

<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**

### **No Determinations**

## **Ardleigh Parish Council**

<i>17/00151/FUL Refusal - Full 15.06.2017 Delegated Decision</i>	<i>Mr Luke Gomez</i>	<i>Two storey extension to existing bungalow.</i>	<i>The Bungalow Green Lane Ardleigh Colchester Essex CO7 7PE</i>
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01 The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy HG12 of the Adopted Tendring Local Plan states that proposals for an extension to or a replacement of an existing dwelling outside the defined development boundaries of settlements will be permitted provided that the extension or replacement satisfies the general design criteria set out in Policies QL9 and QL10 and is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, is not visually intrusive, would not represent over-development of the site and would not adversely affect adjoining properties in terms of privacy and amenities.

The extension proposed is not well related and in proportion to the original dwelling. The two storey nature of the proposal is not in-keeping with the single storey height of the host dwelling, resulting in an increase of height of 2.5 metres, thereby ensuring the dwelling appears bulky, incongruous and will also create an unbalanced appearance between the extension and the host dwelling, to the serious detriment of the character of the dwelling and the surrounding area.

The development is therefore contrary to the National Planning Policy Framework and Policy HG12 of the Tendring District Local Plan.

<i>17/00820/COUN OT Determination prior approval not required 15.06.2017 Delegated Decision</i>	<i>Mr R Auld</i>	<i>Change of use of barn to B8 (storage and distribution).</i>	<i>Storage Warehouse at rear of 18 Coggeshall Road Ardleigh Colchester Essex CO7 7LP</i>
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## **Beaumont Parish Council**

### **No Determinations**

<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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### **Bradfield Parish Council**

#### **No Determinations**

### **Brightlingsea Town Council**

<i>17/00924/CMTR To be determined by another Authority 16.06.2017 Delegated Decision</i>	<i>Charlotte Powell - Minerals and Waste Planning</i>	<i>Provision of a double relocatable classroom for seven years.</i>	<i>Brightlingsea School Eastern Road Brightlingsea Colchester Essex CO7 0HU</i>	<i>County</i>	<i>Junior</i>
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### **Clacton-on-Sea**

<i>17/00666/FUL Approval - Full 14.06.2017 Delegated Decision</i>	<i>Mr A Selman</i>	<i>Proposed single storey side extension, incorporating existing detached garage.</i>	<i>9 Norwood Avenue Clacton On Sea Essex CO15 5AU</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. 4882-2-3.

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

<i>17/00668/FUL Approval - Full 15.06.2017 Delegated Decision</i>	<i>Mr V Nakarasa</i>	<i>Retrospective planning application to retain existing change of use from A3 (Cafe) to A3 &amp; A5 (mixed use) and installation of an extractor outlet.</i>	<i>31 Jackson Road Clacton On Sea Essex CO15 1JA</i>
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01 Use of the premises as hereby permitted shall be confined to the hours between 11am and 11pm Monday to Saturday and 11am to 10.30pm Sundays and including Public Holidays.

Reason - To avoid disturbance in the interest of residential amenity.

<i>17/00671/FUL Refusal - Full 15.06.2017 Delegated Decision</i>	<i>Mr M Sorrell</i>	<i>Proposed construction of single bungalow and detached garage.</i>	<i>12 Deanhill Avenue Clacton On Sea Essex CO15 5BA</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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01 Saved Policies QL9, QL10 and QL11 of the adopted Tendring District Local Plan (2007) seek to ensure that new development relates well to its site and surroundings and the size, scale, design and appearance of new development are in keeping. Emerging policy SPL3 of Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) states that new buildings should be well designed and maintain or enhance local character and distinctiveness.

Paragraph 58 of the National Planning Policy Framework refers to the desirability that new development should make a positive contribution to local character and distinctiveness.

The proposed bungalow would be located in a set-back location behind the established line of residential properties that front onto Deanhill Avenue. To the front of the site, addressing the highway, would be a detached garage intended to serve the bungalow. Deanhill Avenue is characterised by a strong linear pattern of development that provides the road with a uniform appearance. The set back of the proposed bungalow behind the established line of residential properties in the street along with the siting of a detached garage and driveway parking area to the front of the site would appear incongruous within the road.

As such the development would appear at odds with the pattern of development in the locality, would not enhance local distinctiveness and would therefore be detrimental to the character and appearance of the area.

<i>17/00746/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr Ray Vennell</i>	<i>Demolition of car port and erection of single storey side extension.</i>	<i>50 The Avenue Clacton On Sea Essex CO15 4NF</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 10362\_001 Revision 2.

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

### **Elmstead Market Parish Council**

#### **No Determinations**

### **Frating Parish Council**

<i>17/00662/DETAI L Approval - Reserved Matters/Detailed 15.06.2017 Delegated Decision</i>	<i>Mr Alan Baker</i>	<i>Reserved matters application for one new dwelling and associated parking.</i>	<i>Iona Land adjacent Frating Caravan Park Main Road Frating Essex</i>
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01 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

<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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be agreed shall be those used in the development.

Reason - The appropriate use of materials is essential in the interests of visual amenity. Inadequate details have been provided with the application.

02 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the dwelling, 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 adequate usable private amenity space is retained on the plot and in the interests of protecting the rural character of the area.

03 The hard surfaces shall be constructed using the finishes stipulated on approved plan no. P02.

Reason - In the interests of visual amenity.

04 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 215 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided 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 occupation of the development the vehicular parking and turning 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 forward gear in the interest of highway safety.

06 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.

07 Prior to the first occupation of the development, the proposed private drive shall be constructed to a width of 3.8 metres with an appropriate dropped kerb crossing of the highway verge to the satisfaction of the Local Planning Authority.

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

08 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the highway.

Reason - To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the

adjacent carriageway in the interest of highway safety.

- 09 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 first floor window in the east facing elevation of the proposed property 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.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans: P01d and P02.

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

### **Frinton & Walton Town Council**

<i>17/00396/FUL Refusal - Full 12.06.2017 Delegated Decision</i>	<i>Mr G &amp; Mrs G Boot</i>	<i>Proposed detached dwelling, garage and bin/bike store.</i>	<i>Garfield Nurseries Thorpe Road Kirby Cross Frinton On Sea Essex CO13 0LT</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 application site is within an open countryside location, isolated from any settlement boundary, and where Paragraph 55 of the N.P.P.F states that:-

Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside".

The application site is located in an isolated location, approximately 100m outside the defined

<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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Settlement Development Boundary for Kirby Cross, in, 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 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 a new dwelling 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 dwelling would be prominent in the landscape when viewed from several public rights-of-way to the north and west of the site.

The proposed property would result in the unplanned advance of urbanisation into the countryside eroding the open and rural character of the locality, constituting a significant encroachment which 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.

<i>17/00672/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs A Robinson</i>	<i>Proposed single storey rear extension and removal of UPVC conservatory.</i>	<i>44 Fourth Avenue Frinton On Sea Essex CO13 9DX</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. RFA-01 Revision C

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

<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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<i>17/00800/TPO Approval - Full 13.06.2017 Delegated Decision</i>	<i>Mrs Vicky Bell</i>	<i>2 No. large Oak - Lopping.</i>	<i>The Acorns Turpins Lane Kirby Cross Frinton On Sea Essex CO13 0PB</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.
- 03 The works hereby permitted by this consent shall allow the reduction of the crown of the tree by a maximum of 30% only.

<i>17/00813/TCA Approval - Full 13.06.2017 Delegated Decision</i>	<i>Mr Max Cochrane</i>	<i>2 No. Eucalyptus - Reduce. 2 No. Mimosa - Reduce.</i>	<i>West Hatch 73 Second Avenue Frinton On Sea Essex CO13 9LY</i>
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### **Great Bentley Parish Council**

#### **No Determinations**

### **Great Bromley Parish Council**

<i>17/00689/FUL Approval - Full 15.06.2017 Delegated Decision</i>	<i>Mr T Redfern</i>	<i>Single storey side extension.</i>	<i>6 Meadow Close Great Bromley Colchester Essex CO7 7UG</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. P01.

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

### **Great Oakley Parish Council**

<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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## No Determinations

### Harwich Town Council

<i>17/00633/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr Steve Fender</i>	<i>Proposed two storey side extension.</i>	<i>168 Fronks Road Dovercourt Harwich Essex CO12 4EF</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. 1407a

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

<i>17/00637/FUL Approval - Full 13.06.2017 Delegated Decision</i>	<i>Mr and Mrs T Doyle</i>	<i>Erection of single storey garage and first floor extension over existing flat roofed ground floor extension.</i>	<i>1 Deepdale Road Dovercourt Harwich Essex CO12 4AZ</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. 1612.3/5, 1612.3/2, 1612.3/3 and 1612.3/4.

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

<i>17/00702/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr Adrian Britton</i>	<i>Pitched roof porch</i>	<i>31 Kreswell Grove Dovercourt Harwich Essex CO12 3SZ</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

<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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approved plans, Sheets 1, 2, 3, 4 and 5.

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

<i>17/00810/TPO Approval - Full 13.06.2017 Delegated Decision</i>	<i>Mr Ashby</i>	<i>1 No. Oak - Re-pollard to previous cutting points.</i>	<i>2 Acorn Close Dovercourt Harwich Essex CO12 4XF</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.

<i>17/00883/TELLI C Deemed Consent 15.06.2017</i>	<i>Cat Surveys Group</i>	<i>Installation of high speed Broadband cabinet.</i>	<i>Side of 33 Oakley Road Low Road Dovercourt Essex CO12 3TR</i>
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### **Lawford Parish Council**

<i>17/00655/FUL Approval - Full 15.06.2017 Delegated Decision</i>	<i>Miss Child</i>	<i>Proposed single storey rear extension.</i>	<i>10 Cavendish Drive Lawford Manningtree Essex CO11 2EX</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: CH03 A and Block Plan 1:500.

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

### **Little Bentley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00527/FUL Approval - Full 15.06.2017 Committee Decision	Rose Builders	Erection of 6 No. detached new dwellings, associated garaging and access road.	Land adjacent 6 Manningtree Road Little Bentley Essex CO7 8SP

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 Construction Method Statement (Rose Report Number 2 - Dated March 2017 - Job Number D306) and Ecology Working Method Statement (Geosphere Environmental Ltd - Report Ref 2438,EC/EWMS/LS,AS/08-05-17/V2 - Dated 8 May 2017) and the following approved plans: -

Mark Perkins Partnership Drawings.

Drawing No. 1143\_01E - Site Plan;  
 Drawing No. 1143\_02B - Plots 1 & 6;  
 Drawing No. 1143\_03C - Plots 2 & 5;  
 Drawing No. 1143\_04C - Plots 3 & 4;  
 Drawing No. 1143\_05B - Garage Plots 1, 2, 3 & 4;  
 Drawing No. 1143\_06B - Garage Plots 5 & 6;  
 Drawing No. 1143\_07C - Street Elevation;  
 Drawing No. 1143\_08 - Location Plan, and;  
 Drawing No. 1143\_09B - Street Elevation.

KWL Highway Consultant Drawings.

Drawing No. 10866-01A - Highway and Watercourse Works;  
 Drawing No. 10866-02B - Civil Engineering Layout;  
 Drawing No. 10866-03 - Construction Details Sheet 1 of 2, and;  
 Drawing No. 10866-04 - Construction Details Sheet 2 of 2.

Andrew Hasting Landscape Consultant.

Drawing No. 16.2056.01 - Strategic Soft Landscape proposals.

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

03 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 60 metres in both directions as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided 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.

04 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

<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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highway safety.

- 05 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.

- 06 Prior to the first occupation of the development, the proposed access shall be constructed to a width of 5.5 metres within the site and provided with an appropriate crossing of the verge to the satisfaction of 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.

- 07 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety.

- 08 Any single garages should have a minimum internal measurement of 7m x 3m. Any double garages should have a minimum internal measurement of 7m x 6m. Any tandem garages should have minimum internal measurements of 12m x 3m. All garages shall be retained for the purposes of vehicle parking in perpetuity.

Reason - To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety.

- 09 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.

### **Little Bromley Parish Council**

**No Determinations**

### **Little Clacton Parish Council**

**No Determinations**

### **Little Oakley Parish Council**

**No Determinations**

### **Manningtree Town Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00392/FUL Refusal - Full 15.06.2017 Committee Decision</i>	<i>Edwards - Roundwood Restorations</i>	<i>Alterations and extensions to existing vacant bank premises and change of use to multi-residential accommodation (7 flats) and erection of dwelling.</i>	<i>2 High Street Manningtree Essex CO11 1AE</i>

01 The economic and environmental role of sustainable development, as set out in paragraph 7 of the National Planning Policy Framework (2012) includes the need for development to contribute towards building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and protect the natural, built and historic environment.

One of the core principles of the planning system, as set out under Paragraph 17 of the Framework is to promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 19 of the Framework requires Councils, when making decisions, to ensure the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Policy ER3 of the Tendring District Local Plan 2007 states that:-

- a. The Council will ensure that land in, or allocated in this Plan for employment use will normally be retained for that purpose. Its redevelopment or change of use for non-employment purposes will only be permitted if the applicant can demonstrate that it is no longer viable or suitable for any form of employment use. The applicant should either:
  - i. submit evidence of a sustained but ultimately unsuccessful marketing exercise, undertaken at a realistic asking price; or
  - ii. show that the land (site, or premises) is inherently unsuitable and/or not viable for any form of employment use.
- b. Where the loss of an employment site is permitted, the applicant will normally be expected to provide a suitable alternative site elsewhere in the district, or a financial contribution towards the Council's employment, training or regeneration programmes and initiatives.
- c. This policy will not be applied where vacant business premises form a subordinate but integral part of an existing dwelling in the same ownership.

Policy QL8 of the Tendring District Local Plan 2007 seeks to ensure that:-

A sequential approach will be applied in considering mixed-use development proposals according to the type of uses and scale of development proposed.

Within town, district and local centres and Urban Regeneration Areas, as defined on the Proposals Map, a mix of complementary and compatible uses will be encouraged by:

- a. protecting the mixed use character of existing mixed-use buildings and areas from redevelopment or change of use to single-use development which would replace existing dual or multiple uses;
- b. permitting changes of use to residential, leisure, community, cultural or office use in upper floors of existing commercial premises where this would not prejudice the future viability of the existing

<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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ground floor use, and;

- c. seeking appropriate mixed-use solutions in redevelopment schemes, including encouraging non-residential use within the ground floor frontage of proposed residential development on street frontages with a predominantly non-residential character.

The application site faces in to Manningtree High Street, which is a mixed use area with a predominantly commercial appearance.

The development proposes a single-use with a residential appearance that is at considerable variance with this fundamental character and will introduce residential development on to the ground floor of this commercial property within the commercial frontage within the High Street, contrary to the provisions of Adopted Local Plan Policy QL8 and the aims of the framework.

The proposal to change the ground floor from commercial use to residential would result in the loss of an employment site contrary to the provisions of Adopted Local Plan Policy ER3. The applicant has failed to provide satisfactory evidence of a sustained but ultimately unsuccessful marketing exercise, undertaken at a realistic asking price, to show that the site is unsuitable or unviable for continued employment uses as required by that policy.

The proposal is therefore detrimental to the pattern of mixed-use commercial development within the High Street of this settlement. Due to the detrimental visual impact and harm to the commercial centre and loss of an employment site, the development performs poorly when considered against the economic and environmental roles of sustainable development and would be contrary to the aims of the Framework and the above mentioned policies.

02 Policy TR7 of The Adopted Tendring District Local Plan 2007 states:-  
For residential development within town centres and for all non-residential development, the adopted car parking standards will be applied. Outside town centres, variations to the adopted standards for residential development will be considered where local circumstances suggest this to be appropriate. In addition, new development should provide adequate powered two wheeler parking facilities and safe, convenient and usable car parking for people with mobility impairments.

The proposal provides for 8 residential units with a very modest level of car-parking, which falls significantly below the standards required by the Adopted Essex County Council - Parking Standards Design and Good Practice 2009.

There is an existing parking problem arising from a shortfall in available car parking spaces - particularly on market days - within the immediate locality of the site. The development fails to provide an adequate level of car parking and the shortfall in spaces of the current proposal would exacerbate the current parking problem to the detriment of highway safety, and therefore conflicts with the provisions of the above policy.

<i>17/00393/LBC Refusal - Listed Building Consent 15.06.2017 Committee Decision</i>	<i>Edwards - Roundwood Restorations</i>	<i>Internal and external alterations and extensions of existing vacant bank premises in connection with residential re- development.</i>	<i>2 High Street Manningtree Essex CO11 1AD</i>
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01 One of the core principles of the planning system, as set out under Paragraph 17 of the Framework is to conserve heritage assets in a manner appropriate to their significance, so

that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 126 of the Framework states Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, Local Planning Authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness, and;
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 129 of the Framework states Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal, and paragraph 131 of the Framework states:-

In determining planning applications, Local Planning Authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and;
- the desirability of new development making a positive contribution to local character and distinctiveness.

In this instance, the listed building makes both an imposing appearance in the street scene, derived from the corner position and its height and architectural significance, as well as making a valuable contribution to the economic vitality of the Town Centre due to its commercial presence within the historic High Street. In accordance with the above guidance, the Local Planning Authority considers that any scheme for the conservation and re-development of this Heritage Asset, needs to recognise the importance that the commercial nature of the building makes to the wider social, cultural, economic and environmental benefits, and that an economic or commercial use would be more consistent with the conservation aims as noted above.

The proposal fails to take in to account the wider social, cultural, economic and environmental benefits, and the scheme as submitted does not reflect the importance of commercial uses to the significance and setting of the listed building, particularly given its prominent location within the commercial area of the High Street, does not conserve the heritage assets in a manner appropriate to its significance, or put it to an acceptable viable use consistent with its conservation, and therefore fails to reflect the above guidance.

**Mistley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00626/FUL Approval - Full 15.06.2017 Delegated Decision	Hines and Tillett - 2Build Developments	Change of use from police station (Sui- Generis) to residential use (C3) together with extensions and alterations to create 2 no. 3 bedroom dwellings.	Police Station New Road Mistley Manningtree Essex CO11 2AQ

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: 2402/05, Drawing No: 2402/04 and Drawing No: 2402/01 A.

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

03 Notwithstanding the details shown on the approved plans, prior to the commencement of development plans showing the detailed design, colour and openings of the proposed windows to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details and retained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the window style and design is appropriate and sympathetic to the character and appearance of the conservation area and the setting of the adjacent listed building.

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." The landscaping scheme shall make provision for appropriate boundary trees and planting to provide privacy screening from the rear balcony of the proposed dwelling.

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 unbound material shall be used in the surface treatment of the vehicular access within 6

<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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metres of the highway boundary.

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

07 All new hardstanding 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 site.

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

08 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.

<i>17/00805/TCA Approval - Full 13.06.2017 Delegated Decision</i>	<i>Mr Ben Morhall</i>	<i>3 No. Ilex - 40% reduction including lift and shape. 1 No. Pinus Sylvestris - Lift and reshape. 1 No. Fraxinus Excelsior - Fell.</i>	<i>Holly Place 62 Harwich Road Mistley Manningtree Essex CO11 1LL</i>
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### **Ramsey & Parkeston Parish Council**

<i>17/00718/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs John Stace</i>	<i>Proposed single storey front extension and first floor side extension.</i>	<i>7 Orchard Close Ramsey Harwich Essex CO12 5HG</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 1703.1, 1703.1/0, 1703.1/1, 1703.1/2, 1703.1/4 and 1705.1/5.

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

### **St Osyth Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/00144/FUL Approval - Full 16.06.2017 Delegated Decision	Park Holidays UK	Use of land for the stationing of 8no. static holiday caravans and associated facilities for occupation between 1st March and 15th February in the following year.	Marsh Cottage Beach Road St Osyth Clacton On Sea Essex CO16 8SG

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 caravan/chalet shall be occupied between 15 February and 1 March in any calendar year.

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

03 The caravans shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the caravan park shall maintain an up-to-date register of the names of all owners of caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason - The site is outside any area where planning permission would normally be forthcoming for residential development and is permitted only for holiday purposes in the interests of contributing to tourism and the economy of the area.

04 The hereby approved development shall only be implemented in full accordance with the agreed Flood Warning and Evacuation Plan (as prepared by enzygo dated May 2016 and referenced - SHF.201.003.HY.R.02.F). The Flood Warning Evacuation Plan shall remain in force for the duration of the occupation period and shall remain a live document and be updated where required.

Reason - The site lies within flood zone 3 at high risk from flooding and a detailed evacuation plan is essential to safeguard occupiers of the development.

05 Prior to first occupation the caravans/chalets on site shall be securely anchored to the ground in perpetuity.

Reason - To ensure that the caravans/chalets will remain in position throughout any flood event to prevent damage to the surrounding area in the event of a flood.

06 Prior to the first use of the caravans/chalets the off-street parking spaces, as shown on approved plan no. 2083/01, shall be constructed and made available for use. The parking spaces shall then be retained for parking purposes only in perpetuity.

Reason - To ensure adequate off-street parking is provided on site for visitors in the interests of amenity and highway safety.

07 The development hereby permitted shall be carried out in accordance with the following approved plan: 2083/01.

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

<i>17/00195/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Miss Nikita Ramanuj</i>	<i>Proposed single storey extension (following demolition of existing timber framed outbuilding together with removal of existing garage doors and span of external wall).</i>	<i>Spar Store 1 Spring Road St Osyth Clacton On Sea Essex CO16 8RN</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 01 - Rev C - Site Plans and Proposed Elevations, and;

Drawing Number 02 - Rev B - Proposed Ground Floor Plans.

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 render 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 ensure that appropriate materials are used, in view of the sensitive location and surrounding heritage assets, and in the interest of amenity, it is vital that such materials are agreed prior to commencement.

<i>17/00196/LBC Approval - Listed Building Consent 16.06.2017 Delegated Decision</i>	<i>Miss Nikita Ramanuj</i>	<i>Proposed single storey extension (following demolition of existing timber framed outbuilding together with removal of existing garage doors and span of external wall).</i>	<i>Spar Store 1 Spring Road St Osyth Clacton On Sea Essex CO16 8RN</i>
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

<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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approved plans: -

Drawing Number 01 - Rev C - Site Plans and Proposed Elevations, and

Drawing Number 02 - Rev B - Proposed Ground Floor Plans

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 render 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 ensure that appropriate materials are used, in view of the sensitive location and surrounding heritage assets, and in the interest of amenity, it is vital that such materials are agreed prior to commencement.

<i>17/00471/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr Messrs Sargeant</i>	<i>Demolition of pump- house building (including the removal of boilers/flue) and the erection of a building adjoining the bury boundary wall, for uses as a store.</i>	<i>St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ</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 - 107/07 (02)201 - Location Plan;

Drawing Number - 107/07 (02)202 - Existing Site Plan

Drawing Number - 107/07 (02)203 - Pumphouse Store existing and Proposed Plans and Elevations.

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

03 The premises shall be used for the storage of furniture and other goods and equipment in conjunction with the approved wedding venue and other uses at the St Osyth Priory complex, and for no other purpose, including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason - The use as an independent storage facility or any other use would require further assessment in accordance with policies of the Adopted Tendring District Local Plan.

<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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<i>17/00472/FUL Approval - Full 16.06.2017 Delegated Decision</i>	<i>Mr R.A, T.R, D.R and A.I Sargeant</i>	<i>Erection of new substation building (containing emergency generator and bunded diesel tank) and subterranean gas governor valve.</i>	<i>St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ</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 - 107/07 (02)001 Rev A- Site Location Plan, and

Drawing Number 107/07 (02)002 Rev B - Existing/Proposed Block Plan and Plans/Elevations of Building.

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

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

- a) a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land,
- b) the details of any trees and hedgerows to be retained, together with measures for their protection during development,
- c) a schedule of proposed plant species, size and density and planting locations and

All planting, seeding or turving 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 and as the site is a sensitive one and landscape screening is fundamental to the scheme, it is essential that this is approved prior to commencement.

<i>17/00674/LBC Approval - Listed Building Consent 16.06.2017 Delegated Decision</i>	<i>Mr Messrs Sargeant</i>	<i>Demolition of pump- house building (including the removal of boilers and flue) and the erection of a building adjoining the bury boundary wall for use as a store.</i>	<i>St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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 Number - 107/07 (02)201 - Location Plan;

Drawing Number - 107/07 (02)202 - Existing Site Plan

Drawing Number - 107/07 (02)203 - Pumphouse Store existing and Proposed Plans and Elevations.

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

### **Tendring Parish Council**

**No Determinations**

### **Thorpe-le-Soken Parish Council**

**No Determinations**

### **Thorrington Parish Council**

**No Determinations**

### **Weeley Parish Council**

<i>17/00690/FUL Approval - Full 15.06.2017 Delegated Decision</i>	<i>McDonald's Restaurants Ltd</i>	<i>Construction of drive thru booth extensions with new style windows and new sliding doors.</i>	<i>McDonalds Restaurant Colchester Road Weeley Clacton On Sea Essex CO16 9AD</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 300 Rev B, Drawing No 06 Rev B and Drawing No 05 Rev A.

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

### **Wix Parish Council**

## **No Determinations**

### **Wrabness Parish Council**

<i>17/00488/FUL Approval - Full 13.06.2017 Delegated Decision</i>	<i>Mr Rowland</i>	<i>Proposed first floor extension to form additional bedroom.</i>	<i>41 Station Road Wrabness Manningtree Essex CO11 2TH</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. 41SR-02 Revision A.

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