residential units, 3 office units, access, car parking, landscaping and ancillary works (following the demolition of existing buildings).</i>	<i>Bernard Uniforms (holdings) Ltd Main Road Harwich Essex CO12 3NT</i>
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01 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.

02 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - The site is within a prominent location within a Conservation Area where the quality of

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materials is essential to the setting of the area.

- 03 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 1991 - Trees in Relation to Construction."

Reason - To ensure that the development provides a satisfactory setting having regard to its location within a conservation area.

- 04 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out 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 agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason -To ensure that the development provides a satisfactory setting having regard to its location within a conservation area.

- 05 Notwithstanding the submitted details, no development shall take place until precise details of the provision, siting, design and materials of screen walls and fences, including bin enclosures, have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - The existing wall adjacent to Harwich Green makes an important contribution to the character of the conservation area and to ensure that additional walls are compatible with this character and in the interests of visual and residential amenity.

- 06 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class H of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no satellite dishes shall be installed to the external faces of the buildings except in accordance with drawings showing the siting and design of such additions, which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To protect the character of the building in this conservation area setting.

- 07 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, extensions, roof additions (including rooflights), enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To protect the character of the buildings in this conservation area setting and to protect the amenity of nearby residents.

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08 No development shall take place until details of surface water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of surface water drainage has been fully installed and is available for use.

Reason - To minimise the risk of flooding and to ensure satisfactory drainage of the site.

09 No development shall take place until details of foul water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is available for use.

Reason - To ensure satisfactory drainage of the site.

10 Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1) to 4) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4) below has been complied with in relation to that contamination.

1) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the

commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

5) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed as part of the Remediation Scheme, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy COM19 of the adopted Tendring District Local Plan (2007).

11 The existing building(s) on site shall not be demolished before a contract for the carrying out of works for redevelopment of the site has been entered into and details of a scheme of demolition of the existing building have been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include details of the methods of demolition; time of demolition; plant and machinery to be used; means and place of disposal; dust suppression measures and; the date for completion. The demolition works shall be completed in accordance with the approved scheme unless otherwise approved, in writing, by the Local Planning Authority.

Reason - To ensure that an unsightly gap or derelict site does not detract from the character and appearance of the conservation area in the interests of residential amenity and to control pollution.

12 The hereby permitted offices shall be used for Class B1(a) office use purposes only and for no other purpose including any other purpose within Class B1 or B8 of the Schedule to the Town and Country Planning (Use Classes) order 1987 (or in any provision equivalent to that Class in any Statutory instrument revoking or re-enacting that Order with or without modification).

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Reason - To ensure that any alternative business use could be assessed on its own merits in terms of its compatibility with the amenity of local residents and highways considerations.

- 13 The sill levels of the rooflights in the rear (eastern) elevation of plot 34 shall be 1.58 metres above finished first floor level as measured internally and as illustrated by drawing no. HAR3-SK01 received on 11 December 2007 unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity.

- 14 Notwithstanding the submitted details, no development shall commence until precise details of the route; surfacing materials of and information plaques within the pedestrian link illustrated by drawing no. HAR 3 - 005 B received on 5 December 2007 have been submitted to and agreed, in writing, by the Local Planning Authority. The pedestrian link shall be completed in accordance with the approved details and a scheme for the future maintenance of the pedestrian link shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of any of the hereby permitted dwellings.

Reason - The site is within a prominent location within a Conservation Area where the quality of materials is essential to the setting of the area and in accordance with the aims of the Harwich Master Plan 2005.

- 15 Notwithstanding the submitted details, no development shall commence until details of the external staircases to plots 1, 2, 3, 5, 6, 7, and 8 have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details unless the Local Planning Authority first gives written approval to any variation.

Reason - The site is within a prominent location within a conservation area where the details of design and quality of materials is essential to the setting of the area and in accordance with the aims of the Harwich Master Plan 2005.

- 16 The sole vehicular access to the development shall be obtained from and onto Main Road in the position shown on drawing no. HAR3-005 Revision C and all other existing vehicular accesses shall be suitably and permanently closed, including the re-instatement to full height of the footways and kerbing, prior to the occupation of any of the dwellings or commercial units.

Reason - In the interests of highway safety.

- 17 The sole vehicular access to the development shall be constructed as shown on drawing no, HAR3-005Revision C and be provided with an appropriate dropped kerb connection with Main Road prior to the occupation of any of the proposed offices or dwelling units.

Reason - In the interest of highway safety.

- 18 The sole vehicular access to the development shall be provided with 1.5m x 1.5m pedestrian visibility splays on both sides, relative to the highway boundary and containing no obstruction exceeding a height of 0.6m. These splays must not form part of the vehicular surface of the access.

Reason - In the interest of highway safety.

- 19 The sole vehicular access to the development shall be provided with 90m x 2.4m x 90m vehicular visibility splays containing no obstruction exceeding a height of 0.6m.

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Reason - In the interest of highway safety.

- 20 A vehicular turning space, of sufficient dimensions to cater for delivery and service vehicles, shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose, prior to the occupation of any of the office units.

Reason - In the interest of highway safety.

- 21 The construction of the development hereby permitted shall only take place between the following hours 07:00- 19:00 Mondays to Fridays and 08:00 -13:00 Saturdays. No construction shall take place on Sundays, Bank or Public holidays.

Reason - In the interests of amenity.

- 22 The development hereby permitted shall not commence until an emergency flood evacuation plan for the site has been submitted to and approved in writing by the local planning authority. A copy of the evacuation plan shall be included in the Home Owner Packs which shall be provided to all occupiers of the residential and commercial units upon first occupation.

Reason: The site is at risk from flooding and an evacuation plan is essential to safeguard future occupiers of the development.

<i>08/01713/OUT Approval - Outline 03.03.2009 Delegated Decision</i>	<i>Mrs N Holden</i>	<i>Erection of 4 No. bungalows, including creation of new vehicular accesses, as amended by drawing no. CHD/2B received on 16 February 2009.</i>	<i>Caretakers House Hall Lane Dovercourt Harwich Essex CO12 3TB</i>
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- 01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 02 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 03 No development shall be commenced until plans and particulars of " the reserved matters" referred to in the above conditions relating to the appearance and landscaping have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - The application as submitted does not provide sufficient particulars for consideration of these details.

- 04 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a

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later date with the Local Planning Authority.

Reason - These are publicly visible buildings where the appropriate use of materials is essential in the interests of visual amenity.

05 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 1991 - Trees in Relation to Construction."

Reason - In the interests of visual amenity and in order to screen the proposed parking areas.

06 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out 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 agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interests of visual amenity.

07 Notwithstanding the submitted details, no development shall take place until precise details of the provision, siting, design and materials of screen walls and fences (including any to be retained) have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to occupation of any apartment and thereafter be retained in the approved form.

Reason - In the interests of visual and residential amenity.

08 Prior to the proposed dwellings being permitted to be occupied, the proposed shared vehicular accesses shall be constructed to 5.5m in width for at least the first 6m within the site and being provided with dropped kerb connections with Hall Lane, as shown on drawing no. CHD/2B received on 16th February 2009.

Reason - To ensure that opposing vehicles at the site accesses may pass clear of the limits of the public highway, in the interests of highway safety.

09 No unbound materials shall be used in the surface treatment of the proposed accesses within 6m of the highway boundary.

Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.

10 The proposed vehicular accesses shall be provided with 1.5m x 1.5m pedestrian visibility splays on both sides, relative to the highway boundary and containing no obstruction exceeding a height of 0.6m, as shown on drawing no. CHD/2B received on 16th February 2009.

Reason - To ensure a reasonable degree of intervisibility between drivers using the site accesses

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and pedestrians in the adjoining highway, in the interests of highway safety.

- 11 Both shared accesses shall be provided with a shared vehicular turning space, as shown hatched on the attached plan, which shall be maintained free from obstruction at all times for that sole purpose.

Reason -To ensure that all vehicles using the accesses may enter and leave the highway in a forward gear, in the interests of highway safety.

- 12 Prior to the construction of the new vehicular accesses, the public seat shall be resited to that position shown on drawing no. CHD/2B.

Reason - In the interests of public amenity.

Lawford Parish Council

No determinations

Little Bentley Parish Council

No determinations

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

No determinations

Little Oakley Parish Council

No determinations

Manningtree Town Council

No determinations

Mistley Parish Council

No determinations

Ramsey & Parkeston Parish Council

No determinations

St Osyth Parish Council

No determinations

Tendring Parish Council

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<i>09/00016/LBC Refusal - Listed Building Consent 05.03.2009 Delegated Decision</i>	<i>Mrs Susannah Martin</i>	<i>Erection of single storey rear extensions and chimney (following demolition of existing extension). Erection of side wall and gate. Insertion of first floor window in side elevation. Internal alterations.</i>	<i>Church Cottage The Street Tendring Clacton On Sea Essex CO16 0BL</i>

01 Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) was issued in September 1994 and remains the main document for Government advice and guidance to Local Planning Authorities on the operation of the planning system in relation to the historic environment. It states that in judging the effect of any alteration to a listed building it is essential to have assessed the elements that make up the special interest of the building in question. Each historic building has its own characteristics and these should be respected. It states that modern extensions should not dominate the existing building in either scale, material or situation and that successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

The Tendring Local Plan was adopted by the Council in 2007 and provides a detailed level of guidance for the control of development. It provides, in policy EN22, that when considering proposals for development extensions or alterations to a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the special character and appearance or setting of the building would be preserved or enhanced.

The proposed rear single-storey extension is considered to be detrimental to the character of the principal building by virtue, of its scale, form, and detailed design. In particular, the overall depth of the proposed extension, as measured from the rear elevation of the original dwelling, does not respect or reflect the proportions of the original dwelling and, if approved would constitute an over dominant addition to the listed building to the detriment of its character.

The detailed design of the proposed extension is considered unacceptable by virtue of the design of the 2 No. proposed high level obscure glazed windows on the east elevation of the extension which do not relate in a satisfactory manner to the original fenestration pattern detailed within the rest of the building. If approved, these windows would be detrimental to the special character of the listed building.

The above demonstrates harm to the elements that make up the special interest of the building and its character by virtue of the impact of the development on the original building and the dominance of the proposed extension in terms of scale (in particular, depth). As such the proposed scheme is considered contrary to the provisions of PPG15 and policy EN22 of the Tendring Local Plan (2007).

<i>09/00017/FUL Refusal - Full 05.03.2009 Delegated Decision</i>	<i>Mrs Susannah Martin</i>	<i>Erection of single storey rear extensions and chimney (following demolition of existing extension). Erection of side wall and gate. Insertion of first floor window in side elevation.</i>	<i>Church Cottage The Street Tendring Clacton On Sea Essex CO16 0BL</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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01 Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) was issued in September 1994 and remains the main document for Government advice and guidance to Local Planning Authorities on the operation of the planning system in relation to the historic environment. It states that in judging the effect of any alteration to a listed building it is essential to have assessed the elements that make up the special interest of the building in question. Each historic building has its own characteristics and these should be respected. It states that modern extensions should not dominate the existing building in either scale, material or situation and that successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

The Tendring Local Plan was adopted by the Council in 2007 and provides a detailed level of guidance for the control of development. It provides, in policy EN22, that when considering proposals for development extensions or alterations to a listed building will only be permitted where it would not result in the damage or loss of features of special architectural or historic interest and where the special character and appearance or setting of the building would be preserved or enhanced.

The proposed rear single-storey extension is considered to be detrimental to the character of the principal building by virtue, of its scale, form, and detailed design. In particular, the overall depth of the proposed extension, as measured from the rear elevation of the original dwelling, does not respect or reflect the proportions of the original dwelling and, if approved would constitute an over dominant addition to the listed building to the detriment of its character.

The detailed design of the proposed extension is considered unacceptable by virtue of the design of the 2 No. proposed high level obscure glazed windows on the east elevation of the extension which do not relate in a satisfactory manner to the original fenestration pattern detailed within the rest of the building. If approved, these windows would be detrimental to the special character of the listed building.

The above demonstrates harm to the elements that make up the special interest of the building and its character by virtue of the impact of the development on the original building and the dominance of the proposed extension in terms of scale (in particular, depth). As such the proposed scheme is considered contrary to the provisions of PPG15 and policy EN22 of the Tendring Local Plan (2007).

Thorpe-le-Soken Parish Council

No determinations

Thorrington Parish Council

No determinations

Weeley Parish Council

No determinations

Wix Parish Council

No determinations

Wrabness Parish Council