

<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>17/00639/FUL Approval - Full 26.07.2017 Delegated Decision</i>	<i>Mr and Mrs John Spidy-Lodge</i>	<i>Proposed two storey cartlodge/workshop.</i>	<i>Cypress Cottage Colchester Road Ardleigh Colchester Essex CO7 7NP</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 - Un-numbered Revised Block Plan;
 Drawing Number - RD1 Revised North Elevation;
 Drawing Number - RD2 Revised Floor and Roof Plans;
 Drawing Number - RD3 Revised South Elevation, and
 Drawing Number - RD4 Revised East and West Elevations.

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

- 03 Before development starts, the tree protection measures detailed within the submitted arboricultural report - TPS Ref TPSarb7150517, dated 7 May 2017 - shall be installed and thereafter retained in position until all the building works hereby approved have been completed. The area within the fenced/protected area shall not be used for storage or the parking of machinery or vehicles and the ground levels shall not be altered.

Reason - In the interest of the amenity of the area and to afford protection to the mature walnut tree.

- 04 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no side facing windows or glazed doors shall be installed in the western elevation of the building hereby approved.

To protect the amenity of adjacent residential occupiers and to maintain the character of the building.

Beaumont Parish Council

No Determinations

Bradfield Parish Council

No Determinations

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Brightlingsea Town Council

No Determinations

Clacton-on-Sea

<i>17/00821/FUL Approval - Full 25.07.2017 Delegated Decision</i>	<i>Mr & Miss J & V Sheekey & Haslett</i>	<i>Proposed single storey rear extension, two storey rear and side extensions, following demolition of existing conservatory.</i>	<i>89 Farmleigh Avenue Clacton On Sea Essex CO15 4UL</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 Revision A.

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

Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>17/00834/FUL Approval - Full 27.07.2017 Delegated Decision</i>	<i>Mr Steven Herd</i>	<i>Proposed balcony constructed of steel and glass, to replace existing oak balcony. New steel staircase to ground floor patio. Reduce width of existing balcony footprint to allow the replacement balcony to form a square deck. Proposed Juliette balcony to first floor French doors.</i>	<i>Fleetside First Avenue Frinton On Sea Essex CO13 9EY</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.

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02 The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg No. 5 Revision B, Dwg No. 6 Revision A, Dwg No. 07 Revision B, Dwg No. 8 Revision B.

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

<i>17/00990/DETAI L Approval - Reserved Matters/Detailed 24.07.2017 Delegated Decision</i>	<i>Mr & Mrs Edmondson</i>	<i>Reserved matters application following the outline planning approval of 16/00852/OUT - Proposed single dwelling.</i>	<i>Meadow Brook First Avenue Frinton On Sea Essex CO13 9EY</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, roofing and driveway 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 - The appropriate use of materials is essential in the interests of visual amenity. Inadequate details have been provided with the application.

02 The approved scheme of landscaping shown on drawing no. SP02 REV C shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

03 The development hereby permitted shall be carried out in accordance with the following approved plans: SP02 REV C, X01 REV B, X02 REV D, XO5 REV A, SS01 REV F and SS02.

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

<i>17/01130/OHL To be determined by another Authority 24.07.2017 Delegated Decision</i>	<i>Paul Hurst - UK Power Networks</i>	<i>Proposed minor diversion refurbishment of existing overhead lines.</i>	<i>Street Record Halstead Road Kirby Le Soken Essex CO13 0DX</i>
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Great Bentley Parish Council

No Determinations

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Great Bromley Parish Council

<i>17/00767/FUL Approval - Full 26.07.2017 Delegated Decision</i>	<i>A Lochore & Sons</i>	<i>Change of use of agricultural land to domestic garden</i>	<i>Holly Lodge Colchester Road Great Bromley Colchester Essex CO7 7TN</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 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E and Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2016 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, fences, walls or other enclosures, swimming or other pool shall be erected within the area of land changing into domestic curtilage except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

03 The approved scheme of landscaping shown on drawing no. 223 (Received 24/07/2017), shall be implemented not later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 222 and 223.

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

<i>17/00850/OUT Refusal - Outline 26.07.2017 Delegated Decision</i>	<i>Mr Durrell</i>	<i>Construction of a two bedroom detached bungalow and detached single garage.</i>	<i>Land to Front of 19 to 25 Ransom Court Chase Road West Great Bromley Essex CO7 7UA</i>
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01 The application site is located outside of a defined Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan

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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 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. Great Bromley is categorised in emerging Policy SPL1, along with seventeen other villages, as a 'Smaller Rural Settlement' in recognition of its size and relatively small range of local services. Great Bromley and other smaller villages are considered to be the least sustainable settlements for growth and development should normally be restricted to small-scale development only, respecting the existing character and form of the village. With this in mind, the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) settlement development boundary for Great Bromley has been extended. The growth envisaged for Tendring over the plan period has already been allowed for within the extended defined boundary but does not include this site. As such the location is considered to be amongst one of the least sustainable locations for growth where development will only serve to increase the number of people having to rely on cars to go about their everyday lives failing to meet the socially sustainable strand of sustainability.

The site is located outside of the Settlement Development Boundary of Great Bromley and consequently is located in an isolated rural location. Great Bromley is a small rural settlement and within the Established Settlement Hierarchy (2016) performed poorly, with no GP surgery, defined village centre, defined employment area, railway station or a good bus route. The occupiers of the proposed dwellings would therefore be likely to use private motor vehicles for the vast majority of trips, including their day-to-day needs and therefore the proposal fails to meet the social dimension of sustainable development with regard to travel patterns.

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 settlement development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

02 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 are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The environmental role is about contributing to, protecting and enhancing the natural built and historic

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environment. The site is located in a fairly urbanised area, with examples of residential development within the immediate vicinity, whilst also not being located within a designated Green Gap. Therefore, on balance, it is difficult to conclude that the development will be situated within the countryside and have a significant impact to a rural area. That notwithstanding, the surrounding area is a mixture of single and two storey developments, each with differing plot sizes. However, to this side of Chase Road West, dwellings are characterised by being well set back from the highway with gardens provided to the rear. Against this backdrop, any proposed dwelling within this location would be out of character with the surrounding area by virtue of its siting so close to the highway and its alignment with a side garden, resulting in the appearance of a cramped development, and as such the application is contrary to the afore-mentioned local plan policies.

Great Oakley Parish Council

No Determinations

Harwich Town Council

<i>17/00915/FUL Approval - Full 25.07.2017 Delegated Decision</i>	<i>Ms Susan Waters</i>	<i>First floor bathroom extension.</i>	<i>44 Cliff Road Dovercourt Harwich Essex CO12 3PP</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 1432 (as amended, received 06 June 2017) and 1432A (as amended, received 06 June 2017).

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

<i>17/00928/ADV Approval - Advertisement Consent 24.07.2017 Delegated Decision</i>	<i>WM Morrison Supermarkets PLC</i>	<i>Rebranding external signage to include four fascia signs, one motif box, one totem, canopy and car wash signs.</i>	<i>Morrisons Supermarket Freshfields Road Harwich Essex CO12 4EN</i>
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- 01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

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2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additionally all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Sign 1', 'Sign 2', 'Sign 3', 'Sign 4', 'Sign 5', 'Sign 6', 'Sign 7', 'Sign 8', 'Internally illuminated PFS Canopy Sign' and the untitled documents that show the site layout numbered 1 to 8, and the untitled location plan.

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

- 03 The maximum luminance of the sign shall not at any time exceed the standards contained within the Institution of Lighting Professionals Technical Report PLG05 The Brightness Of Illuminated Advertisements, for zone E3 locations, which in this case is 600 Candelas per square metre (600 cd/m²) for signs less than 10m², and 300 Candelas per square metre (300 cd/m²) for those over 10m².

Reason - To ensure that users of the highway are not subjected to glare and dazzle in the interest of highway safety

Lawford Parish Council

<i>17/01156/LBC Application Withdrawn 24.07.2017 Delegated Decision</i>	<i>Mr Glenn Rothwell</i>	<i>Erection of cart lodge.</i>	<i>The Kings Arms Wignall Street Lawford Manningtree Essex CO11 2JL</i>
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Little Bentley Parish Council

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<i>17/00727/FUL Approval - Full 28.07.2017 Delegated Decision</i>	<i>H D Cobbald & Sons</i>	<i>Variation of condition 14 of 15/01020/FUL, to increase the overall height of building 1 by 659mm.</i>	<i>Hall Farm Church Road Little Bentley Colchester Essex CO7 8SD</i>

- 01 The landscaping scheme shown the Landscaping Plan No. 122, shall be implemented not later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

- 02 The lighting scheme shall be implemented in strict accordance with the approved plan no. P145-1691A. No additional street lighting, floodlighting or other means of illuminating any part of the site outside any of the hereby approved buildings shall be erected or installed unless details have been submitted to and approved in writing by the Local Planning Authority.

Reason - To control the amount of external lighting in this rural location in the interests of visual amenity.

- 03 There shall be no external display or storage of goods and no outside working at any time.

Reason - In order to safeguard the visual amenity of the area and to protect parking areas.

- 04 The buildings shall be used for Class B1(c) Light Industrial use and for no other purpose including any other purpose in Class B1 (Business) or B8 (Storage or Distribution) 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 - In the interests of amenity for neighbouring dwellings and in the interests of visual amenity and highway safety.

- 05 The hereby permitted use shall only operate between the hours of 08:00am and 18:00pm Monday to Friday and between the hours of 08:00am and 13:00pm on Saturdays. There shall be no working on Sundays or Public Holidays.

Reason - In the interests of residential amenity.

- 06 Notwithstanding the provisions of Article 3, Schedule 2, part 7 Class H 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) no enlargement, improvement or other alteration to the hereby permitted buildings shall be erected or carried out except in accordance with details which shall first have been submitted to and approved, in writing, by the Local Planning Authority upon prior application having first been made.

Reason - To enable the Local Planning Authority to retain control over the building in the interests of amenity.

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07 The bicycle/powered two wheeler parking facilities as shown on the approved plan no. 121 shall be provided prior to the first occupation of the development. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose in perpetuity.

Reason - To promote the use of sustainable means of transport.

08 The development shall not be occupied until such time as the car parking and turning facilities indicated on approved plan no. 121, including any spaces for the mobility impaired, have been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

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

09 Prior to the occupation of the proposed development, the vehicular turning facility for service and delivery vehicles as shown on Drawing Numbered 121 shall be provided within the site and shall be maintained free from obstruction in perpetuity.

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

10 The development hereby approved shall not be brought into use until works have been carried out in accordance with the surface water strategy shown on approved drawing no. 131.

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

11 The development hereby permitted shall be carried out in accordance with the following approved plans: 131, 121, 123, 124, 127, 126, 125, 122 and P145-1691A.

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

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

<i>17/00695/FUL Approval - Full 28.07.2017 Delegated Decision</i>	<i>Miss Picking</i>	<i>Proposed rear extension.</i>	<i>48 Elm Road Little Clacton Clacton On Sea Essex CO16 9LP</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.

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02 The development hereby permitted shall be carried out in accordance with the following approved plans: CD_03 Rev. A and CD_04 Rev. A.

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

<i>17/00815/FUL Approval - Full 24.07.2017 Delegated Decision</i>	<i>Mr Mark Hanham</i>	<i>Variation of conditions 3, 6 and removal of condition 7 of planning permission 16/01001/FUL. Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.</i>	<i>Stone Hall 55 London Road Little Clacton Clacton On Sea Essex CO16 9RB</i>
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01 The development hereby permitted shall be begun before 30 November 2019.

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

02 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used.

03 The approved scheme of landscaping shown on drawing no's. 160409-L-01-01d and 160409-L-01-02d which formed part of the Landscaping Method Statement, shall be implemented not later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

04 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the local planning authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved in accordance with the details and timescale's in the plan.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

05 Notwithstanding the approved plans, no development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and

fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - In the interests of visual amenity and to protect the setting of Stone Hall.

06 No development shall take place until the retained trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping, have been protected by the erection of temporary protective fences in accordance with the approved Tree Protection Plans numbered 160409-P-12-01b and 160409-P-12-02b. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - To ensure the protection of the retained trees during the construction phase of the development, in the interests of visual amenity.

07 The development shall be carried out in accordance with the ecological enhancement and mitigation methods outlined in the submitted 'Extended Phase 1 Habitat Survey Report' prepared by Practical Ecology Ltd (dated June 2016).

Reason - To safeguard those protected species potentially using the site.

08 The bungalows hereby permitted shall not be occupied until the private drives, garaging and parking areas, as shown on approved drawing no. CAD/PP/16023/001 Revision D, have been provided and made available in accordance with the approved plans and with the following additional details which shall first have been submitted to and approved in writing by the Local Planning Authority: hard-surfacing materials. The parking area and garaging shall be retained thereafter and kept available at all times for such purposes.

Reason - To ensure adequate off-street parking and turning facilities are provided prior to occupation of the dwelling, in the interests of highway safety.

09 The existing access or any part of an access (dropped kerb) rendered redundant or unnecessary by this development shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the re-instatement to full height of the highway verge/footway/kerbing to the specifications of the Highway Authority, immediately the proposed new accesses are brought into use.

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

10 The modified and reconstructed access shall be provided in precise accordance with Drawing Numbered CAD/PP/16023/001 REVISION D.

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

11 Prior to the proposed access being brought into use, minimum vehicular visibility splays of 43m by 2.4m by 43m as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

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

12 Prior to first occupation of the proposed development, each individual proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.7m and each shared vehicular access shall be constructed at right angles to the highway boundary and to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

13 No unbound materials shall be used in the surface treatment of any of the proposed vehicular accesses within 6m of the highway boundary or proposed highway boundary.

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

14 Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety

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

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

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

16 Prior to the first occupation of any of the proposed bungalows, the bus stop adjacent to the existing vehicular access shall be relocated and remain in the immediacy of the development site and adjacent to the proposed vehicular access (the precise location shall be approved by the Highway Authority) and shall be improved by the provision of a new bus shelter to current design standards, hard surfaced waiting area, level entry kerbing, new post and flag, timetables, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway channel being provided entirely at the applicant/Developer's expense to the specifications of the Highway Authority.

Reason - To make adequate provision for the additional bus passenger traffic generated as a result of the proposed development.

17 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the

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Local Planning Authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

- Run-off restricted to a maximum of 1l/s for all events up to the 1 in 100 inclusive of climate change storm event.
- Submission of any ground reports including infiltration testing and groundwater testing results.
- Surface water managed suitably on site up to the 1 in 100 inclusive of climate change storm event.
- An appropriate amount of treatment in line with the CIRIA SuDS Manual C753.
- An investigation into whether any SuDS features included meet health & safety guidelines
- Final detailed modelling of the whole drainage network on site.
- A drainage plan highlighting final conveyance and exceedance routes, location and sizing of storage features, discharge rates and outfall/s from the site.

Reason -

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

18 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason - The National Planning Policy Framework paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating against this should be proposed.

19 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

20 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation

against flood risk.

- 21 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B 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 dwellings, 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 plots, to protect the amenity of neighbouring residents and the setting of Stone Hall.

- 22 The development hereby permitted shall be carried out in accordance with the following approved plans: CAD/PP/16023/004 A, CAD/PP/16023/007 A, CAD/PP/16023/006 A, CAD/PP/16023/005 D, CAD/PP/16023/003 C, CAD/PP/16023/002 A and CAD/PP/16023/001 E.

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

<i>17/00947/FUL Approval - Full 24.07.2017 Delegated Decision</i>	<i>Mr & Mrs Rutledge</i>	<i>Erection of a detached annexe.</i>	<i>376 Harwich Road Thorpe Le Soken Clacton On Sea Essex CO16 0HL</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 - 1792-01 Rev A - Location and Block Plans - received on 07 July 2017, and

Drawing Number - 1792-02 Rev C - Proposed Block Plan, Floor Plans and Elevations - received on 07 July 2017

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

- 03 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rice Bridge Cottage, at 376 Harwich Road, Thorpe-le-Soken.

Reason - The site is unsuitable for an independent residential unit because of its location outside of the settlement development boundary, access through a flood-risk zone and relationship to the host dwelling.

- 04 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General

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Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order) no extensions, dormer windows, alterations to the roof, porches, curtilage buildings, swimming pool, means of enclosure, hard surfaces or satellite dish shall be erected/constructed or installed without first obtaining planning permission.

Reason - To maintain the character of the building and to prevent the over intensive development of the site or impact on the setting of the listed building.

05 The safe means of escape in the event of flooding via the path to the south of the main dwelling and through the front garden - as shown on the submitted block plan (Drawing Number 1792-02 Rev C) - shall remain available at all times, and shall not be obstructed in any manner that would prevent its use.

Reason - in order to ensure that occupants of the annexe can achieve safe egress from the site in the event of flooding, so as not to place undue burden on the emergency services.

Little Oakley Parish Council

No Determinations

Manningtree Town Council

No Determinations

Mistley Parish Council

<i>17/01073/TCA Approval - Full 25.07.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>1 No. Walnut - fell</i>	<i>Land adjacent 43 Oxford Road Mistley Essex CO11 1BT</i>
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Ramsey & Parkeston Parish Council

<i>17/00962/OUT Approval - Outline 24.07.2017 Delegated Decision</i>	<i>Mr K Panrucker</i>	<i>Outline planning application with all matters reserved for one new dwelling.</i>	<i>75 Una Road Parkeston Harwich Essex CO12 4PS</i>
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01 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
03		No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	
		Reason - The application as submitted does not provide sufficient particulars for consideration of these details.	
04		The development hereby permitted shall be carried out in accordance with the following approved plans: - Drawing Number - P01 Rev B - Revised Site Plan received on 27 June 2017, and Drawing Number - P02 Rev B - Revised Location Plan received on 27 June 2017.	
		Reason - For the avoidance of doubt and in the interests of proper planning.	
05		Prior to occupation of the development a vehicular parking and turning facility 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 in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	
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 in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	
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 in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	
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 and in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	
09		Prior to the commencement of the development proposals, investigations shall be carried out to establish whether the site is contaminated in any way. Such investigations shall be carried out in accordance with a scheme which shall first be agreed in writing with the Local Planning Authority.	

If the investigations reveal contamination of the site, a further scheme shall be agreed in writing by the Local Planning Authority, setting out measures to ensure that the entire area of the site, in relation to soil conditions resulting from such contamination, will not be harmful or detrimental to human health, animal health, normal plant health or growth, to buildings, building surfaces or amenities. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

No development shall take place until the ground conditions on the site have been subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and action plan to remedy any contamination must be agreed by the local planning authority in writing and carried out prior to the commencement of any other works in relation to any development on the site. The local planning authority is to be consulted at all key stages in this investigation process.

Development shall not begin until a comprehensive site investigation for contaminants or gases likely to be associated with previous uses of the land, in a form to be agreed in writing by the local planning authority, has been submitted and approved in writing by the local planning authority.

Such a scheme shall include provision for further soil sampling after treatment in order to ensure compliance with local planning authority requirements. Such a scheme shall be implemented before any building operations begin on site. Where hazards are identified by the site investigation a suitable reclamation strategy shall be drawn up, approved in writing by the local authority and implemented prior to occupation. Such a scheme shall include measures to protect end users of the site, vegetation, services (particularly water pipes) and structures on the site as appropriate.

Reason - The site has historical use as a brick/tile/glass manufacturer so a contaminated land survey will be necessary to establish any receptors or pollution link that will affect end user in the interest of public health. As the development may need to incorporate mitigation measures, it is essential that the required information is provided prior to commencement.

<i>17/01105/NMA Approval Non Material Amendment 25.07.2017 Delegated Decision</i>	<i>Mr Nicholas Halsey</i>	<i>Non material amendment to application 14/01398/FUL - Removal of asbestos from roof, retention of original slate roof to create walled courtyard.</i>	<i>19A Garland Road Parkeston Harwich Essex CO12 4PB</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 02c. titled Amended Plan.

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

St Osyth Parish Council

No Determinations

Tendring Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00643/OUT Refusal - Outline 24.07.2017 Delegated Decision</i>	<i>Mr A Black</i>	<i>Outline planning permission with all matters reserved for the residential development of 0.3 ha of land to erect up to 4 dwellings.</i>	<i>Land Site East of Clovelly Pilcox Hall Lane Tendring Essex CO16 0DP</i>

- 01 The application site is located outside of a defined Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the 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 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. Tendring is categorised in emerging Policy SPL1, along with seventeen other villages, as a 'Smaller Rural Settlement' in recognition of its size and relatively small range of local services. Tendring and other smaller villages are considered to be the least sustainable settlements for growth and development should normally be restricted to small-scale development only, respecting the existing character and form of the village. With this in mind, the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) settlement development boundary for Tendring has been extended. The growth envisaged for Tendring over the plan period has already been allowed for within the extended defined boundary but does not include this site. As such the location is considered to be amongst one of the least sustainable locations for growth where development will only serve to increase the number of people having to rely on cars to go about their everyday lives failing to meet the socially sustainable strand of sustainability.

The site is located outside of the Settlement Development Boundary of Tendring and consequently is located in an isolated rural location. Tendring is a small rural settlement and within the Established Settlement Hierarchy (2016) performed poorly, with no primary school, GP surgery, defined village centre, defined employment area, railway station or a good bus route. The occupiers of the proposed dwellings would therefore be likely to use private motor vehicles for the vast majority of trips, including their day-to-day needs and therefore the proposal fails to meet the social dimension of sustainable development with regard to travel patterns.

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 settlement development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal

being considered in an exceptional light.

- 02 Saved Policy EN1 of the Tendring District Local Plan (2007) 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. Emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) states at Part A (d) that the design and layout of the development should maintain or enhance important existing site features of the landscape value.

The site is affected by four mature Oak trees to the northern boundary and a group of trees to the south eastern corner. The Oak trees, which are clearly visible from the adjacent highway and make a positive contribution to the amenities of the locality, have been afforded formal legal protection under TPO/17/06.

In order to assess the extent to which the trees are a constraint on the development of the land, the applicant has submitted an indicative site plan to demonstrate the Root Protection Area's for each tree. However, in this instance the information provided has failed to demonstrate that the land can be developed without comprising the viability of trees covered by a Tree Preservation Order, and as such the application is contrary to the afore-mentioned local plan policies.

Thorpe-le-Soken Parish Council

<i>17/00407/FUL Approval - Full 28.07.2017 Delegated Decision</i>	<i>Mr Moffatt & Ms Wilson</i>	<i>Proposed single storey porch.</i>	<i>6 Churchgate High Street Thorpe Le Soken Clacton On Sea Essex CO16 0DY</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. MCG-101 Rev D

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

- 03 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure the materials used are sympathetic to the heritage asset.

<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>17/00408/LBC Approval - Listed Building Consent 28.07.2017 Delegated Decision</i>	<i>Mr Moffat and Ms Wilson</i>	<i>Proposed single storey porch.</i>	<i>6 Churchgate High Street Thorpe Le Soken Clacton On Sea Essex CO16 0DY</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 No. MCG-101 Rev D

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 of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure the materials used are sympathetic to the heritage asset.

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

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

<i>17/00914/FUL Refusal - Full 24.07.2017 Delegated Decision</i>	<i>Mr & Mrs Buck</i>	<i>Proposed detached dwelling.</i>	<i>Site adjacent Malting House Station Road Thorpe Le Soken Clacton On Sea Essex CO16 0HQ</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 only partially within the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). The extent of the site within the boundary amounts to a thin strip approximately 25 metres by 2 metres in size and could not be developed in isolation for a dwelling. The dwelling itself is sited outside the development boundary and the application site as a whole must therefore be considered as falling outside for the purposes of assessing the principle of the development in this instance. 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.

