

<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>17/00646/OUT Refusal - Outline 07.07.2017 Delegated Decision</i>	<i>Mr J Blyth</i>	<i>Erection of 3 detached dwellings.</i>	<i>Land adjacent Fernview Turnpike Close Ardleigh Colchester Essex CO7 7QW</i>
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- 01 The site lies outside of the Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). 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.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations.

Ardleigh is identified as a village within saved Policy QL1 of the adopted Tendring District Local Plan 2007 and is defined as a 'Smaller Rural Settlement' within Policy SPL1 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) in recognition of its size and small range of local services. It is accepted that each of these smaller rural settlements can achieve a small scale increase in housing stock over the plan period. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly, where practical, to accommodate a range of sites both within and on the edge of villages and thus enabling them to be considered for small-scale residential 'infill' developments. With this in mind, the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) settlement development boundary has been marginally extended.

However, the site itself lies within Crockleford Heath, a smaller settlement sited a considerable distance from Ardleigh village. The site is therefore considered to be within a rural location and within one of the least sustainable settlements.

A 5 year housing supply can now be demonstrated and the settlement development boundaries have been enlarged within the emerging local plan in order to accommodate growth in the most sustainable locations. There is no longer a compelling housing need and the enlarged settlement development boundary does not include this site.

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Economically, the proposal would be of some economic benefit through the construction of new housing and from future occupants utilising local services, and so meets the economic role of sustainable development. The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

<i>17/00941/TPO Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr J White</i>	<i>1 No. Maple - prune</i>	<i>Ash Lodge Mary Warner Road Ardleigh Essex CO7 7RP</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 permit the shortening of overhanging branches to appropriate pruning points and may extend over the boundary fence by a maximum of 1.5 metres.

Reason - For the continued good health and appearance of the tree.

Beaumont Parish Council

No Determinations

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

<i>17/00628/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Purelake Investment Ltd</i>	<i>Change of use of 4 No. existing retail units (A1) to residential use (C3), removal of existing shop frontage, formation of new openings with render finish, installation of glass balustrades and soft landscaping measures.</i>	<i>James and Stone Shipyard Waterside Brightlingsea Essex CO7 0AS</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 shall not commence until details of the proposed screen planting have been submitted to and approved, in writing, by the Local Planning Authority. The planting shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interests of visual and residential amenity.

03 Prior to the first occupation of the proposed development the parking areas, as shown on approved plan no. 5686 - CARPARK, shall be made available for use and retained for parking purposes associated with the approved development in perpetuity.

Reason - To ensure adequate parking provision is provided in the interests of highway safety.

04 Prior to the first occupation of the development the proposed increase to the finished floor levels, as shown on approved drawing no. 5988-11 Revision A, shall be undertaken and retained in perpetuity.

Reason - In the interests of flood risk.

05 The hereby approved development shall only be implemented in full accordance with the agreed Waterside Marine, Brightlingsea Flood Management and Flood Evacuation Plan (prepared by RSK and dated 18th May 2016). 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 3a and is at high risk from flooding and a detailed evacuation plan is essential to safeguard occupiers of the development.

06 The development hereby permitted shall be carried out in accordance with the following approved plans: 5988-12 Revision A, 5988-11 Revision A and 5686-CARPARK.

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

<i>17/00918/HHPN OT Application Withdrawn 03.07.2017 Delegated Decision</i>	<i>Mr and Mrs Potter</i>	<i>Proposed single storey rear extension 4m in depth and 2.77m in height.</i>	<i>6 Samsons Close Brightlingsea Colchester Essex CO7 0RP</i>
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Clacton-on-Sea

<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>16/01464/FUL Approval - Full 06.07.2017 Delegated Decision</i>	<i>Mr Michael George</i>	<i>Replace all existing timber windows with UPVC.</i>	<i>67 Marine Parade East Clacton On Sea Essex CO15 6JG</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 - Un-numbered Location Plan;
Drawing Number - 2 Rev A - Plans/Elevations as Proposed, and
Drawing Number - Un-numbered - Camden Inliten Window Specification Sheet.

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

<i>17/00739/FUL Approval - Full 03.07.2017 Delegated Decision</i>	<i>Mr & Mrs Peck</i>	<i>Proposed two storey rear extension.</i>	<i>11 Wargrave Road Clacton On Sea Essex CO15 3EQ</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>17/00763/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr S Perilly</i>	<i>Change of use to A5 (hot food takeaway).</i>	<i>97 Carnarvon Road Clacton On Sea Essex CO15 6QA</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: 1784-01 revision: B and drawing no: 1784-02.

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

- 03 The use of the premises as hereby permitted shall be confined to the opening hours of between 1200 hours to 2300 hours daily.

Reason - In the interests of the character of the area and residential amenities.

<i>17/00784/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr & Mrs J Gales</i>	<i>Demolish conservatory and erection of a two storey rear extension, a front porch, and install new bathroom window within side wall at first floor level.</i>	<i>17 Highview Avenue Clacton On Sea Essex CO15 4DY</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: 1755-02.

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

- 03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the proposed new window to the east side elevation of the existing property shall be glazed in obscure glass as shown on Drawing No. 1755-02 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.

<i>17/00786/LUPR OP Lawful Use Certificate Granted 07.07.2017 Delegated Decision</i>	<i>Mr & Mrs Gavin Watling</i>	<i>First floor flat roof extension.</i>	<i>27 Southcliff Park Clacton On Sea Essex CO15 6HH</i>
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- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes A, B and G of The Town and Country Planning (General Permitted Development) (England) Order 2015. This definition is subject to the conditions set out therein, namely that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

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<i>17/00788/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr S Perilly</i>	<i>Part conversion of ground floor from beauty parlour (sui generis) to C3 (residential).</i>	<i>135 Old Road Clacton On Sea Essex CO15 3AT</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: 1785-01.

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

<i>17/00917/HHPN OT HHPN - Prior Approval Not Required 05.07.2017 Delegated Decision</i>	<i>Brian White</i>	<i>Rear extension 7m in depth, 3m in height.</i>	<i>147 Coopers Lane Clacton On Sea Essex CO15 2DG</i>
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01 Drawing No. 4905-1-1.

<i>17/00942/TPO Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr A Chittenden</i>	<i>T1 - T3 - Sycamore, T4 - Field Maple - height to be retained, sides to be pruned.</i>	<i>Solway 17 St Albans Road Clacton On Sea Essex CO15 6BA</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

02 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.

Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

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<i>17/00738/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Southgate</i>	<i>Side single storey extension and forming of pitched roof over front porch.</i>	<i>2 Grassfields Kirby Cross Frinton On Sea Essex CO13 0RL</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: Drwg. No: 993/PP01.

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

<i>17/00743/FUL Approval - Full 03.07.2017 Delegated Decision</i>	<i>Mr & Mrs K Wellings</i>	<i>Proposed single storey rear extension with roof lantern (following part demolition of existing extension).</i>	<i>9 Greenway Frinton On Sea Essex CO13 9AL</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 Rev A

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

<i>17/00764/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr G Penny</i>	<i>Erection of new dwelling. (Additional dwelling to housing scheme 14/01192/FUL allowed at appeal.)</i>	<i>21 Manor Road Great Holland Frinton On Sea Essex CO13 0JT</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 4710-6-2-1, 4710-6-2-2 and 4710-6-2-3-4.

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

- 03 The parking and turning area, as shown on drawing number 4710-6-2-2, shall be retained in perpetuity.

Reason - In the interest of highway safety.

<i>17/00779/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr B Howell</i>	<i>Extension and alteration.</i>	<i>Wayside Rectory Road Great Holland Frinton On Sea Essex CO13 0JP</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: 4876-3-1 and Drawing Number: 4876-3-2.

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

<i>17/00780/FUL Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr & Mrs Gillespie</i>	<i>Erection of ground floor rear extension.</i>	<i>Hedge End Percival Road Kirby Le Soken Frinton On Sea Essex CO13 0DL</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: DWG.No: PLG-OS1# and DWG.No:PMG-GA1.

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

<i>17/00781/FUL Approval - Full 07.07.2017 Delegated Decision</i>	<i>Mrs Debbie Brownsdon</i>	<i>Demolition of single garage and replacement with single garage and utility room.</i>	<i>Burcote 10 Ashlyns Road Frinton On Sea Essex CO13 9ED</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: Dwg No: 004 Rev:C

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

<i>17/00798/FUL Approval - Full 07.07.2017 Delegated Decision</i>	<i>Mr and Mrs D Steggles</i>	<i>Enlargement of ground floor rear extension and building of two storey rear extension.</i>	<i>10 Standley Road Walton On The Naze Essex CO14 8PT</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: 17-04 01.

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

Great Bentley Parish Council

No Determinations

Great Bromley Parish Council

No Determinations

Great Oakley Parish Council

No Determinations

Harwich Town Council

<i>17/00174/FUL Refusal - Full 07.07.2017 Delegated Decision</i>	<i>Mr Charles Townsend</i>	<i>Proposed new garage to rear of site fronting lane off George Street, Harwich.</i>	<i>30 West Street Harwich Essex CO12 3DD</i>
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01 The National Planning Policy Framework ("the framework") 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. Paragraph 64 of the Framework states that 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.

The adopted Tendring District Local Plan (2007) "saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and area of a suitable scale, design and materials. " Draft" policy SPL3 of the Tendring District Local Plan 2013 - 20133 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.

Paragraph 128 of the NPPF states that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'. The heritage statement submitted with this application was not very detailed and did not state that the host dwelling is a grade II listed building or was situated within Harwich Conservation Area and therefore does not comply with paragraph 128 of the NPPF.

As the proposal is situated to the rear of the property, it will front George Street and therefore be clearly visible from the street scene and it will impact upon the character of the surrounding area.

The proposal also removes part of the existing wall and would therefore have an impact upon the design and character of the conservation area and listed building and its setting. Within the application there is no indication of the history or the age of the wall which adds special quality to the conservation area and is a pleasant addition to the character of the listed building, therefore the removal of the wall would be considered to have a detrimental impact. The proposed materials; electronically operated white powder coated metal roller shutter door, red interlocking concrete roof tiles, white spa finished rendering and white painted softwood windows are considered to be of a poor quality and are not suitable for developments within a conservation area and within the setting of listed buildings.

It is recognised that there are semi detached flat roofed garages nearby which are an unfortunate addition to the conservation area and it is therefore important not to replicate these by preserving and enhancing the conservation area and setting of listed buildings.

The proposal is therefore contrary to the aims of the afore-mentioned national and local policy.

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<p>17/00533/FUL Approval - Full 05.07.2017 Delegated Decision</p>	<p>Mr M McCready</p>	<p>Proposed lift installation.</p>	<p>158-162 High Street Dovercourt Essex CO12 3AT</p>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Plan received 11/05/2017, 1:500 Plan received 11/05/2017 and Drawing No. 01.

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

<p>17/00760/FUL Approval - Full 05.07.2017 Delegated Decision</p>	<p>Mr and Mrs Barrington</p>	<p>Addition to bungalow of a conservatory.</p>	<p>17 Rose Gardens Dovercourt Essex CO12 4FU</p>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's 1721/1 and 1721/2.

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

<p>17/00801/DETAI L Approval - Reserved Matters/Detailed 04.07.2017 Delegated Decision</p>	<p>Mr Pudney</p>	<p>Reserved matters application for one dwelling.</p>	<p>Land adjacent 87 Long Meadows Dovercourt Harwich Essex CO12 4UL</p>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans, 847/01 Revision A and 847/02.

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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 the site maximum 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 a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

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

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

- 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 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. 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.

Lawford Parish Council

<i>17/00783/FUL Approval - Full 07.07.2017 Delegated Decision</i>	<i>Mr Trevor Robinson</i>	<i>Single storey rear and side extension and a porch to match adjacent property.</i>	<i>11 Cedar Crescent Lawford Manningtree Essex CO11 2BS</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from

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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: TR-P-102 Revision A.

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

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

No Determinations

Little Oakley Parish Council

No Determinations

Manningtree Town Council

No Determinations

Mistley Parish Council

<i>17/00906/TPO Approval - Full 04.07.2017 Delegated Decision</i>	<i>Mr Fisher</i>	<i>Rear Garden. 1 No. Walnut - reduce by 35% overall</i>	<i>11 Harwich Road Mistley Manningtree Essex CO11 1ND</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 approved works shall be undertaken only in the months of July and August and at no other time whatsoever. To avoid excessive bleeding from pruning wounds.

Ramsey & Parkeston Parish Council

No Determinations

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St Osyth Parish Council

No Determinations

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

No Determinations

Thorrington Parish Council

No Determinations

Weeley Parish Council

<i>17/00776/OUT Refusal - Outline 06.07.2017 Delegated Decision</i>	<i>Mr M Clarke</i>	<i>Demolition of stables, garage, store and mobile home and erection of one detached bungalow for self-build or custom built purposes.</i>	<i>Woodpeckers Clacton Road Weeley Clacton On Sea Essex CO16 9DN</i>
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- 01 Paragraph 58 of the National Planning Policy Framework requires that development should "respond to local character and history, and reflect the identity of local surroundings and materials". Paragraph 60 adds that it is "proper to seek to promote or reinforce local distinctiveness". Similarly, Saved Tendring District Local Plan (2007) Policy HG13 on "Backland Residential Development" requires that proposals for residential backland development should meet all the criteria listed therein, including criterion (iv) that "the proposal does not involve "tandem" development using a shared access; (vi) that the proposal must not be "out of character in its particular setting; and (vii) that "the proposal would not be out of character with the area or set a harmful precedent for other similar forms of development". It also states that (iii) "long narrow driveways should be avoided". A similar approach is taken in draft Policy LP8 of Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The predominant character of this part of Clacton Road is linear residential development with road frontages with long rear gardens. Whilst there are examples of buildings set to the rear, these are agricultural or commercial buildings and do not form part of the residential character. The character of the proposal would be non-frontage development in a tandem arrangement with a long narrow driveway using a shared access with the existing agricultural use. Whilst the dwelling could achieve parking and a garden area in accordance with standards, the development overall is considered to be out of character in its particular setting due to its plot size and backland nature.

In applying the NPPF's presumption in favour of sustainable development, the proposal is not considered to have an adverse impact on the Council's ability to manage growth through the plan-led approach and would result in some economic benefits from the construction of the development and from future occupants utilising local services. However, the adverse environmental impacts of the proposal on the character of the locality are not outweighed by the benefits.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00940/TPO Approval - Full 04.07.2017 Delegated Decision</i>	<i>Weeley Parish Council - Mrs N Baker</i>	<i>T1 - Oak - crown lift to clear building canopy.</i>	<i>Weeley Playing Field Clacton Road Weeley Essex</i>

01 The work should be undertaken before the expiration of 2 years from the date of this permission.

02 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations