

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

Alresford Parish Council

<i>08/01711/FUL Refusal - Full 02.09.2009 Delegated Decision</i>	<i>Mr C Carroll</i>	<i>Repositioning of current vehicular access and formation of hard standing for the parking of vehicles.</i>	<i>Land adjacent 21 Colchester Main Road Alresford Essex</i>
----------------------------------------------------------------------------------	---------------------	--------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------

- 01 Policies QL9, QL11 and EN1 of the adopted Tendring District Local Plan (2007) seek to ensure that the design of development proposals is of a high quality design and would not have a detrimental impact on the character and appearance of the countryside. No new development that is harmful to the street scene or character of the area in general will be permitted. PPS1 states that planning authorities should strive to achieve high quality and inclusive designs for all development, including individual buildings, and that design that is inappropriate in its context, or that fails to improve the character and quality of an area should not be accepted. PPS1 also states that the condition of our surroundings has a direct impact on the quality of life and that planning should seek to maintain and improve the local environment and help mitigate the effects of declining environmental quality. PPS7 states that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, sensitive to the character of the countryside and local distinctiveness.

In this instance, the proposed vehicular access would appear visually out of place in this rural location by reason of its urban appearance and would not be in keeping with the local character of the area. Accordingly the proposal would harm the rural character and appearance of the area, thereby contrary to the aforementioned policies.

Ardleigh Parish Council

No determinations

Beaumont Parish Council

No determinations

Bradfield Parish Council

No determinations

Brightlingsea Town Council

<i>09/00817/TCA Approval - Full 01.09.2009 Delegated Decision</i>	<i>Parochial Church Council Brightlingsea</i>	<i>1 No Yew - forecourt of church - lift branches to 4m all round to give clearance, remove higher branches rubbing on church and remove epicormic growth.</i>	<i>St James Church Victoria Place Brightlingsea Essex CO7 0AB</i>
-----------------------------------------------------------------------------------	---------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

Clacton-on-Sea

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>06/01451/OUT Inactive Application 04.09.2009</i>	<i>Britton Construction Ltd</i>	<i>Extension to Oakwood Business Park for Class B1, B2 and B8 uses, creation of new access from Thorpe Road, associated estate roads, extension of spur roads from Stephenson Road West into site and boundary landscaping.</i>	<i>Land North Of Oakwood Business Park Stephenson Road West Clacton-On-Sea Essex CO15 4TL</i>

Elmstead Market Parish Council

<i>09/00508/FUL Approval - Full 04.09.2009 Delegated Decision</i>	<i>Mr J Leyland</i>	<i>Installation of a wind turbine of up to 100kw rated power, hub height 40m, rotor diameter 20m, maximum height to tip of 49m, ancillary cabinet and underground cable.</i>	<i>Blue Gates Farm Colchester Main Road Alresford Colchester Essex CO7 8DE</i>
-----------------------------------------------------------------------------------	---------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

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 No development shall take place until details of the size, design, external appearance and colour of the turbine tower and blades and control cabinet, as indicated generally in the planning application documents have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent sun glinting from the turbine tower and blades and the development shall be carried out and retained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason – In order to ensure an acceptable appearance in the landscape.

03 No development shall take place until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The details shall comprise 25 candela omnidirectional red lighting at the highest practical point and no other lighting shall be provided unless otherwise agreed in writing by the Local Planning Authority.

Reason – In the interests of air safety and rural visual amenity.

04 No development shall take place until the Local Planning Authority has been informed in writing of:

- i) the date of intended commencement of the development
- ii) the maximum height of construction equipment to be used
- iii) the latitude and longitude of the turbine

The above required details i), ii) and iii) shall be provided to the Local Planning Authority not less than 28 days prior to the date of intended commencement of the development and the Local Planning Authority shall be informed in writing of the date construction ends within 7 days of the end of construction.

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

Reason – This information is vital as it will be plotted on flying charts to make sure that military aircraft avoid this area.

05 The maximum rotor diameter of the wind turbine shall be less than 21m.

Reason – For the avoidance of doubt

06 If the wind turbine fails to produce electricity to supply the farm or grid for a continuous period of six months it shall be removed from the land within a period of six months from the end of that period and written proof of electricity production from the wind turbine shall be provided to the Local Planning Authority upon its request within a period of 28 days of the date of any such request.

Reason – In order to ensure that the wind turbine fulfils its required purpose or is removed from the land in the interests of rural visual amenity.

Frating Parish Council

No determinations

Frinton & Walton Town Council

<i>09/00599/FUL Application Withdrawn 02.09.2009 Delegated Decision</i>	<i>Mr & Mrs D Dennis</i>	<i>Erection of two storey front/side extensions and single storey side extension (following demolition of existing garage and sunroom).</i>	<i>22 Third Avenue Frinton On Sea Essex CO13 9EG</i>
<i>09/00627/FUL Refusal - Full 02.09.2009 Delegated Decision</i>	<i>Ms A Rout</i>	<i>Erection of rear conservatory. Reforming eaves of rear bedroom to accept conservatory roof.</i>	<i>37 Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LW</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 extensions should not dominate the existing building in 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 District 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. Furthermore, policies QL9 and QL11 of the Local Plan seek to ensure that the scale, design and appearance of proposals to extend dwellings are in keeping with

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

the original dwelling, are well designed in themselves and do not adversely affect the listed building.

No.37 Halstead Road is a grade II 16th century timber framed and plastered listed building with a thatched roof. This application does not include an analysis that is required by PPG15, Annex C3 which states that 'alterations should be based on proper understanding of the historic structure of the building'. In addition, no analysis has been provided within the submitted Design and Access Statement to justify the use of the proposed glazed roofing material, which is alien and inappropriate to the listed building. Furthermore, no justification has been submitted with regards to the size, design and positioning of the proposed conservatory extension which does not relate in a satisfactory manner to the rest of the building. It is further considered that the conservatory extension bears no historical reference to the listed building and creates an extension not in harmony with the existing building and forms an uncomfortable addition.

As such the proposed scheme of works are considered to be detrimental to the character of the listed building, contrary to the provisions of PPG15 and Local Plan policies EN22, QL9, and QL11.

<i>09/00628/LBC Refusal - Listed Building Consent 02.09.2009 Delegated Decision</i>	<i>Ms A Rout</i>	<i>Erection of rear conservatory. Reforming eaves of rear bedroom to accept conservatory roof.</i>	<i>37 Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LW</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 extensions should not dominate the existing building in 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 District 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. Furthermore, policies QL9 and QL11 of the Local Plan seek to ensure that the scale, design and appearance of proposals to extend dwellings are in keeping with the original dwelling, are well designed in themselves and do not adversely affect the listed building.

No.37 Halstead Road is a grade II 16th century timber framed and plastered listed building with a thatched roof. This application does not include an analysis that is required by PPG15, Annex C3 which states that 'alterations should be based on proper understanding of the historic structure of the building'. In addition, no analysis has been provided within the submitted Design and Access Statement to justify the use of the proposed glazed roofing material, which is alien and inappropriate to the listed building. Furthermore, no justification has been submitted with regards to the size, design and positioning of the proposed conservatory extension which does not relate in a satisfactory manner to the rest of the building. It is further considered that the conservatory extension bears no historical reference to the listed building

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

and creates an extension not in harmony with the existing building and forms an uncomfortable addition.

As such the proposed scheme of works are considered to be detrimental to the character of the listed building, contrary to the provisions of PPG15 and Local Plan policies EN22, QL9, and QL11.

<i>09/00653/FUL Approval - Full 03.09.2009 Delegated Decision</i>	<i>Mr C Colton</i>	<i>Single storey rear extension (conservatory).</i>	<i>1 Old Rose Cottage Kirby Road Great Holland Frinton On Sea Essex CO13 0HZ</i>
-----------------------------------------------------------------------------------	--------------------	-----------------------------------------------------	------------------------------------------------------------------------------------------------------

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>09/00820/TCA Approval - Full 01.09.2009 Delegated Decision</i>	<i>Mrs Philbrick</i>	<i>1 No. Eucalyptus - rear boundary - fell</i>	<i>51 Fourth Avenue Frinton On Sea Essex CO13 9DY</i>
-----------------------------------------------------------------------------------	----------------------	------------------------------------------------	-------------------------------------------------------------------

<i>09/00816/TCA Approval - Full 01.09.2009 Delegated Decision</i>	<i>Richard Carrington</i>	<i>1 no. Sycamore - fell</i>	<i>48A Old Road Frinton On Sea Essex CO13 9BZ</i>
-----------------------------------------------------------------------------------	-------------------------------	------------------------------	---------------------------------------------------------------

<i>09/00818/TCA Approval - Full 01.09.2009 Delegated Decision</i>	<i>Annabel Sharman</i>	<i>1 Yew - fell</i>	<i>28 The Crescent Frinton On Sea Essex CO13 9AP</i>
-----------------------------------------------------------------------------------	------------------------	---------------------	------------------------------------------------------------------

<i>09/00813/TCA Approval - Full 01.09.2009 Delegated Decision</i>	<i>Mrs Denny</i>	<i>Eucalyptus trees - reduce to 12-15 ft.</i>	<i>103 Old Road Frinton On Sea Essex CO13 9BX</i>
-----------------------------------------------------------------------------------	------------------	-----------------------------------------------	---------------------------------------------------------------

Great Bentley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>09/00690/FUL Approval - Full 02.09.2009 Delegated Decision</i>	<i>Mr & Mrs Fox</i>	<i>Proposed replacement dwelling.</i>	<i>Jubilee Cottage St Marys Road Great Bentley Colchester Essex CO7 8QU</i>

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 Within 1 month of the first occupation of the new dwelling, the existing dwelling and garage shall be demolished in their entirety and all resulting materials removed from the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason - The proposed building is a replacement for the existing and is only acceptable in that context.

03 Measures for the protection of trees on the site shall be taken in precise accordance with the Arboricultural Impact Assessment dated 5/5/09 and the appendices of that document, unless otherwise agreed in writing by the Local Planning Authority. Any trees dying or becoming severely damaged as a result of any failure to comply with the Arboricultural Impact Assessment shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - To ensure that existing trees are not harmed as these are essential as part of the proposed landscaping scheme so as to minimise the visual impact of what is a substantially larger dwelling on the appearance of the countryside in this isolated rural location, in the interests of visual amenity.

04 The hard landscaping, planting, seeding or turfing shown on drawing number DFCL 048/01C (as amended on 21/8/09) entitled 'Hard and Soft Landscape Proposals', drawing number DFCL 048/02 (as amended on 21/8/09) entitled 'Hard Landscape Construction Details' and the document entitled 'Landscape Specification Revision A' shall be carried out in precise accordance with those plans and details 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 minimise the visual impact of what is a substantially larger dwelling on the appearance of the countryside in this isolated rural location, in the interests of visual amenity.

05 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. The submitted roofing materials shall be a plain red clay tile and the principal facing material shall be render. 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.

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

Reason - Although render and clay plain tiles are indicated on the plans and in the DAS, inadequate details of the manufacturer and colour of the tiles and the colour of the render are provided and no details of the brick to be used in the plinth are provided. Further uncertainty is caused by the contradictory range of materials outlined in the application form. The appropriate use of traditional materials is essential in the context of the rural location of the building, its traditional design and in justifying what would otherwise be an unacceptable increase in size of dwelling on the site.

06 All windows in the south west elevation of the dwellinghouse shall be in timber painted white and shall be double hung sashes or casements, as stated on the application drawings.

Reason - Traditional window styles and materials are essential in the context of the rural location of the building, its traditional design and in justifying what would otherwise be an unacceptable increase in size of dwelling on the site.

Great Bromley Parish Council

<i>09/00644/FUL Approval - Full 02.09.2009 Delegated Decision</i>	<i>Mr S Brazier</i>	<i>Erection of four bay stable block with shelter, store and tack room and change of use of agricultural land to horse paddocks.</i>	<i>Bush Farm Hall Road Great Bromley Colchester Essex CO7 7TR</i>
-----------------------------------------------------------------------------------	---------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

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 No development shall be commenced until samples or 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 - In the interests of visual amenity as insufficient information has been provided with the application.

03 The stables hereby permitted shall be used solely for the private stabling of horses and no business or commercial use including livery or riding school activities shall be carried on from the site whatsoever.

Reason - In the interests of residential amenity and highway safety.

04 Prior to first use of the hereby approved stable building a waste management plan to detail how waste arising from the paddocks and building is to be managed shall be submitted to and approved in writing by the Local Planning Authority. This agreed waste management plan shall be implemented prior to the use commencing.

Reason - In the interests of residential amenity.

05 No burning of horse manure shall be carried out on site.

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

Reason - In the interests of residential amenity.

<i>09/00645/FUL Approval - Full 02.09.2009 Delegated Decision</i>	<i>Mr S Brazier</i>	<i>Erection of hay store/barn (following demolition of existing building) and cattle shed with associated yard.</i>	<i>Bush Farm Hall Road Great Bromley Colchester Essex CO7 7TR</i>
-----------------------------------------------------------------------------------	---------------------	-------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

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 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 - Insufficient information has been provided within the application and in the interests of visual amenity and preserving the rural character of the surrounding area.

<i>09/00647/FUL Approval - Full 02.09.2009 Delegated Decision</i>	<i>Mr S Brazier</i>	<i>Erection of a general purpose agricultural building.</i>	<i>Land opposite Bush Farm Hall Road Great Bromley Colchester Essex CO7 7TR</i>
-----------------------------------------------------------------------------------	---------------------	---------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

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 No development shall be commenced until samples or 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 - In the interests of visual amenity as insufficient information has been provided with the application.

03 No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason - Records show that the proposed development lies within a cropmark complex (HER 2499). An extensive cropmark complex extends over the whole field where the development is

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

proposed. The evidence indicates probable prehistoric settlement enclosures, with large round houses or burial mounds also in the area. Detailed monitoring of the development with contingency for excavation of archaeological remains will be required on the area affected by this development.

- 04 No unbound materials are permitted to be used in the surface treatment of the access within 15 metres of the highway boundary.

Reason - To ensure that vehicles using the site access do so in a controlled manner and to ensure that loose materials are not brought out onto the highway, in the interests of highway safety.

- 05 Prior to first use of the hereby approved building, vehicular visibility splays of 215 metres x 4.5 metres x 215 metres, as measured along from and along the nearside carriageway edge, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

Reason - To ensure adequate intervisibility between drivers of vehicles using the proposed access and those in the adjoining highway, in the interests of highway safety.

- 06 Prior to first use of the hereby approved building, a forward vehicular visibility splay of 2.4 metres x 215 metres as measured from a point on the centre line of the northbound track of the carriageway southwards from a projection of the centre line of the access, northwards along the offside edge of carriageway shall be provided and maintained in perpetuity free from obstruction exceeding a height of 600mm.

Reason - To ensure adequate intervisibility between drivers of vehicles waiting within the carriageway of the main road to effect a right turn into the replacement access and approaching vehicles from the north, in the interests of highway safety.

- 07 Any gates erected at the site access shall be inward opening only and recessed a minimum of 15 metres from the nearside edge of carriageway of the main road.

Reason - To ensure that the largest type of vehicle using the site access may stand clear of the carriageway of the main road whilst those gates are being opened and closed, in the interests of highway safety.

- 08 Prior to first use of the hereby approved building a vehicular turning space of sufficient dimensions to cater for articulated vehicles shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose.

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

Great Oakley Parish Council

No determinations

Harwich Town Council

No determinations

Lawford Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>09/00677/FUL Refusal - Full 02.09.2009 Delegated Decision</i>	<i>Mr P McLachlan</i>	<i>Erection of part two storey, part single storey rear/side extension.</i>	<i>4 Keating Close Lawford Manningtree Essex CO11 2HF</i>

- 01 The proposal for the erection of a part two-storey and part single storey rear/side extension is considered contrary to PPS1 and Policies QL9 and QL11 of the Tendring District Local Plan (2007). PPS1 requires high standards of design and states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted. Policy QL9 states that permission will only be granted if, amongst other things, the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials. Policy QL11, inter alia, states that development will only be permitted if the scale and nature of the development is appropriate to its locality.

In this instance the Local Planning Authority considers that the proposed extension, by virtue of its; projection out to the side of the dwelling, mono-pitch roof form, bland facing elevation, poor proportions and fenestration styling would not relate at all to the host dwelling to the detriment of its character and that of the surrounding area. The extension represents an incongruous form of development which fails to respect or reflect the proportions of the host property and the prevailing character and spacing of development in the street scene to its severe detriment and contrary to the aims and aspirations of the aforementioned planning policies.

Little Bentley Parish Council

No determinations

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

No determinations

Little Oakley Parish Council

<i>09/00720/FUL Refusal - Full 04.09.2009 Delegated Decision</i>	<i>Mr R J Lumsden</i>	<i>Erection of front porch.</i>	<i>110 Rectory Road Little Oakley Harwich Essex CO12 5LE</i>
----------------------------------------------------------------------------------	-----------------------	---------------------------------	------------------------------------------------------------------------------

- 01 The proposed development, being the erection of a front porch, is contrary to policies QL9, QL11 and HG12 of the Tendring District Local Plan 2007. Policy QL9 of the Local Plan requires all new development to make a positive contribution to the quality of the local environment and protect and enhance local character, and planning permission will only be granted where (inter alia) new buildings and alterations are well designed and the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials. Policy QL11 of the Local Plan requires the scale and nature of the proposed development to be appropriate to its locality. Policy HG12 of the Local Plan states that proposals for an extension to an existing dwelling in the countryside will be permitted provided that the extension satisfies general design criteria set out in policy QL9

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

and in addition (inter alia) is well related and in proportion to the original dwelling.

The Local Planning Authority considers that the proposed front porch, if permitted, would represent an unacceptable form of development. It is considered that by its size, design and siting the proposed front porch would be a conspicuous addition to the street scene, thus creating an incongruous addition to the front elevation of the host property, thereby harmful to the appearance of the host property and to visual amenity within the street scene. The proposal is therefore considered to be contrary to the aforementioned policies above, and PPS1 'Delivering Sustainable Development'.

Manningtree Town Council

<i>09/00814/TPO Approval - Full 01.09.2009 Delegated Decision</i>	<i>Mrs A Chaplio</i>	<i>1 No. Sycamore - remove damaged branch, remove lower branches to gutter height and reduce remainder of crown by 30%</i>	<i>25 Malthouse Road Manningtree Essex CO11 1BY</i>
-----------------------------------------------------------------------------------	----------------------	------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

- 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.

Mistley Parish Council

No determinations

Ramsey & Parkeston Parish Council

No determinations

St Osyth Parish Council

No determinations

Tendring Parish Council

<i>09/00815/TCA Approval - Full 01.09.2009 Delegated Decision</i>	<i>Mrs L H Balfour - Clerk</i>	<i>1 No. Prunus - fell</i>	<i>Tendring Village Hall The Street Tendring Essex</i>
-----------------------------------------------------------------------------------	------------------------------------	----------------------------	--------------------------------------------------------------------

Thorpe-le-Soken Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
09/00657/FUL Approval - Full 03.09.2009 Delegated Decision	Mr & Mrs M Berry	Erection of 1 No. detached two storey dwelling (following demolition of existing cottages).	The Cottage 2 Tendring Road Thorpe Le Soken Clacton On Sea Essex CO16 0AA

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 No development shall be commenced until samples or 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 - In the interests of visual amenity as insufficient information has been provided with the application.

03 Notwithstanding the submitted details 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: 2005 - Trees in Relation to Construction."

Reason - This is a publicly visible building where an appropriate landscaping scheme is a visually essential requirement. The plans also require amendment in relation to the extent of frontage hardsurfacing in the interests of highway safety.

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 the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the surrounding area.

05 Prior to the occupation of the hereby approved dwelling, the existing access shall be re-modelled to a width of 3 metres, shall be re-positioned slightly as shown on the enclosed plan and provided with an appropriate dropped kerb crossing of the footway.

Reason - To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.

06 Prior to occupation of the hereby approved dwelling the existing access at point "X" shown on the returned plan shall be suitably and permanently closed in a manner to have previously

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

been agreed in writing with the Local Planning Authority.

Reason - To ensure the removal of un-necessary points of traffic conflict in the highway and to prevent indiscriminate access manoeuvres, in the interests of highway safety.

07 Prior to occupation of the hereby approved dwelling vehicular visibility splays of 160 metres x 2.4 metres x 160 metres, as measured along, from and along the nearside edge of carriageway of Tendring Road and as far as the site's boundaries permit, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

Reason - To ensure adequate intervisibility between drivers of vehicles using the site access and those in the adjoining highway, in the interests of highway safety.

08 Prior to occupation of the hereby approved dwelling a 1.5 metre x 1.5 metre pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

Reason - To ensure adequate intervisibility between drivers of vehicles using the site access and pedestrians in the adjoining highway, in the interests of highway safety.

09 The proposed new front boundary wall shall be extended to define the approved access, shall be sited entirely clear of the highway, in a position and of a design and materials to be agreed in writing with the Local Planning Authority, and shall be a maximum height of 600mm.

Reason - To ensure that all vehicles using the site access do so in a controlled manner and to ensure adequate vehicular and pedestrian intervisibility at the site access, in the interests of highway safety. The proposal requires amendment as shown on the returned plan.

10 Prior to occupation of the hereby approved dwelling, a vehicular turning facility, of a design which shall have previously been agreed in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose.

Reason - To ensure that vehicles using the site access enter and leave the highway in a forward gear, in the interests of highway safety. The proposal requires amendment as shown on the returned plan.

11 No gates shall be erected at the approved access.

Reason - There is insufficient distance available within the site for gates to be recessed sufficiently for vehicles to stand clear of the carriageway whilst gates are opened and closed, in the interests of highway safety.

12 No unbound materials shall be used in the surface treatment of the site access within 6 metres of the highway boundary.

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

13 The area shown hatched on the returned plan, shall not be hardened or paved to carry vehicles and shall be maintained soft landscaped in perpetuity.

Reason - Vehicular use of this area would preclude vehicular turning within the site, contrary to the

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

interests of highway safety.

<i>09/00716/FUL Approval - Full 03.09.2009 Delegated Decision</i>	<i>Mr & Mrs S Harrison</i>	<i>Erection of two storey side extension.</i>	<i>95 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0NE</i>
-----------------------------------------------------------------------------------	------------------------------------	---------------------------------------------------	-----------------------------------------------------------------------------------------

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 The external facing and roofing materials to be used shall match in colour, texture and form those used on the existing building.

Reason - This is a publicly visible building where matching materials are a visually essential requirement.

<i>09/00717/FUL Approval - Full 03.09.2009 Delegated Decision</i>	<i>Mr & Mrs Black</i>	<i>Erection of single storey side extension.</i>	<i>The Chimes 6 Abbey Crescent Thorpe Le Soken Clacton On Sea Essex CO16 0LH</i>
-----------------------------------------------------------------------------------	---------------------------	------------------------------------------------------	------------------------------------------------------------------------------------------------------

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>09/00737/FUL Approval - Full 04.09.2009 Delegated Decision</i>	<i>Mr M Poole</i>	<i>Erection of single storey rear extension and chimney stack. Insertion of rooflights and external alterations. Erection of detached garage.</i>	<i>81 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0LW</i>
-----------------------------------------------------------------------------------	-------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

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.

Thorrington Parish Council

No determinations

Weeley Parish Council

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

No determinations

Wix Parish Council

<i>09/00679/FUL Approval - Full 02.09.2009 Delegated Decision</i>	<i>Mr R Townsend</i>	<i>Extensions and alterations to detached outbuilding.</i>	<i>Foggy Cottage Stones Green Road Tendring Clacton On Sea Essex CO16 0DD</i>
-----------------------------------------------------------------------------------	----------------------	--------------------------------------------------------------------	---------------------------------------------------------------------------------------------------

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 The external facing and roofing materials to be used shall match in colour, texture and form those used on the existing adjacent outbuilding.

Reason - This is a publicly visible building where matching materials are a visually essential requirement.

Wrabness Parish Council

No determinations