Thorpe Station Maltings is not identified within saved Policy QL1 of the adopted Tendring District Local Plan 2007 as a settlement but 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 small size and limited range of local services. These smaller villages are considered to be the least sustainable locations for growth having fewer job opportunities, local services, facilities and other infrastructure. Residents are often reliant on neighbouring towns and villages for work, shopping and other services and frequently need to travel distances either by public transport (if it is available) or, more often than not, by private car. For these smaller settlements, the emerging Local Plan identifies opportunities for small-scale growth. 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) introduces this new settlement development boundary for Thorpe Station Maltings. The growth envisaged for Thorpe over the plan period has already been allowed for within the extended defined boundary but does not include this site. Whilst it is recognised that the site lies adjacent to Thorpe Train Station and some employment uses, as stated above there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development due to the 5 year housing supply being reached and the envisaged growth for this area already being accounted for. Therefore, there are more sustainable sites.

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. Whilst it is recognised that the proposal would contribute economically to the area, for example by providing employment during the construction of the development and from future occupants utilising local services, in applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00925/OUT Refusal - Outline 28.07.2017 Delegated Decision	Mr A Burns	Outline planning application with all matters reserved for the development of 9 dwellings with associated access and landscaping.	Rear of One Oak Colchester Road Thorpe Le Soken Clacton On Sea Essex CO16 0LB

- 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.

Thorpe-le-Soken is identified as a 'village' within saved Policy QL1 of the adopted Tendring District Local Plan 2007 and is defined as a 'Rural Service Centre' within Policy SPL1 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) in recognition of its size and range of local services. For these settlements, the emerging Local Plan identifies opportunities for smaller-scale growth. 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 for Thorpe has been extended. The growth envisaged for Thorpe over the plan period has already been allowed for within the extended defined boundary but does not include this site. Therefore, there are more sustainable sites.

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. Whilst it is recognised that the proposal would contribute economically to the area, for example by providing employment during the construction of the development and from future occupants utilising local services, in applying the NPPF's presumption in favour of sustainable development the adverse impacts of the proposal on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

- 02 Saved Policy QL9 and EN1 of the adopted Tendring District Local Plan 2007 (Saved Plan) and Policy PPL3 of the Draft Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) seeks to ensure that development is appropriate in its locality and does not harm

<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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the appearance of the landscape.

The erection of dwellings in this location would represent the further urbanisation of the semi-rural character of the locality which contributes to the transition from the more built up area of Thorpe to east. Furthermore, the development would set an undesirable precedent for harmful piecemeal development of surrounding fields representing an intrusion into the countryside and further eroding the semi-rural character of the locality.

The development would therefore be demonstrably harmful to character of landscape failing the environmental dimension of sustainable development.

<i>17/00933/OUT Refusal - Outline 24.07.2017 Delegated Decision</i>	<i>Mr P Harrison</i>	<i>Outline planning application with all matters reserved for the development of one dwelling with associated parking and landscaping.</i>	<i>Springfield Golden Lane Thorpe Le Soken Clacton On Sea Essex CO16 0LD</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 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 and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Thorpe-le-Soken is categorised in emerging Policy SPL1, along with six other villages, as a 'Rural Service Centres'. These villages can accommodate a modest increase in housing stock respecting the existing character and form of the village.

The application site is located in a rural location outside of the defined development boundary of Thorpe-le-Soken, which sits 510m to the south-east of the site in both the saved and emerging local plans. The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its siting outside of any defined development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal on the Council's ability to manage growth

<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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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>17/01075/TCA Approval - Full 25.07.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>1 No. Willow - cut back away from barn</i>	<i>Pitts Meadow Mill Lane Thorpe Le Soken Clacton On Sea Essex CO16 0ED</i>
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<i>17/01076/TPO Approval - Full 25.07.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>1 No. Poplar - reduce by half</i>	<i>Pitts Meadow Mill Lane Thorpe Le Soken Clacton On Sea Essex CO16 0ED</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.

Thorrington Parish Council

No Determinations

Weeley Parish Council

No Determinations

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations