

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

<i>17/00708/HHPN OT HHPN - Prior Approval Not Required 31.05.2017 Delegated Decision</i>	<i>Mr Mark Lawrence</i>	<i>Single storey rear extension 4.25 metres in depth and 3.15 metres in height.</i>	<i>22 Worcester Crescent Alresford CO7 8EH</i>
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01 Site Location Plan 1:2500, Block/Site Plan 1:500 and Site Plan 1:200 incorporating floor plan.

Ardleigh Parish Council

<i>17/00620/OUT Refusal - Outline 30.05.2017 Delegated Decision</i>	<i>Mrs J Karol</i>	<i>Outline planning application for the erection of one 4 bedroom house with detached garage with access.</i>	<i>Land adjacent to Briar Cottage Briar Road Ardleigh CO7 7TA</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.

The site is located in between Ardleigh to the north-west and the Great Bromley to the south-east. To the south-west is Burnt Heath which comprises of a small collection of dwellings and a community run public house. Consequently, the site is located in an isolated rural location. The nearest settlement is Ardleigh which is located approximately 1.7 miles away partly along narrow rural lanes without any pedestrian infrastructure. Whilst there is a bus stop located 560m away in Bromley Cross to the south-west of the site, the buses are not frequent and there are no footpaths or street lighting leading from the application site to the bus stop in question. Consequently, it is concluded that the majority of trips including those for day-to-day needs, would need to be made by car to access essential services and facilities.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of

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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 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.

**Beaumont Parish Council
No Determinations**

**Bradfield Parish Council
No Determinations**

**Brightlingsea Town Council
No Determinations**

Clacton-on-Sea

<i>17/00454/FUL Approval - Full 31.05.2017 Delegated Decision</i>	<i>Mr Bernard McManigan</i>	<i>Proposed two-storey rear extension, following the demolition of existing single and two-storey extensions.</i>	<i>7 Harold Road Clacton On Sea CO15 6AJ</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, PL/003, PL08, PL10, PL11, PL12, PL13, PL14, PL15, PL17, PL18, PL19, PL20, PL21, PL22, PL23, PL24, PL25, PL26, PL27, PL28, PL29, PL30, PL31, PL32, PL33, PL40, PL41, PL42, PL43, and PL44.

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

<i>17/00499/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr & Mrs Clapham</i>	<i>Retention of residential annexe to rear garden.</i>	<i>46 Portsmouth Road Clacton On Sea CO15 1BP</i>
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01 Within 3 months from the date of this planning permission a Water Entry Strategy, as recommended in the submitted Flood Risk Assessment at section 6.3, shall be submitted to and agreed in writing by the Local Planning Authority. The approved measures/mitigation shall then be installed within 3 months from those details being approved and retained as approved thereafter.

Reason - To reduce differential flood depths to safe limits during design and extreme event and to protect property.

02 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 46 Portsmouth Road, Clacton-on-Sea.

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Reason - The site is unsuitable for an independent residential unit because of the shared facilities and relationship to the host dwelling.

<i>17/00551/FUL Approval - Full 31.05.2017 Delegated Decision</i>	<i>Mr S Clements</i>	<i>Proposed single storey rear extension and new hipped roof to front projection.</i>	<i>218 Gorse Lane Clacton On Sea CO15 4RP</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.

<i>17/00615/FUL Approval - Full 01.06.2017 Delegated Decision</i>	<i>Mr Kevin White</i>	<i>Conversion of house into guest house.</i>	<i>Victoria Villa 8 Agate Road Clacton On Sea CO15 1RA</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: Accommodation Plan

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

<i>17/00802/TELLI C Deemed Consent 31.05.2017</i>	<i>Catsurveys Planning Team</i>	<i>Proposed installation of a high speed broadband cabinet.</i>	<i>Side of 66 Lymington Avenue Clacton On Sea CO15 4PZ</i>
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<i>17/00818/TELLI C Deemed Consent 31.05.2017</i>	<i>Catsurveys Group</i>	<i>Installation of high speed Broadband cabinet.</i>	<i>Outside of 47 Constable Avenue Clacton On Sea CO16 8XF</i>
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17/00837/TELLI C Deemed Consent 31.05.2017	Catsurveys Planning Team	Installation of a high speed broadband cabinet.	Side of 148 Chilburn Road Clacton On Sea CO15 4PF
17/00838/TELLI C Deemed Consent 31.05.2017	Catsurveys Planning Team	Installation of high speed broadband cabinet.	Side of 107 Thorpe Road On Kiln Barn Avenue Clacton On Sea CO15 4UF

**Elmstead Market Parish Council
No Determinations**

**Frating Parish Council
No Determinations**

Frinton & Walton Town Council

17/00252/FUL Approval - Full 30.05.2017 Delegated Decision	Mrs Bonita Ellis	Partial change of use of dwelling (ground floor of former Annex) to Montessori childcare facility for up to 13 No, 3 - 6 year old children	The Limes Station Approach Frinton On Sea CO13 9JT
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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, Station Approach, Frinton-on-Sea.

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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 3 and 6 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 3 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.

<i>17/00583/FUL Approval - Full 31.05.2017 Delegated Decision</i>	<i>Mr Gary Hauserman</i>	<i>Proposed single storey rear and side extension with 2 roof lights.</i>	<i>15 Buckfast Avenue Kirby Cross CO13 0PU</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. P101, Drawing No. P112.

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

<i>17/00731/TCA Approval - Full 01.06.2017 Delegated Decision</i>	<i>Mr P Hunt</i>	<i>1 No. Eucalyptus - fell</i>	<i>42 Fourth Avenue Frinton On Sea CO13 9DX</i>
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Great Bentley Parish Council

<i>17/00199/FUL Approval - Full 30.05.2017 Delegated Decision</i>	<i>Mrs Harding</i>	<i>Demolition of existing forge (B2) and erection of residential dwelling (C3).</i>	<i>The Forge Forge Lane Great Bentley CO7 8PN</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.

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		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 - 002 - Site Location Plan as Proposed - Received on 20 April 2017; Drawing Number - 004 Rev A - Block Plan as Proposed - Received on 05 May 2017, and; Drawing Number - 006 Rev B - Plans and Elevations as Proposed - Received on 20 April 2017. Reason - For the avoidance of doubt and in the interests of proper planning.	
03		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 - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007. As the approval of such details is an essential element of the design, it is important that such details are approved prior to commencement.	
04		Before development starts a working drawing shall be submitted to and approved in writing by the Local Planning Authority showing the rainwater goods to be used. The rainwater goods are to be cast iron or aluminium or timber of a traditional profile and supported by brackets. The work shall then be carried out in accordance with the approved details and be retained as such thereafter.	
		Reason - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007. As the approval of such details is an essential element of the design, it is important that such details are approved prior to commencement.	
05		Before development starts large scale drawings to a minimum scale of 1:20 of the external joinery, including sections, the precise construction and method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority. The joinery shall then be constructed in accordance with the agreed details and be retained as such thereafter.	
		Reason - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007. As the approval of such details is an essential element of the design, it is important that such details are approved prior to commencement.	
06		If any unexpected, visibly contaminated, or odorous material is encountered during redevelopment (given any previous desk study, site investigation and/or remediation work), works shall cease and remediation proposals for the material shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the remediation works shall be implemented in full and works recommenced	
		Reason - To protect the environment and address any contamination issues in the interest of public health.	

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07 Before development starts, a scheme for the provision of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is brought into use and shall be maintained as such thereafter.

Reason - To protect ground water and surface water from pollution and to prevent flooding of adjacent land. In the interest of protection of the environment, it is essential that such works are agreed prior to commencement of the development.

08 Before development starts, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) a scheme of landscaping,
- b) a schedule of proposed plant species, size and density and planting locations,
- c) boundary treatment
- d) hard surfacing, and
- e) an implementation programme.

The development shall be carried out in accordance with the approved details, and all planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - In the interest of the appearance of the area. As the site is a sensitive one, it is essential that such details are approved prior to the commencement of the development.

09 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order), the garage forming part of the development hereby permitted shall be kept available for the purpose of garaging private motor vehicles only and no other purpose.

Reason - In the interests of highway safety.

10 Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order) no extensions, alterations to the roof, curtilage buildings, swimming pool, oil storage tanks, satellite dish, or means of enclosure (including fences, walls and gates) shall be erected/constructed without first obtaining planning permission.

Reason - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007.

11 Other than the door and window openings shown on the approved plans and notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order), no new window or door openings shall be installed in the building.

Reason - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007.

12 Demolition of the building shall not take place until a contract for the carrying out of works of redevelopment has been signed and planning permission for those works has been granted.

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Reason - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007.

- 13 No development hereby approved shall take place until the applicant has secured the implementation of an archaeological watching brief in accordance with a Written Scheme of Investigation (WSI) submitted by the applicant and approved in writing by the Local Planning Authority.

Reason - In the interests of protecting/recording features of archaeological importance. In accordance with Policy EN29 of the Adopted Tendring District Local Plan 2007.

<i>17/00601/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr C Kirkman & Mr M James</i>	<i>Erection of replacement detached garage, incorporating guest accommodation.</i>	<i>Heckford House Heckfords Road Great Bentley CO7 8RR</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. HH/GB/17/1 and Drawing No. HH/GB/ADD/1

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

**Great Bromley Parish Council
No Determinations**

**Great Oakley Parish Council
No Determinations**

Harwich Town Council

<i>17/00577/FUL Approval - Full 30.05.2017 Delegated Decision</i>	<i>Mr A & Miss J Tonks and Page</i>	<i>Single storey rear extension (following demolition of existing conservatory). Resubmission of 17/00054/FUL change of materials.</i>	<i>53 Norway Crescent Dovercourt CO12 4LD</i>
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- 01 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.

<i>17/00610/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr Nigel Bevis</i>	<i>Detached garage within curtilage of listed building.</i>	<i>Capitol Gardens 45 Manor Lane Dovercourt CO12 4EA</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 not be carried out except in complete accordance with the details shown on the submitted drawings numbered; Drawing no. 2 LWH

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

03 Prior to commencement of the development, details of the proposed garage doors and window shall be submitted at a scale of 1:10 or similar and shall include details of external finish.

Reason - To ensure that the special character and architectural interest and integrity of the building is protected as required by Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and insufficient information has been submitted within the application for full consideration of these details.

04 No development shall be commenced until precise details of the colour stain of the 175mm deep feather edged boarding to be used in the construction of the external surface of the outbuilding hereby approved has been submitted to and agreed, in writing, by the Local Planning Authority. The stain colour as may be agreed shall be that used in the development.

Reason - To protect the special character and architectural interest and integrity of the Listed Building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

<i>17/00612/LUPR OP Lawful Use/development Refused 01.06.2017 Delegated Decision</i>	<i>Mr Nigel Bevis</i>	<i>Proposed garden room.</i>	<i>Capitol Gardens 45 Manor Lane Dovercourt CO12 4EA</i>
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01 The application seeks confirmation that a garden room is lawful. The garden is situated within the curtilage of a grade II listed building known as Capitol Gardens. The proposed development therefore does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1 Class E.1 (g) of the Town and Country Planning (General Permitted Development) Order 2015.

<i>17/00614/LBC Approval - Listed Building Consent 02.06.2017 Delegated Decision</i>	<i>Mr Nigel Bevis</i>	<i>Internal alterations and removal of external cement render on south and east elevations to be replaced with boarding finish.</i>	<i>Capitol Gardens 45 Manor Lane Dovercourt CO12 4EA</i>
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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. 1 LWH

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

03 Prior to commencement of the development, details of the new window shall be submitted at a scale of 1:10 or similar and shall include details of the external finish.

Reason - To ensure that the special character and architectural interest and integrity of the building is protected as required by Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and insufficient information has been submitted within the application for full consideration of these details.

04 No development shall be commenced until precise details of the colour stain of the 175mm feather edged boarding to be used in the construction of the external surface of the outbuilding hereby approved has been submitted to and agreed, in writing, by the Local Planning Authority. The stain colour as may be agreed shall be that used in the development.

Reason - To protect the special character and architectural interest and integrity of the Listed Building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Lawford Parish Council

<i>17/00253/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr Glenn Sutherland</i>	<i>Change of use of land from vacant industrial land to use for central storage and vehicle salvage storage, erection of 2.45 metre high close boarded boundary fence.</i>	<i>Ace Auto Salvage South Strand Lawford CO11 1UP</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: GW/GS/03 (FENCING), Drg. No. GW/GS/02-17-01-Ver 2, Drg. No. GW/GS/02-17-01-Ver Elev and Drg. No. GW/GS/02-17-01.

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

02 No cars or vehicles, goods or materials associated with the use hereby approved shall be stacked or stored more than two vehicle bodies high or 2.5 metres above ground level unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to limit the visual impact of the proposal in the landscape.

03 The vehicular parking and turning facility as approved and constructed, shall be 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.

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<i>17/00530/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr & Mrs James Garwood</i>	<i>Proposed garage conversion.</i>	<i>65 Cotman Avenue Lawford CO11 2LB</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: Existing and Proposed Ground Floor Plans, 1: 50 @ A3, Existing and Proposed North Elevations 1:50@ A3

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

Little Bentley Parish Council

<i>17/00517/LBC Approval - Listed Building Consent 31.05.2017 Delegated Decision</i>	<i>Mrs Carla Ewen</i>	<i>Retention of the installation of 17 wood framed windows with double glazed glass.</i>	<i>Ryecroft Harwich Road Little Bentley CO7 8SX</i>
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01 No conditions.

Little Bromley Parish Council No Determinations

Little Clacton Parish Council

<i>17/00553/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr & Mrs R Broer</i>	<i>Two storey rear extension</i>	<i>162 Harwich Road Little Clacton CO16 9NL</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, titled 'Block Plan', and drawing number 2.

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

Little Oakley Parish Council No Determinations

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**Manningtree Town Council
No Determinations**

Mistley Parish Council

<i>15/01810/OUT Approval - Outline 30.05.2017 Committee Decision</i>	<i>Rose Builders (Properties Limited)</i>	<i>Proposed new access road and the erection of up to 70 dwellings and associated works.</i>	<i>Land North of Stourview Avenue Mistley Essex</i>
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01 The approval of Reserved Matters must be submitted before the expiration of three years from the date of this permission.

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

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

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

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

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

04 No development shall commence until a Layout and Phasing Plan identifying details of the various elements of the development and the timing of their commencement; construction; provision; installation or occurrence has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details of the Layout and Phasing Plan as approved, unless otherwise previously agreed in writing with the Local Planning Authority .

Reason - To ensure that the scheme is brought forward in a timely and comprehensive manner in the interests of proper planning; highway safety; amenity and the character and appearance of the area and to ensure a satisfactory relationship between the various components of the development and adjoining land.

05 The maximum number of dwellings to be contained in the development shall be up to (but no more than) 70 dwellings.

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

06 Prior to commencement of the development a Construction Management Plan, to include, but shall not be limited to details of wheel cleaning facilities, within the site and adjacent to the egress onto the highway, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed plan.

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Reason - To protect highway efficiency of movement and safety.

- 07 No occupation of the development shall take place until the following have been provided or completed:
- a) A priority junction off Stourview Avenue to provide access to the proposal site as shown in principle on planning application drawing number 10831/HW1
 - b) Upgrading of the two bus stops in Harwich Road in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority
 - c) A minimum 2 metre wide footway along the eastern side of the Stourview Avenue carriageway between the proposal site access and Harwich Road with dropped kerbs/tactile paving crossing points in Stourview Avenue immediately north of its junction with Harwich Road as shown in principle on planning application drawing number 10831/HW1 and in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority
 - d) Residential Travel Information Packs

Reason - To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

- 08 A. No development or preliminary ground-works shall commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved in writing by the Local Planning Authority. Following the completion of this initial phase of archaeological work, a summary report shall be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to and approved in writing by the Local Planning Authority.
- B. No development or preliminary groundwork shall commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy as approved.
- C. Following completion of the archaeological fieldwork, the applicant shall submit to the Local Planning Authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Local Planning Authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason - The proposed development is located within an area with potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets with archaeological interest.

- 09 No phase of development shall commence until an Ecological Mitigation Scheme and Management/Enhancement Plan has been submitted to and approved, in writing, by the Local Planning Authority. The document shall include:
- i) the recommendations contained with the Ecological Assessment (Eco Planning UK dated 22 September 2015)
 - ii) details of how biodiversity within the site will be encouraged and maintained by the development.

Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity.

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- 10 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason - To prevent environmental and amenity problems arising from flooding.

- 11 No defined phase of the approved development shall take place until a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. Each phase of the surface water drainage scheme shall subsequently be implemented prior to occupation of that phase and should include but not be limited to:

1. Surface water disposed of via infiltration where viable on site. Any infiltration device should have a suitable half-drain time. Where it is demonstrated that infiltration is not possible, run-off should be restricted to the 1 in 1 greenfield rate calculated from the area served by the drainage network.
2. Attenuation storage for the 1 in 100 inclusive of climate change storm event and the effect of urban creep.
3. An appropriate amount of treatment in line with the CIRIA SuDS Manual C753.
4. Detailed modelling of the whole drainage network on site.
5. A drainage plan highlighting final exceedance and conveyance routes, location and sizing of storage features, discharge rates and outfall/s from the site.
6. Details of the adoption and maintenance of the scheme for the lifetime of the development

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

- 12 No development shall commence 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 interest of visual amenity and the character of the area.

- 13 All changes in ground levels in relation to the soft landscaping, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure that the development provides a satisfactory setting, in the interests of the character and appearance of the landscape and the visual amenity of the site.

- 14 No development shall commence until precise details of lighting, refuse storage/collection points and the manufacturer and types and colours of the external facing and roofing

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materials to be used in the construction have been submitted to and approved, in writing, by the Local Planning Authority. Such lighting, refuse points and materials so approved shall be those used in the development.

Reason - To ensure a satisfactory development in relation to external appearance.

- 15 Within the hereby permitted development, no dwelling shall be occupied until a high-speed broadband connection is installed utilising resistant tubing to that dwelling. All in accordance with details that shall be submitted to and approved, in writing, by the Local Planning Authority. If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 24mbps) wireless service will be considered acceptable .

Reason - To ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking.

- 16 Prior to commencement of development the applicants shall submit to the Local Planning Authority, in writing, a Local Recruitment Strategy to include details of how the applicant/ developer shall use their reasonable endeavours to promote and encourage the recruitment of employees and other staff in the locality of the application site, for the construction of the development. The approved Local Recruitment Strategy shall be adhered to therein after .

Reason - To promote and encourage the recruitment of employees and other staff in the locality of the application site.

<i>17/00817/TELLI C Deemed Consent 31.05.2017</i>	<i>Catsurveys Group</i>	<i>Installation of high speed Broadband Cabinet.</i>	<i>Side of 26 Harwich Road Mistley CO11 2DN</i>
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**Ramsey & Parkeston Parish Council
No Determinations**

St Osyth Parish Council

<i>17/00608/FUL Approval - Full 31.05.2017 Delegated Decision</i>	<i>Miss L Pitman</i>	<i>Sub division of site to form separate building plot, erection of detached bungalow and detached single garage.</i>	<i>172 Point Clear Road St Osyth CO16 8JB</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 PPCR-101.

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

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03 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 respective curtilage of that dwelling.

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

04 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 - To ensure that the development provides a satisfactory setting.

05 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 satisfactory implementation of the approved landscaping scheme, so that the development provides a satisfactory setting.

06 No construction works or deliveries in connection with the development shall take place outside the hours of 0700 hours and 1900 hours Monday to Friday and 0800 hours and 1300 hours Saturdays, with the exception of any piling or other percussive works which shall not take place outside the hours of 0800 hours and 1700 hours Monday to Friday.

Reason - To protected the local amenity and reduce the likelihood of complaints of statutory nuisance.

07 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and the character of the area as insufficient information has been submitted within the application for full consideration of these details.

08 No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities

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Reason - To ensure that on-street parking of these vehicles in the private lane does not occur, in the interests of highway safety.

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

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

10 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 Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwelling to which they relate being first occupied and thereafter be retained in the approved form.

Reason - In the interests of the visual amenity of the site and to retain the current level of vegetation that gives the environment a "semi-rural" character.

11 At no point shall gates be provided at the vehicular access. The access shall remain open and free for use in perpetuity.

Reason - To give vehicles using the access free and unhindered access to and from the highway in the interest of highway safety.

12 Prior to occupation of the development the garage and parking space as shown on the approved plan shall be constructed, surfaced and made available and retained in perpetuity for that sole purpose.

Reason - To ensure that sufficient parking is retained for the development in the interests of highway safety.

Tendring Parish Council

<i>17/00590/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mr & Mrs M Hinde</i>	<i>Proposed single storey extension.</i>	<i>Woodberry Lodge Stones Green Road Tendring CO16 0DD</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: HWL - 01 Revision A.

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

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>
17/00235/OUT Refusal - Outline 01.06.2017 Delegated Decision	Mr James Butterfield	Outline planning application for five detached dwellings.	Land South of Colchester Road Thorpe Le Soken CO16 0LA

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. Thorpe-le-Soken is categorised in emerging Policy SPL1, along with five other villages, as a 'Rural Service Centres'. These villages can accommodate a modest increase in housing stock respecting the existing character and form of the village.

The application site is located in an rural location outside of the defined development boundary of Thorpe-le-Soken, which sits 270m to the south-east of the site in both the saved and emerging local plans. 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 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

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countryside.

The application site currently forms an important gap between existing dwellings and associates well with the nearby Thorpe Green. The development would, if approved, set an undesirable precedent and may lead to further similar applications on adjacent land. The site forms part of an open and rural transition into the built form of Thorpe-le-Soken and its associated conversation area to the east. The construction of 5 dwellings on the land would result in the unplanned advance of urbanisation into open countryside which would be detrimental to the character and appearance of the landscape in this location. It is therefore considered that the residential development of this site would result in an overriding harm to the rural character of the surrounding area.

As such the proposal is contrary to the above-mentioned local and national policies.

<i>17/00378/FUL Approval - Full 01.06.2017 Delegated Decision</i>	<i>Mr Mark Rowson - Tendring Technology College</i>	<i>Retention of 3 no. re- locatable classrooms.</i>	<i>Tendring Technology and Sixth Form College 35 - 41 Landermere Road Thorpe Le Soken CO16 0LQ</i>
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- 01 The buildings hereby permitted shall be limited to a period expiring on 31 March 2022 or before which date the buildings shall be removed and the site restored to its previous condition to the satisfaction of the local planning authority unless a prior application has been submitted to and approved by the Local Planning Authority.

Reason - The development is not considered appropriate to warrant the grant of a permanent permission because of the impermanent nature of the buildings in which the use takes place.

Thorrington Parish Council

<i>17/00497/FUL Approval - Full 02.06.2017 Delegated Decision</i>	<i>Mrs Lynne Aungier</i>	<i>Erection of single storey outbuilding.</i>	<i>Pear Tree Cottage Clacton Road Thorrington CO7 8EY</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: Amended Site Plan, Amended Floor Plan 1:50, Amended North East Elevations 1:50 and Amended South East Elevations 1:50

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

Weeley Parish Council

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<i>16/01842/FUL Approval - Full 31.05.2017 Delegated Decision</i>	<i>Mr Geoff Macro - East of England Ambulance Service</i>	<i>Provision of a storage container, extension to the car parking bays and proposed waste compound.</i>	<i>Ambulance Station Colchester Road Weeley CO16 9JR</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. E140 Site Location Plan-REV A, Drawing No. B120-01-G-Block, Drawing No. Weeley-1

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

03 The container shall be used for purposes ancillary to the site only.

Reason - In order to control the use of the container.

04 The external facing materials of the waste compound to be used shall be painted green and should be implemented within 3 months of the waste compound being substantially complete.

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

<i>17/00575/FUL Approval - Full 30.05.2017 Delegated Decision</i>	<i>Premier Design and Build - Mrs J Harvey</i>	<i>Proposed front extension and porch.</i>	<i>55 The Street Weeley CO16 9JA</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/Site Plan, Project: Bedroom Extension Drawing 2 of 2.

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

**Wix Parish Council
No Determinations**

**Wrabness Parish Council
No Determinations**