

**Aldresford Parish Council  
No Determinations**

**Ardleigh Parish Council**

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| <i>17/00487/OUT<br/>Refusal - Outline<br/>22.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Graham Wood</i> | <i>Outline planning<br/>application for 5<br/>detached 3 bedroom<br/>dwellings.</i> | <i>Land to North of<br/>Chapel Lane<br/>Ardleigh<br/>CO7 7BL</i> |
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- 01 The application site is located outside of the defined Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Ardleigh is categorised in emerging Policy SPL1, along with seventeen other villages, as a 'Smaller Rural Settlement' in recognition of its size and relatively small range of local services. Ardleigh and other smaller villages are considered to be the least sustainable settlements for growth and development should normally be restricted to small-scale development only, respecting the existing character and form of the village.

The application site is located in an isolated location, approximately 2.5 miles outside the defined Settlement Development Boundary for Ardleigh and 1.5 miles from Colchester, both within the existing and the emerging Local Plan. The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its siting outside of any defined development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

- 02 Saved Policies QL9 and EN1 of the Tendring District Local Plan 2007 and Draft Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) seek to ensure that development is appropriate in its locality and does

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not harm the appearance of the landscape. Saved Policy EN1 also relates to landscape character and states, inter alia, that development control will seek in particular to conserve features which contribute to local distinctiveness, which includes important hedgerows and trees.

The NPPF at paragraph 17 states that the planning system should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside and paragraph 55 indicates that isolated housing development in the countryside requires very special justification.

In this instance, the introduction of five new dwellings into what is open countryside would have an adverse impact on the character and appearance of the locality and would set an undesirable precedent. The dwellings would front onto Chapel Lane, which is a narrow rural track located to the south-west of the settlement of Ardleigh. Whilst there are residential properties located to the west of the site, Chapel Lane maintains its rural character which is enhanced by the presence of the mature hedgerows and trees. The resultant properties would therefore have a significant urbanising effect on the character of the lane and result in the unplanned advance of urbanisation into the countryside eroding the rural character of the lane and resulting in a significant encroachment would have a detrimental impact upon the rural appearance of the area. As such the proposal is contrary to the above-mentioned local and national policies.

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| <i>17/00523/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Paul Grothier</i> | <i>Proposed single storey<br/>rear extension.</i> | <i>36 Gernon Road<br/>Ardleigh<br/>CO7 7NU</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan 1:500 and Drawing No.1 Revision A.

Reason - For the avoidance of doubt and in the interests of proper planning.

**Beaumont Parish Council**  
**No Determinations**

**Bradfield Parish Council**  
**No Determinations**

**Brightlingsea Town Council**

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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| 16/01697/FUL<br>Approval - Full<br>24.05.2017<br>Delegated<br>Decision | Mr Jo Chan | Demolition of existing No. 60 High Street, a former restaurant, two storey dwellings and garage. The proposals are for a two storey, five bedroom, family home with accommodation in the roof space and two number, two storey, two bedroom detached family homes. | 60 High Street<br>Brightlingsea<br>CO7 0AQ |
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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 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.

Reason - In order to protect the character and appearance of the conservation area in the interests of visual amenity.

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: 2012 Trees in relation to design, demolition and construction."

Reason - In the interests of visual amenity.

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 approved planting scheme is carried out and to ensure that any trees or shrubs that die in the first 5 years are replaced.

05 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the proposed windows, roof lights and doors and their surrounds to be used and indicating materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance

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with the approved details.

Reason - The application relates to a new building within a conservation area and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

06 No development shall take place, including any ground works or demolition, until a Demolition/Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Demolition/Construction Method Statement shall be adhered to throughout the demolition/construction period.

The Demolition/Construction Method Statement shall provide for:

1. the parking of vehicles of site operatives and visitors
2. loading and unloading of plant and materials
3. storage of plant and materials used in constructing the development
4. wheel and underbody washing facilities
5. method of waste disposal as a result of demolition of existing buildings

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

07 Prior to the first occupation of the development the vehicular parking facilities, as shown on the submitted plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure suitable off-street parking provision is provided in the interests of highway safety.

08 No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the site boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

09 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, 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 retain control over the development of the site in the interests of neighbouring residential amenity and visual amenity and to ensure the properties maintain an appropriate amount of private amenity space.

10 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To retain control over the development of the site in the interests of neighbouring residential amenity and visual amenity and to ensure the properties maintains an appropriate amount of private amenity space.

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

Reason - In the interests of residential amenity and visual amenity.

12 No development shall commence until details of existing and proposed levels of the site, finished floor levels and identifying all areas of cut or fill, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme before the dwelling is first occupied.

Reason - Due to site level change further details as to finished levels on site are required in the interests of visual and residential amenity and to protect the settings of nearby listed buildings.

13 The development hereby permitted shall be carried out in accordance with the following approved plans: JC/PL/3 rev C, JC/PL/4 rev D, JC/PL/7 rev C, JC/PL/5 rev C, JC/PL/6 rev D and JC/PL/8 rev C.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00289/FUL<br/>Refusal - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Matthew Beer</i> | <i>First floor rear extension<br/>and amendments to<br/>existing single storey<br/>rear extension.</i> | <i>75 Church Road<br/>Brightlingsea<br/>CO7 0JF</i> |
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01 The National Planning Policy Framework states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Saved Policy QL11 of the Tendring District Local Plan 2007 states development will only be permitted where it will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Draft Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) states all new development must make a positive contribution to the quality of the local environment and buildings should be designed and orientated to ensure adequate daylight and outlook for existing residents.

The adjacent neighbour to the south, Number 73 Church Road, is attached to the application dwelling and as such has the potential to be heavily impacted upon. The proposal will see an increase in height of approximately 3.3 metres to 5.9 metres, whilst being sited only 0.4 metres from the boundary, contrary to Policy HG14 of the Tendring Local Plan 2007 which requires a minimum 1 metre separation. As such, the impact in terms of daylight lost to the neighbours ground floor rear elevation window is considered to be harmful and contrary to the Essex Design Guide, which states that the obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone.

Whilst it is acknowledged that prior to the inclusion of a first floor there was a degree of harm from the existing single storey extension, the test shows that the first floor extension will result in a significant increase in the loss of light which will result in the proposal appearing overbearing and oppressive, to the serious detriment of the neighbours existing amenities.

The proposed development would therefore be significantly detrimental to neighbouring residents at

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Number 73 Church Road in respect of loss of outlook, daylight and the overbearing and oppressive nature of the development, contrary to the aforementioned planning policies.

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| <i>17/00520/FUL<br/>Approval - Full<br/>23.05.2017<br/>Delegated<br/>Decision</i> | <i>Michael Hilder</i> | <i>Modernisation, updating and remodelling of existing property. To include incorporation and conversion of existing brick garage and covered sideways into kitchen/utility. Plus reworked interior layout including extension of first floor rear bedroom. (Revision of existing planning permission 16/00455/FUL)</i> | <i>Long Reach<br/>Church Road<br/>Brightlingsea<br/>CO7 0QP</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. BR01L.

Reason - For the avoidance of doubt and in the interests of proper planning.

### **Clacton-on-Sea**

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| <i>17/00126/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Thompson -<br/>Willow Park<br/>Group</i> | <i>Change of use of land to residential and erection of side extension.</i> | <i>Tuctaway<br/>Jaywick Lane<br/>Clacton On Sea<br/>CO15 2DR</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 3260-PA-LOC A, PA-10 and PA-11A.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00284/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Miss Davies</i> | <i>Replacement of existing timber framed sash windows with U-PVC windows.</i> | <i>Middlesex Court<br/>Lyon Close<br/>Clacton On Sea<br/>CO15 6EX</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 The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing Number - BA/P16-0002.401 - Location Plan;

Drawing Number - BA/P16-0002.104 - Proposed Elevations;

Drawing Number - Rehau Heritage - Period Style Window Specification

Drawing Number -PSA - Rehau Window Specification.

Reason - For the avoidance of doubt and in the interests of proper planning.

03 The proposed replacement windows shall replicate the existing windows in terms of their size, proportions glazing bar layout and manner of opening, and shall be of the Rehau Heritage - Period Style vertical sliding sash type in accordance with the approved plans, and shall be fitted with external 'Astral Bars' on the outer faces of the glazing, and notwithstanding the submitted details, the windows shall not be fitted with internal Georgian glazing bars between the double glazed units.

Reason - For the avoidance of doubt and to define the terms of the permission, in the interest of the visual amenity of the locality.

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| <i>17/00349/FUL<br/>Approval - Full<br/>22.05.2017<br/>Delegated<br/>Decision</i> | <i>Anytime Fitness</i> | <i>Change of use of part of<br/>the ground floor to D2<br/>(leisure) gymnasium use<br/>and installation of an<br/>internal fire door.</i> | <i>30 North Road<br/>Clacton On Sea<br/>CO15 4DD</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 The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing Number - 2729/Plan/02 Rev A - Location Plan and Block Plan;

Drawing Number - 2729/Feas/1 - Proposed Expansion Floor Plan; and

Drawing No - Un-numbered Car Parking Management Scheme, received on 11 May 2017

Reason - For the avoidance of doubt and in the interests of proper planning.

03 Prior to occupation of the development, the entire North Road frontage shall be suitably and permanently protected by the erection of bollards. These bollards shall be set at 2m intervals along the back edge of the highway boundary.

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Reason: To stop the inappropriate use of the pedestrian concourse by motorised vehicles in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

04 Prior to the use hereby approved commencing, the Car-parking Management Scheme - as submitted on 11 May 2017, shall be implemented in its entirety. The scheme shall continue to be operated for the lifetime of the development in the approved form.

Reason: In order to provide for a satisfactory level of car-parking appropriate for the approved use, in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

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| <i>17/00414/FUL<br/>Approval - Full<br/>23.05.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Jackie<br/>Maleary</i> | <i>Proposed single storey<br/>front and rear<br/>extensions, and loft<br/>conversion which will<br/>incorporate a raised roof<br/>height and side dormer.</i> | <i>61 Preston Road<br/>Holland On Sea<br/>CO15 5JX</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 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing number 1/7, 2/7, 3/7, 4/7, 5/7, 6/7 and 7/7.

Reason - For the avoidance of doubt and in the interests of proper planning.

03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the side dormer window serving a shower room and the velux windows to the side elevations serving a master bedroom and bedroom shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

04 Notwithstanding the details submitted with the application, no development shall commence until details of the proposed finished floor levels; ridge and eaves heights of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be completed in accordance with the agreed scheme before the development is first occupied.

Reason - In the interests of visual amenity and to protect the amenities of nearby residential properties.



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| <i>17/00450/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</i>  | <i>Mrs Maria Birch</i>  | <i>Proposed rear extension.</i>   | <i>260 St. Johns Road<br/>Clacton-on-Sea<br/>CO16 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   | The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 260StJR/1a.                        |   |   |
| Reason - For the avoidance of doubt and in the interests of proper planning.   |   |   |   |
| <i>17/00486/FUL<br/>Approval - Full<br/>23.05.2017<br/>Delegated<br/>Decision</i>  | <i>Mr Simon Norton</i>  | <i>Construction of a two storey side extension to create a garage, study, two bedrooms, one en-suite and a cloakroom.</i> | <i>17 Seafields Road<br/>Holland On Sea<br/>CO15 5HJ</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 development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 01, 02, 03, 04, 07, 08 and 09. |   |   |
| Reason - For the avoidance of doubt and in the interests of proper planning.   |   |   |   |
| <i>17/00504/FUL<br/>Approval - Full<br/>22.05.2017<br/>Delegated<br/>Decision</i>  | <i>Mr &amp; Mrs B<br/>Brown</i>   | <i>Proposed two storey rear extension following demolition of existing single storey rear extension.</i>                  | <i>1 Chelmsford Road<br/>Holland On Sea<br/>CO15 5BX</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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 01 Rev B.                          |   |   |
| Reason - For the avoidance of doubt and in the interests of proper planning.   |   |   |   |

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| <i>17/00531/FUL<br/>Approval - Full<br/>24.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Jay Field</i> | <i>Change of use to a taxi office.</i> | <i>Unit 20 Telford Business Park<br/>Telford Road<br/>Clacton On Sea<br/>CO15 4LP</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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Un-numbered Location Plan, and  
Un-numbered Floor Plan

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00543/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Tina Boreham</i> | <i>Ground floor single storey rear and side extension.</i> | <i>32 Oakwood Avenue<br/>Holland On Sea<br/>CO15 5RN</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. OA/1 and Drawing no. OA/2.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00581/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs Fowler</i> | <i>Proposed concrete steps.</i> | <i>22 Rosemary Way<br/>Jaywick<br/>CO15 2SB</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 The development hereby permitted shall be carried out in accordance with the following approved drawings, Proposed Elevations (1:100) and Proposed Layout (1:100).

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00592/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Sue Beckwith</i> | <i>Proposed single storey<br/>rear extension and<br/>internal alterations.</i> | <i>46 Highview Avenue<br/>Clacton On Sea<br/>CO15 4DX</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 100 and Drawing No. 200.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00654/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs S Firth</i> | <i>Single storey side<br/>extension.</i> | <i>102 Alton Park Road<br/>Clacton On Sea<br/>CO15 1EA</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 The development hereby permitted shall be carried out in accordance with the following approved plans; Drawing No 01.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00713/TPO<br/>Approval - Full<br/>24.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr P Walters</i> | <i>1 No. Willow - Fell.</i> | <i>290 St Johns Road<br/>Clacton On Sea<br/>CO16 8DF</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 (2010) :-Tree Work - Recommendations or with any similar replacement standard.

**Elmstead Market Parish Council**

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| <i>17/00367/OUT<br/>Refusal - Outline<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr D Hunter</i> | <i>Outline planning<br/>application for one<br/>detached bungalow.</i> | <i>Turnip Lodge Farm<br/>Turnip Lodge Lane<br/>Elmstead<br/>CO7 7BD</i> |
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| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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01 The application site is located outside of the defined Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Elmstead is identified as a village within saved Policy QL1 of the adopted Tendring District Local Plan 2007 and is defined as a Rural Service Centre within Policy SPL1 of the emerging Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document July 2016. A recent appeal decision in Wick Lane in Ardleigh has stated that the settlement hierarchical approach taken by Policy QL1 of the Saved Plan and SPL1 of the Draft Plan is consistent with the NPPF's approach to sustainable development and therefore should be afforded moderate weight.

It is accepted that these settlements can achieve smaller-scale growth with accommodating a modest increase in housing stock, where appropriate, within the plan period. Proposed housing allocations are at level that is fair, achievable and sustainable. These will make a meaningful contribution toward addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed for the District. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly, where practical, to accommodate a range of sites both within and on the edge of villages and thus enabling them to be considered for small-scale residential 'infill' developments. With this in mind, the draft Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document July 2016 settlement development boundary has been extended for Elmstead but does not incorporate the application site.

However, in this instance, the application site is located over 1500 metres from the edge of defined settlement boundary on a protected lane with no footpaths or street lighting diminishing any social sustainability credentials of the site as it is far from any of the already limited range of local services within the defined boundary. The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its siting outside of any defined development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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02 Policy QL9 and EN1 of the Tendring District Local Plan 2007 (Saved Plan) and Policy PPL3 of the Draft Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (2016) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape.

The NPPF at paragraph 17 states that the planning system should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside.

Given the isolated nature of the site, as highlighted above, the introduction of a new dwelling into what is open countryside will have an adverse impact on the character and appearance of the locality and will set an undesirable precedent. The bungalow would front onto Turnip Lodge Lane, which is a narrow, rural protected lane located far outside of the Settlement Development Boundary for Elmstead to the north-west. Whilst there are two residential properties located to the south of the site, Turnip Lodge Lane maintains its rural character. The development would constitute an artificial subdivision of the existing larger field which is currently open to its boundaries, resulting in the unplanned advance of urbanisation into the countryside eroding the rural character of the lane and resulting in a significant detrimental impact upon the rural landscape.

03 The proposal is contrary to Saved Policies EN6 'Biodiversity' and EN6a 'Protected Species', that state development proposals will not be granted planning permission unless existing local biodiversity and protected species are protected. A similar approach is taken in draft 'PPL4 Biodiversity and Geodiversity.' Paragraph 118 of the National Planning Policy Framework requires that Local Planning Authorities "conserve and enhance biodiversity", whilst paragraph 109 requires Local Planning Authorities to minimise impacts on biodiversity. Paragraph 99 of Circular 06/2005 states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" it goes on to state "The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances". Paragraph 5.3 of government document 'Planning for Biodiversity and Geological Conservation: A Guide To Good Practice', states that "In the development control process, the onus falls on the applicant to provide enough information to enable the Local Planning Authority to assess the impacts on biodiversity and geological conservation. Planning applications must be supported by adequate information". Standing advice from Natural England recommends that an initial scoping or extended Phase 1 habitat survey should be conducted to assess the site and the results of this used to inform (the need for) subsequent species specific surveys. No such information has been provided with this application. Neither has evidence provided to outweigh the need to protect such species in accordance with the tests outlined in Article 16 of the EC Habitats Directive. As such, the proposal is in conflict with the afore-mentioned policies, guidance, directive and the Framework. As the applicant has not provided an ecology survey, the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on a species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 and would therefore be contrary to saved Policies EN6 and EN6a as well as draft plan Policy PLA4. It would also be contrary to Paragraphs 109 and 118 of the National Planning Policy Framework, which requires that biodiversity should be protected and that significant harm should be avoided. In this case it is unknown whether significant harm will be caused.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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| <i>17/00511/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Philip<br/>Robinson</i> | <i>Ground floor extension to<br/>front and side, and<br/>demolition of existing<br/>conservatory.</i> | <i>31 Turnip Lodge Cottages<br/>Turnip Lodge Lane<br/>Elmstead<br/>CO7 7BD</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. A1-101701-7p rev 2 and Drawing no. A1-101701-7S.

Reason - For the avoidance of doubt and in the interests of proper planning.

**Frating Parish Council  
No Determinations**

**Frinton & Walton Town Council**

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| <i>17/00252/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Bonita Ellis</i> | <i>Partial change of use of<br/>dwelling (ground floor of<br/>former Annex) to<br/>Montessori childcare<br/>facility for up to 13 No, 3<br/>- 6 year old children</i> | <i>The Limes<br/>Station Approach<br/>Frinton On Sea<br/>CO13 9JT</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 The development hereby permitted shall be carried out in accordance with the following approved plans:-

Un-numbered Site Location Plan - Received on 6 May 2017;

Un-numbered Proposed Ground Floor - Received on 24 April 2017, and

Un-numbered Block Plan/Parking Plan - Received on 6 May 2017.

Reason - For the avoidance of doubt and in the interests of proper planning.

03 The development hereby approved relates to the Ground Floor only, of the former Annex, as indicated on the Plan submitted on 24 April 2017, and the outside play area shown on the Block Plan submitted on 6 May 2017.

Reason - For the avoidance of doubt and define the terms of the permission.

04 The use hereby approved, shall only be operated by the applicant Mrs Bonita Ellis, and shall cease at such time as the applicant ceases to occupy the adjacent dwelling at The Limes,

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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Station Approach, Frinton-on-Sea.

Reason - There is insufficient on-site parking for the development to be operated by persons unrelated to the occupant of the dwelling, and permission has only been granted as there would be shared parking between the dwelling and the nursery.

05 The nursery-use hereby approved shall only cater for up to 13 children aged between 6 and 13 years, and no other children shall attend the premises.

Reason - There is insufficient on-site parking available for additional numbers of children, or the level of staff that children under 6 years of age would require.

06 The nursery use hereby approved shall not be brought in to use until such time as the in-and-out drop-off area and the staff/visitor parking has been provided in accordance with the approved block/parking plan received on 6 May 2017. Thereafter, the drop-off area and parking shall be kept free of any obstruction that would prevent its use for the intended purpose.

Reason - In order to ensure that adequate parking/drop-off area is available, in order to prevent the parking of vehicles on the highways within the immediate area in the interest of highway safety.

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| <i>17/00330/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr M Northover -<br/>Northover<br/>Contracts Ltd</i> | <i>Erection of 3 no. 3<br/>bedroom bungalows and<br/>1 no. 2 bedroom<br/>bungalow together with<br/>the associated garages<br/>and access road (original<br/>bungalow demolished).</i> | <i>139 Kirby Road<br/>Walton On The Naze<br/>CO14 8RL</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No NKR-05 received 8th May 2017, Drawing No NKR-202 Revision B received 8th May 2017, Drawing No NKR-203 Revision B received 6th April 2017, Drawing No NKR-201 Revision B received 8th May 2017 and the materials and landscaping details received via email on 24th May 2017.

Reason - For the avoidance of doubt and in the interests of proper planning.

03 Prior to the first occupation of the development, the proposed private drive shall be constructed and provided with an appropriate dropped kerb crossing of the footway/verge to the satisfaction of the Local Planning Authority. The development shall be retained in this approved form unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

04 Prior to occupation of the development, the full width of the site frontage shall be provided

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with a clear to ground parallel visibility band with dimensions of no less than 2m depth as measured from and along the nearside edge of the carriageway. Where such vehicular visibility band lies behind the existing footway it shall be provided as a walkable grass verge before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

05 Prior to first occupation of the hereby approved development, a recycling/bin/refuse collection point shall be provided within 25m of the highway boundary or adjacent to the highway boundary and additionally clear of all visibility splays at accesses.

Reason - To minimise the length of time a refuse vehicle is required to wait within and cause obstruction of the highway, in the interests of highway safety.

06 No unbound materials shall be used in the surface treatment of the hereby approved vehicular 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.

07 No external lighting shall be installed without details of such lighting having been submitted to and approved in writing by the Local Planning Authority. Such lighting shall be fully installed as approved and retained in the approved form thereafter.

Reason - To ensure that the Local Planning Authority retains control over external lighting in the interests of bats.

08 The hereby approved development shall take place fully in accordance with the recommendations set out in the "Ecological Walkover Survey" (dated 7 May 2015).

Reason - In the interests of the ecology of the site.

09 The development hereby approved shall be carried out in accordance with the Construction Method Statement and Drawing No NKR-01 received 8th May 2017.

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

10 Notwithstanding the details shown on the approved plans, the materials used in the construction and external finishes of the development hereby permitted shall be those detailed within the email received from the Agent dated 24th May 2017, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual amenity.

11 Notwithstanding the details shown on the approved plans, the hard and soft landscaping used in the development hereby permitted shall be those detailed within the email received from the Agent dated 24th May 2017, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual amenity.

12 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



| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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(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 satisfactory implementation of the approved landscaping, so that the development provides a satisfactory setting.

- 13 All new driveways and parking areas shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

- 14 Prior to occupation of the development the vehicular parking and turning facilities, as shown on the submitted plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

- 15 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no openings or additions shall be inserted into the roof slopes of the dwellings hereby approved except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of residential amenities.

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| <i>17/00474/FUL<br/>Approval - Full<br/>23.05.2017<br/>Delegated<br/>Decision</i> | <i>Miss Joanna<br/>Pollendine</i> | <i>Dropped kerb in front of<br/>property and removal of<br/>one immature tree.</i> | <i>118 Frinton Road<br/>Kirby Cross<br/>CO13 0PW</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Plan 1 and Appendix 1 - Site Layout Plan.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 03 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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| <i>17/00508/FUL<br/>Approval - Full<br/>23.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr and Mrs C<br/>Caden</i> | <i>Proposed detached<br/>garage, conversion of<br/>existing garage and side<br/>infill extension.</i> | <i>Watling House<br/>22 Holland Road<br/>Frinton On Sea<br/>CO13 9EH</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. CHR-01 Rev A and Drawing No. CHR-02.

Reason - For the avoidance of doubt and in the interests of proper planning.

03 Prior to occupation of the development the vehicular parking facility, as shown on the submitted plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

04 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

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| <i>17/00510/FUL<br/>Approval - Full<br/>23.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Richard Max</i> | <i>Side extension to<br/>existing property to form<br/>a garage and storage<br/>space with toilet and<br/>shower facilities and a<br/>studio at mezzanine<br/>level.</i> | <i>37 Third Avenue<br/>Frinton On Sea<br/>CO13 9EQ</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 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 1617/01, 1617/02C, 1617/03C, 1617/4A, 1617/5A, 1617/6A, 1617/7A and 1617/8A.

Reason - For the avoidance of doubt and in the interests of proper planning.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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| <p>17/00512/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</p> | <p>Mr &amp; Mrs Bruce<br/>Oxley</p> | <p>Proposed single storey<br/>rear extension.</p> | <p>8 Harold Grove<br/>Frinton On Sea<br/>CO13 9BD</p> |
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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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. OHG-101

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <p>17/00516/TCA<br/>Application<br/>Withdrawn<br/>24.05.2017<br/>Delegated<br/>Decision</p> | <p>Mr &amp; Mrs S<br/>McCann</p> | <p>T1 - Eucalyptus -reduce<br/>to 3.5m. T2 - conifer -<br/>top by 18", shape as<br/>required. G1 -<br/>Sycamores/Elders -<br/>reduce by 2m</p> | <p>78 Fourth Avenue<br/>Frinton On Sea<br/>CO13 9DX</p> |
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| <p>17/00539/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</p> | <p>Mr P Morris</p> | <p>Demolition of existing<br/>first floor conservatory to<br/>allow for first floor<br/>extension to form a<br/>bedroom.</p> | <p>176 Frinton Road<br/>Kirby Cross<br/>CO13 0PD</p> |
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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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 1778-01.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <p>17/00549/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</p> | <p>Mr &amp; Mrs A<br/>Noremberg</p> | <p>Alterations and single<br/>storey rear extension.</p> | <p>5 Five Acres<br/>Walton On The Naze<br/>CO14 8RQ</p> |
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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 The development hereby permitted shall be carried out in accordance with the following

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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approved plans: Drawing No. A-1007-PL 02, A - 1007-PL 03, A -1007-PL 04

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00582/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Osbourne</i> | <i>Proposed ramped<br/>access.</i> | <i>5 Stewards Close<br/>Frinton On Sea<br/>CO13 0AT</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 The development hereby permitted shall be carried out in accordance with the following approved plans; Proposed Elevations 1:100 and Proposed Layout 1:50.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00588/FUL<br/>Approval - Full<br/>25.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr K Kandiah</i> | <i>Proposed repositioning<br/>of bollards in private<br/>road.</i> | <i>34 Butchers Lane<br/>Walton On The Naze<br/>CO14 8QU</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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 458/51 B.

Reason - For the avoidance of doubt and in the interests of proper planning.

03 The bollards hereby permitted shall be of the same height, materials and appearance as the existing unless otherwise agreed in writing by the Local Planning Authority.

Reason - To minimise the visual impact of the proposal on the character of the area.

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| <i>17/00623/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Ross</i> | <i>New path and platform,<br/>replace window for level<br/>access sliding doors to<br/>provide wheelchair<br/>access from the public<br/>footpath.</i> | <i>35 The Esplanade<br/>Frinton On Sea<br/>CO13 9HZ</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,

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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as amended by the Planning and Compulsory Purchase Act 2004.

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans; Proposed Layout Plan 1:50 and Proposed Elevation 1:50.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00653/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mrs K Norman</i> | <i>Single storey side extension and porch extension.</i> | <i>1 Baynards Crescent<br/>Kirby Cross<br/>CO13 0QS</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 The development hereby permitted shall be carried out in accordance with the following approved plan; Drawing No 01 Revision A.

Reason - For the avoidance of doubt and in the interests of proper planning.

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| <i>17/00701/TCA<br/>Approval - Full<br/>24.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs<br/>McCann</i> | <i>T1 Eucalyptus - Re-pollard. T2 Acer - Re-pollard. T3 - Conifers - Reduce by 30%. T4 Holly - Reduce by 30%. T5 Sorbus - Reduce by 30%.</i> | <i>78 Fourth Avenue<br/>Frinton On Sea<br/>CO13 9DX</i> |
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| <i>17/00816/TELLI<br/>C<br/>Deemed<br/>Consent<br/>23.05.2017<br/>Delegated<br/>Decision</i> | <i>Catsurveys<br/>Group</i> | <i>Installation of high speed<br/>Broadband Cabinet.</i> | <i>Outside of 17<br/>Rochford Way<br/>Walton On The Naze<br/>CO14 8RN</i> |
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| <i>17/00819/TELLI<br/>C<br/>Deemed<br/>Consent<br/>24.05.2017<br/>Delegated<br/>Decision</i> | <i>Catsurveys<br/>Group</i> | <i>Installation of high speed<br/>Broadband cabinet.</i> | <i>Opposite of 2 The Birches<br/>Frinton Road<br/>Kirby Cross<br/>CO13 0LF</i> |
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**Great Bentley Parish Council**

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i>  | <i>Location</i>   |
|---|-------------------------|--|---|
| 17/00698/TPO<br>Approval - Full<br>24.05.2017<br>Delegated<br>Decision          | Mr Evans                | 1 No. Chestnut - Reduce and reshape by 25%. 1 No. Beech - Reduce and reshape by 25%. | The Maystead<br>Weeley Road<br>Great Bentley<br>CO7 8PB |

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 (2010) :-Tree Work - Recommendations or with any similar replacement standard.

### **Great Bromley Parish Council**

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| 17/00424/FUL<br>Approval - Full<br>26.05.2017<br>Delegated<br>Decision | Mr and Mrs S<br>Brazier | Variation and amendments to approved scheme<br>16/01368/FUL. | Bush Farm<br>Hall Road<br>Great Bromley<br>CO7 7TR |
|--|-------------------------|--|--|

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 new dwelling being first occupied the existing dwelling shall be demolished and all materials resulting therefrom shall be cleared from the site in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason - The site lies outside any defined settlement limits where strict policies of constraint apply to new dwellings.

03 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 and maintaining the rural character of the area.

04 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E and Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) or enclosure(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity and to preserve the landscape quality of the surrounding countryside.

05 No development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwelling being occupied and thereafter be retained in the approved form.

Reason - In the interests of visual amenity and to preserve the landscape quality of the surrounding countryside.

06 Proposed buildings 3 & 4, shown on the 'Site Layout' drawing (drawing no. 1709/1) shall only be used for agricultural purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the level of domestic accommodation remains ancillary to the main dwelling as the site lies outside any defined settlement limits where strict policies of constraint apply to new dwellings.

07 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 been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason - To allow proper investigation and recording of the site as an extensive cropmark complex extends over the field where the development is proposed and the evidence indicates probable prehistoric settlement enclosures, with large round houses or burial mounds also in the area. Recent archaeological monitoring in the field on the other side of Hall Road has revealed features of probable Iron Age origin.

08 Prior to occupation of the hereby approved dwelling, the existing access shown on the submitted Site Layout plan shall be suitably and permanently closed in a manner to have previously been agreed in writing with the Local Planning Authority and shall incorporate the re-instatement to full height of the highway verge and kerbing.

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

09 No unbound materials shall be used in the surface treatment of the vehicular 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.

10 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's. BF/2 Revision A, BF/3 Revision A, BF/4, 1709/1, 1709/2, 1709/3, 1709/4.

Reason - For the avoidance of doubt and in the interests of proper planning.

**Great Oakley Parish Council  
No Determinations**

**Harwich Town Council**

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>                        | <i>Applicant's Name</i> | <i>Proposal</i>   | <i>Location</i>                          |
|--|-------------------------|---|--|
| 17/00675/HHPN<br>OT<br>HHPN - Prior<br>Approval Not<br>Required<br>26.05.2017<br>Delegated<br>Decision | Mr & Mrs Gavin<br>Lewis | Single storey rear<br>extension, 4m depth and<br>3.528m height. | 14 Ainger Road<br>Dovercourt<br>CO12 4TR |

01 Drawing No's - 104-2016-02P and 104-2016-03P.

#### **Lawford Parish Council**

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| 17/00519/FUL<br>Approval - Full<br>23.05.2017<br>Delegated<br>Decision | Mr & Mrs A<br>Lonergan | Single storey side<br>extension. | 13 Cavendish Drive<br>Lawford<br>CO11 2EY |
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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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 02/845-101 and 02/845-102.

Reason - For the avoidance of doubt and in the interests of proper planning.

#### **Little Bentley Parish Council No Determinations**

#### **Little Bromley Parish Council No Determinations**

#### **Little Clacton Parish Council**

|  |                       |   |   |
|--|-----------------------|---|---|
| 17/00528/FUL<br>Approval - Full<br>26.05.2017<br>Delegated<br>Decision | Mr & Mrs D<br>Watsham | Proposed single storey<br>extension to form garage<br>and conservatory.<br>Extension of garden to<br>include area of land<br>previously used as<br>agricultural land. | 37 Leys Drive<br>Little Clacton<br>CO16 9PG |
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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 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No. WLD-03 Revision B.



Reason - For the avoidance of doubt and in the interests of proper planning.

03 The external facing and roofing materials to be used on the hereby approved extension 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.

**Little Oakley Parish Council  
No Determinations**

**Manningtree Town Council  
No Determinations**

**Mistley Parish Council**

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|---|--|--|--|
| <i>17/00697/TCA<br/>Approval - Full<br/>24.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Jason Powell -<br/>Edme Food<br/>Ingredients</i> | <i>Sycamore, Holly and<br/>Birch trees - Fell or<br/>reduce trees. 1 No. Lime<br/>- reduce by 30%.</i> | <i>Edme Food Industries<br/>High Street<br/>Mistley<br/>CO11 1HG</i> |
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**Ramsey & Parkeston Parish Council  
No Determinations**

**St Osyth Parish Council**

|  |                      |   |   |
|--|----------------------|---|---|
| <i>17/00442/OUT<br/>Approval -<br/>Outline<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr C Beaumont</i> | <i>Proposed five detached<br/>bungalows and garages<br/>(following the demolition<br/>of the existing dwelling<br/>no. 42 Colchester Road).</i> | <i>Off Castle Way<br/>St Osyth<br/>CO16 8HA</i> |
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01 Details of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved, in writing, by the Local Planning Authority before any development begins and the development shall be carried out as approved.

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

02 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.

03 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.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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04 The development shall consist of single storey properties only.

Reason - To ensure the development relates appropriately to the character and appearance of the area, in the interests of visual amenity.

05 Prior to the commencement of development or concurrently with the reserved matters application, details of the measures for the protection of the trees on the plot, which comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction", shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason - To ensure the existing trees to the site perimeters are safeguarded during construction and retained in the interests of visual amenity.

06 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the properties, nor shall any buildings, enclosures, swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions or building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - It is necessary for the Local Planning Authority to be able to consider and control further development in order to ensure that the conservation area setting is preserved in the interests of visual amenity and to ensure the properties retain sufficient private amenity space.

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| <i>17/00598/COUN<br/>OT<br/>Prior aprv req -<br/>deemed appl<br/>refused<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr D Highfield</i> | <i>Application for prior<br/>approval for the<br/>conversion of an<br/>agriculture building to a<br/>residential dwelling<br/>house.</i> | <i>Rose Glen<br/>Rectory Road<br/>Weeley Heath<br/>CO16 9BH</i> |
|--|-----------------------|--|---|

01 Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 states, under Q.1 (a), that works are not permitted by Class Q if;

- the site was not used solely for an agricultural use as part of an established agricultural unit;

(i) 20th May 2013 or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use; and

In this instance, the building does not appear to have been used as part of an established agricultural unit, instead an equestrian use forming stables and a barn. The information provided suggests the building has been used for the storage of machinery and equipment in relation to equestrian activity and not an agricultural use. It is noted that the supporting statement states that the equipment stored in the building is used in connection with 'the cropping of the applicants land for hay, which has been sold elsewhere' but no information on the extent of sales has been submitted.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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The proposal is therefore considered to fail sections Q.1 (a) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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| <i>17/00712/TCA<br/>Approval - Full<br/>24.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr Bruce Ellis -<br/>City &amp; Country</i> | <i>4 No. Lime - Pollard and<br/>re-shape.</i> | <i>St Osyth Priory<br/>The Bury<br/>St Osyth<br/>CO16 8NZ</i> |
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### **Tendring Parish Council**

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|---|------------------------------|---|---|
| <i>17/00130/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr and Mrs<br/>Morris</i> | <i>Proposed two storey side<br/>extension with single<br/>storey rear extension,<br/>first floor balcony to the<br/>side and rear elevations<br/>and front porch.</i> | <i>Rustling Oaks<br/>Crown Lane<br/>Tendring<br/>CO16 0BH</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 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 104 Revision C, 105 Revision B, 101 Revision C, 102 Revision E, the submitted location plan and the submitted block plan.

Reason - For the avoidance of doubt and in the interests of proper planning.

### **Thorpe-le-Soken Parish Council No Determinations**

### **Thorrington Parish Council**

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|---|------------------|------------------------------|--|
| <i>17/00572/FUL<br/>Approval - Full<br/>26.05.2017<br/>Delegated<br/>Decision</i> | <i>Mr A Paul</i> | <i>Two storey extension.</i> | <i>The Lodge<br/>Frating Abbey Farm Road<br/>Frating<br/>CO7 7HJ</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 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing number 1397 02.

Reason - For the avoidance of doubt and in the interests of proper planning.

### **Weeley Parish Council**

| <i>Application No.</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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|------------------------|-------------------------|-----------------|-----------------|

*Decision*  
*Date of Decision*  
*Conditions/Reasons*

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**No Determinations**

**Wix Parish Council**  
**No Determinations**

**Wrabness Parish Council**  
**No Determinations**