

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

<i>17/00792/FUL Approval - Full 04.08.2017 Delegated Decision</i>	<i>Mr John Bourne</i>	<i>Rear balcony at first floor level.</i>	<i>172 Wivenhoe Road Alresford Colchester Essex CO7 8AH</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 1610/03/B and 1610/02/A

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

- 02 Prior to first use of the hereby approved balcony, the 1.8 metre high bamboo screens shown on drawing number 1610/03/B must be provided, maintained and retained in perpetuity.

Reason - In order to protect neighbouring amenities.

Ardleigh Parish Council

<i>15/00979/LUEX Application Withdrawn 01.08.2017</i>	<i>Mr & Mrs Gary & Julie Sharp</i>	<i>Application for lawful use of works depot, including storage of plant & materials, the parking of vehicles (daytime and overnight) and the use of associated offices.</i>	<i>Ardleigh Oaks Old Ipswich Road Ardleigh Essex CO7 7QR</i>
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<i>17/00880/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr S Earl</i>	<i>Proposed first floor extension.</i>	<i>Ivy Dene Frating Road Ardleigh Colchester Essex CO7 7SY</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. 017.08-PL-101, Drawing No. 017.08-PL-102.

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

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17/01119/TCA Approval - Full 01.08.2017 Delegated Decision	Mr Martin Spurgeon	1 No. Ash (T1)- reduce height to approx 3.5 m, 1 No. Crab Apple (T2), 2 No. Leyland cypress (T3 T4) - Fell	Ancient House Colchester Road Ardleigh Colchester Essex CO7 7NP

Beaumont Parish Council

No Determinations

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

No Determinations

Clacton-on-Sea

17/01061/HHPN OT HHPN - Prior Approval Not Required 01.08.2017 Delegated Decision	Mrs Debra Goode	Single storey rear extension 4 metres in depth and 4 metres in height.	75 Craigfield Avenue Clacton On Sea Essex CO15 4HR
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01 'Proposed Site Plan'.

17/01077/HHPN OT HHPN - Prior Approval Not Required 02.08.2017 Delegated Decision	Mr Paul Newbould	Single storey rear extension (6 metres deep and 2.964 metres in height) following demolition of existing conservatory.	29 Cotswold Road Clacton On Sea Essex CO15 3RS
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01 Drawing number: TDC-0617-2-01

17/01089/ADV Approval - Advertisement Consent 04.08.2017 Delegated Decision	Mr Miguel Perez	Installation of 1no. digital display advertisement.	Santander Bank 9 Station Road Clacton On Sea Essex CO15 1TD
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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.
 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 'Clacton on Sea-0225-EL-DM-pr' and 'Generic Details. External 46" Digital merchandising TV'.

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.

Elmstead Market Parish Council

<i>17/00969/FUL Approval - Full 03.08.2017 Delegated Decision</i>	<i>Mr & Mrs William Bryden</i>	<i>Proposed first floor extension and front porch alteration to change existing hip roof to flat roof.</i>	<i>36 Church Road Elmstead Colchester Essex CO7 7AW</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Plan 1:1250' and Drawing No's. 17101/03 and 17101/04.

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

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>17/00617/FUL Approval - Full 04.08.2017 Delegated Decision</i>	<i>Mr & Mrs Robert Rouse</i>	<i>Proposed dwelling house.</i>	<i>35 Wavring Avenue Kirby Cross Frinton On Sea Essex CO13 0TU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 1 Rev.A, 2 Rev.A, 3 Rev. A, 4 Rev. A, 5 Rev. A, 6 Rev. A, 7 Rev. A, 8 Rev. A and 9 Rev. A.

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 that materials of an acceptable quality appropriate to the area are used and insufficient information has been submitted in this regard.

04 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B and C 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 dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of the occupants of neighbouring properties.

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

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with a clear to ground parallel visibility band with dimensions of no less than 2m depth as measured from and along the nearside edge of the highway. Such vehicular visibility band shall be provided before access is first used by vehicular traffic and retained free of any obstruction at all times.

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

06 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.

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

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

<i>17/00959/FUL Approval - Full 03.08.2017 Delegated Decision</i>	<i>Mr and Mrs Bill Watson</i>	<i>Single storey rear and first floor side extension.</i>	<i>75 Fourth Avenue Frinton On Sea Essex CO13 9DY</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 - 1/1250 scale Location Plan

Drawing Number - Un-numbered - 1/500 scale Block Plan

Drawing Number - WFA-02 Rev B - Proposed Plans and Elevations.

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

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

- a) a scheme of replacement tree planting, which shall include a schedule of proposed plant species, size and density and planting locations; and
- b)) an implementation programme.

All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years

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from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - In the interest of the appearance of the area. As the existing tree-cover is part of the character of the Conservation Area, it is important that replacements are provided, and the detail of such planting forms part of the overall development and therefore needs to be agreed in advance of development commencing.

<i>17/00960/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr and Mrs Rutter & King</i>	<i>Proposed single storey rear extension (following demolition of existing conservatory).</i>	<i>162 Hall Lane Walton On The Naze Essex CO14 8HZ</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing number 01.

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

<i>17/00966/OUT Refusal - Outline 02.08.2017 Delegated Decision</i>	<i>Mr & Mrs Hutley</i>	<i>Outline planning application with all matters reserved for one dwelling.</i>	<i>Birch Hoe Farm Pork Lane Great Holland Essex CO13 0ER</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.

Great Holland is categorised in the adopted plan as a 'village' and the emerging plan as a 'Smaller Rural Settlement' in recognition of its size and small range of local services. These smaller villages are considered to be the least sustainable locations for growth and there is a concern that encouraging too much development in these areas will only serve to increase the number of people having to rely on cars to go about their everyday lives. Great Holland is therefore considered to be one of the least sustainable settlements for growth. The growth envisaged for Great Holland over the plan period has already been allowed for within the extended defined boundary contained within the emerging plan but does not include this site. In fact, the site is a considerable distance from the edge of the settlement boundary.

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.

- 02 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". Saved Policy QL9 and EN1 of the Tendring District Local Plan 2007 and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape.

Given the isolated nature of the site, the introduction of a new dwelling into what is open countryside will have an adverse impact on the character and appearance of the locality and will set an undesirable precedent. The dwelling would front onto Pork Lane, which is a narrow, rural lane located far outside of the Settlement Development Boundary for Great Holland. Whilst there are residential properties located to the south of the site, Pork Lane maintains its rural character.

The development would constitute an artificial subdivision of the existing larger field which is currently open to its rear boundaries, resulting in the unplanned advance of urbanisation into the countryside eroding the rural character of the lane and resulting in a significant detrimental impact upon the rural landscape.

- 03 The proposal is contrary to Saved Policies EN6 'Biodiversity' and EN6a 'Protected Species', that state development proposals will not be granted planning permission unless existing local biodiversity and protected species are protected. A similar approach is taken in draft Policy PLA4 'Nature Conservation and Geo-Diversity' of the emerging local Plan.

Paragraph 118 of the National Planning Policy Framework requires that Local Planning Authorities "conserve and enhance biodiversity", whilst paragraph 109 requires Local Planning Authorities to minimise impacts on biodiversity. Paragraph 99 of Circular 06/2005 states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" it goes on to state "The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances". Paragraph 5.3 of government document 'Planning for Biodiversity and

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Geological Conservation: A Guide To Good Practice', states that "In the development control process, the onus falls on the applicant to provide enough information to enable the Local Planning Authority to assess the impacts on biodiversity and geological conservation. Planning applications must be supported by adequate information". Standing advice from Natural England recommends that an initial scoping or extended Phase 1 habitat survey should be conducted to assess the site and the results of this used to inform (the need for) subsequent species specific surveys. No such information has been provided with this application. Neither is evidence provided to outweigh the need to protect such species in accordance with the tests outlined in Article 16 of the EC Habitats Directive. As such, the proposal is in conflict with the afore-mentioned policies, guidance, directive and the Framework.

As the applicant has not provided an ecology survey, the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on a species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 and would therefore be contrary to saved Policies EN6 and EN6a as well as draft plan Policy PLA4. It would also be contrary to Paragraphs 109 and 118 of the National Planning Policy Framework, which requires that biodiversity should be protected and that significant harm should be avoided. In this case it is unknown whether significant harm will be caused.

<i>17/01060/HHPN OT HHPN - Prior Approval Is Given 01.08.2017 Delegated Decision</i>	<i>Zoe Manning</i>	<i>Single storey rear extension 3.2 metres deep and 3.8 metres high.</i>	<i>10 Churchfield Road Walton On The Naze Essex CO14 8BL</i>
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01 Drawing number: FHCR-01-01 Revision A.

<i>17/01100/TCA Approval - Full 01.08.2017 Delegated Decision</i>	<i>Mr McLellan</i>	<i>Rear garden. 1 No. Willow - re-pollard to old pollarding points. 1 No. Blue Cedar - reduce height by 3-4 ft. 1 No. Magnolia - reduce by 40% overall.</i>	<i>29 Third Avenue Frinton On Sea Essex CO13 9EQ</i>
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<i>17/01120/TPO Approval - Full 01.08.2017 Delegated Decision</i>	<i>Mrs Love</i>	<i>1 No. Oak - Fell</i>	<i>32 Ferndown Road Frinton On Sea Essex</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.

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03 A replacement tree shall be planted during the first planting season (1 November to 31 March) following the removal of the tree to which this consent relates. The replacement tree shall be a Mountain Ash (*Sorbus aucuparia*) or other species to be agreed in writing and in advance of the felling, with the local planning authority and have a girth of 10 to 12 cm.

It shall be planted in the same or as close as possible to the same location as the felled tree. If within a period of 5 years from the date of planting the tree is removed, uprooted, is destroyed or otherwise dies another tree of the same size and species shall be planted at the same place or in accordance within any variation for which the local planning authority gives written approval.

<i>17/01127/HHPN OT HHPN - Prior Approval Not Required 04.08.2017 Delegated Decision</i>	<i>Mrs Sarah Frost</i>	<i>Proposed extension at rear of garage 3.14 metres deep and 3.6 metres high.</i>	<i>15 Raglan Road Frinton On Sea Essex CO13 9HH</i>
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01 Drawing no's. NC-170504-01, NC-170504-04 and NC-170504-05.

Great Bentley Parish Council

<i>17/00936/DETAI L Approval - Reserved Matters/Detailed 01.08.2017 Delegated Decision</i>	<i>Mr Steve Vaughan</i>	<i>Reserved matters application following outline approval 15/00474/OUT - Erection of 5 detached dwellings and associated garages. (Variation of 16/02015/DETAIL).</i>	<i>Builders Yard & Land R/o The Royal Fusilier Public House Aingers Green Great Bentley CO7 8NG</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: AD/AG/01, AD/AG/03 Rev. B, AD/AG/04 Rev. C, AD/AG/05 Rev. B, AD/AG/06 Rev.B, AD/AG/10, Tree Survey Proj. No 5887 dated 24/02/2017 and drawing number 5887-D dated 23/02/17 and Ground Investigation and Contamination Assessment Report No: 16-2573r(a) December 2016.

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

02 Should contamination be found that has not been considered within the submitted Ground Investigation and Contamination Assessment Report No: 16-2573r(a) December 2016 it shall be made safe and reported immediately to the Local Planning Authority. The site shall then be assessed and a remediation scheme shall be submitted to the Local Planning Authority for approval. Works shall be carried out in accordance with the remediation scheme as approved prior to occupation of any of the hereby approved dwellings.

Reason - Due to the previous use of the site and potential for sources of contamination.

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17/01118/TCA Approval - Full 01.08.2017 Delegated Decision	Mr John Fletcher	1 No. Beech - Fell	20 Cherrywoods Great Bentley Colchester Essex CO7 8QF

Great Bromley Parish Council

17/01010/FUL Approval - Full 02.08.2017 Delegated Decision	Mrs Lorna Sharp	Demolition of north east roof and end flank wall. Alteration of internal spine wall. Construction of two storey extension with enlarged existing infill central extension and single storey side extension.	1 Hill Cottages Parsons Hill Great Bromley Colchester Essex CO7 7JA
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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 approved development shall be carried out in full accordance with tree protection measures as outlined in the submitted 'Arboricultural Impact Assessment' (prepared by Tree Planning Solutions dated 27th February 2017) and accompanying 'Tree Protection Plan' (Ref - TPSarb6820217 TPP).

Reason - To protect the mature trees located to the rear of the site during the construction phase of the development, in the interests of visual amenity.

03 The development hereby permitted shall be carried out in accordance with the following approved plans: 0/A100/PR/001 Rev D, 0/A200/PR/001 and 0/A200/PR/002.

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

Great Oakley Parish Council

No Determinations

Harwich Town Council

17/01022/COUN OT Determination prior approval not required 02.08.2017 Delegated Decision	Mr Aron Steinberg - Ribell Ltd	Change of use of the ground floor from A1 (shop) to A3 (cafe, restaurant).	Steele House High Street Harwich Essex CO12 3PN
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- 01 Prior to the commencement of development full details of the following items shall have been submitted to and approved in writing by the Local Planning Authority;
- (a) an extraction system, suitably attenuated and isolated to prevent noise nuisance and equipped with filters to reduce cooking fumes, odours and droplet nuisance to an acceptable level; and
- (b) sound insulation measures to provide reasonable resistance to the spread of airborne and impact sound to neighbouring properties.

Any such works that form part of this scheme shall be installed as approved and shall be in full working order prior to the commencement of the use. As long as the use continues, the equipment shall be operated, serviced and maintained in such manner so as to suppress effectively the emission of cooking fumes and odours.

Reason - To avoid noise, odour and droplet nuisance in the interest of the amenity enjoyed by the nearest residential premises and since the application does not include the necessary details for consideration.

- 02 Use of the premises as hereby permitted shall be confined to the hours between 8:00am-18:00pm Monday to Saturday.

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

Lawford Parish Council

<i>17/01121/TPO Approval - Full 01.08.2017 Delegated Decision</i>	<i>Mr J Fryer</i>	<i>Dead/dying Holly stems, 2 No. Ash (T2, T5) - fell. G5 - prune lowest branches to clear the pavement by 3m. 1 No. Robinia (T9) - reduce by 20%. Lime trees (T3, T4, T7, T8) - reduce by 30%. 1 No. Sycamore (T1) remove lowest branches to 4m.</i>	<i>5 Lawford Place Lawford Manningtree Essex CO11 2PT</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.

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

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Little Clacton Parish Council

<i>17/00950/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr & Mrs Armstrong</i>	<i>Proposed first floor side extension above proposed cartlodge.</i>	<i>15 The Street Little Clacton Clacton On Sea Essex CO16 9RR</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>17/00999/DETAI L Approval - Reserved Matters/Detailed 04.08.2017 Delegated Decision</i>	<i>Mr Roger Wright</i>	<i>Erection of dwelling.</i>	<i>Land Adj Little Oaks Betts Green Road Little Clacton CO16 9NH</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans, RM01d, RM02d, RM03d, RM04b, RM05b and RM06.

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

<i>17/01005/DETAI L Approval - Reserved Matters/Detailed 02.08.2017 Delegated Decision</i>	<i>Balkerne Gate Developments</i>	<i>Reserved matters application following outline planning approval 15/01853/OUT - Erection of 4 detached bungalows with associated access, parking landscaping and ancillary works.</i>	<i>Land North East of Tan Lane Little Clacton Essex CO16 9PS</i>
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01 The materials to be used in the construction of the development shall be in accordance with the details included on the submitted 'Materials Schedule - Revision A (received 26/07/2017).

Reason - To ensure the development is constructed of materials that relate acceptably to the character of the area.

02 The approved scheme of landscaping shown on drawing no. 1725/8A (received 28/07/2017) and the supporting landscaping specification document, shall be implemented no later than the first planting season following commencement of the development (or within such

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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 Prior to the first occupation of the approved bungalows, parking areas, as shown on approved drawing no.1725/3A (received 26/07/2017), shall be constructed and made ready for use. The parking areas shall be retained as approved for parking purposes only thereafter.

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

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 1725/8A, 1725/3A, 1725/4, 1725/5, 1725/6 and 1725/7.

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

Little Oakley Parish Council

<i>17/00982/FUL Approval - Full 03.08.2017 Delegated Decision</i>	<i>Mr & Mrs Alan Hudson</i>	<i>New detached single garage.</i>	<i>1 Beech Grove Little Oakley Harwich Essex CO12 5NN</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 'Proposed Block Plan Showing New Garage' and Drawing no's. 11076-101 P1 and 11076- 100 P1.

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

Manningtree Town Council

<i>17/01117/TCA Approval - Full 01.08.2017 Delegated Decision</i>	<i>Mrs J Rose</i>	<i>1 No. Fig - fell</i>	<i>Erskine House 46 High Street Manningtree Essex CO11 1AJ</i>
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Mistley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01014/LBC Approval - Listed Building Consent 02.08.2017 Delegated Decision</i>	<i>Mr Glynne Gerrard</i>	<i>Conversion into a hair salon to include internal and external alterations.</i>	<i>Mistley Railway Station High Street Mistley Essex CO11 1HH</i>

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: 03 A and 03.

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

Ramsey & Parkeston Parish Council

<i>17/01021/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr and Mrs Lovett</i>	<i>Single storey rear extension.</i>	<i>53 Hamilton Street Parkeston Harwich Essex CO12 4PQ</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. 17/12 02.

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

<i>17/01087/HHPN OT HHPN - Prior Approval Not Required 02.08.2017 Delegated Decision</i>	<i>Mr Antony Morfoot</i>	<i>White UPVC dwarf wall conservatory with glass roof, 6 metres deep and 3.2 metres high.</i>	<i>Ramley Ramsey Road Dovercourt Harwich Essex CO12 4TF</i>
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01 Conservatory Views and Rear, Side and Plan View Proposed.

St Osyth Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<i>17/00946/LUPR OP Lawful Use Certificate Granted 01.08.2017 Delegated Decision</i>	<i>Bourne Leisure Limited</i>	<i>Static caravans on existing touring area.</i>	<i>The Orchards Holiday Village Colne Way Point Clear Bay St Osyth Essex CO16 8LJ</i>
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- 01 The proposed development, identified on location plan 4011-100, for Static Caravan Pitches on the site of The Orchards Holiday Village currently used as "Touring Area" in accordance with Planning Permission Refs 14/00945/FUL and 14/00946/FUL, is lawful pursuant to Section 192 of the Town and Country Planning Act 1990.

<i>17/01000/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr & Mrs K Gill</i>	<i>Alteration to approved planning permission 17/00063/FUL.</i>	<i>Wensley Stud Rectory Road Weeley Heath Clacton On Sea Essex CO16 9BH</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of the original permission, as agreed within planning application 17/00063/FUL, 3rd May 2017.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Proposed Layouts. Roof Layout', 'Proposed Elevations' and drawing numbers P03b, P04b and P05b.

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

- 03 The occupation of the hereby approved dwelling shall be limited to a person solely or mainly working or last working at Wensley Stud as an equestrian worker or a widow or widower of such a person and to any resident dependants.

Reason - The site of the permission is outside of any area where planning permission would normally be forthcoming for residential development not directly related to a clearly and specifically identified exceptional need related to a recognised countryside activity.

Tendring Parish Council

<i>17/00803/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr Thom Mitchell</i>	<i>Demolition of existing single storey rendered garage and erection of single storey timber clad triple cart lodge in curtilage of existing dwelling.</i>	<i>Bramleys Crown Lane Tendring Clacton On Sea Essex CO16 0BH</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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01 The 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 approved cart lodge shall retained for vehicular parking purposes in perpetuity.

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

03 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.

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 6444 - 2000-P2 -

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

Thorpe-le-Soken Parish Council

<i>17/00973/OUT Refusal - Outline 04.08.2017 Delegated Decision</i>	<i>Mr M Stobbs</i>	<i>Outline planning application with all matters reserved for the development of 5 dwellings with associated access, parking and landscaping.</i>	<i>Land North of Golden Lane and rear of Fair View, Brambles, Rosemere, Green Hedges and Greenway Thorpe Le Soken 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 Document (July 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

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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 Green is not identified as a settlement within that hierarchy, and whilst Thorpe-le-Soken is categorised in emerging Policy SPL1, along with six other villages, as a 'Rural Service Centre' Settlement' in recognition of its size and range of local services, the site is divorced from that settlement. Thorpe Green and other smaller villages are considered to be the least sustainable settlements for growth and development should normally be restricted to small-scale development only, respecting the existing character and form of the village.

The application site is located in an isolated location, approximately 0.5 miles outside the defined Settlement Development Boundary for Thorpe-le-Soken both within the existing and the emerging Local Plan. The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

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

02 Saved Policies QL9 and EN1 of the Tendring District Local Plan 2007 and Draft Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft Document (July 2017) seek to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Saved Policy EN1 also relates to landscape character and states, inter alia, that development control will seek in particular to conserve features which contribute to local distinctiveness, which includes important hedgerows and trees.

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

In this instance, the introduction of five new dwellings into what is open countryside would have an adverse impact on the character and appearance of the locality and would set an undesirable precedent. The dwellings would form a backland development accessing on to Golden Lane, which is a narrow rural track located to the north-west of the settlement of Thorpe-le-Soken. Whilst there are residential properties located to the south-east and south-west of the site, Golden Lane maintains its rural character which is enhanced by the presence of the mature hedgerows and protected trees. The resultant properties would therefore have a significant urbanising effect on the character of the lane and result in the unplanned advance of urbanisation into the countryside eroding the rural character of the lane and resulting in a significant encroachment would have a detrimental impact upon the rural appearance of the area. As such the proposal is contrary to the above-mentioned local and national policies and would not represent sustainable development.

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<i>17/00944/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr & Mrs E Obia</i>	<i>Proposed two storey and single storey extensions.</i>	<i>Borel House Church Road Thorrington Colchester Essex CO7 8HS</i>

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. OBH-02 Revision C

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

Weeley Parish Council

<i>17/00991/FUL Approval - Full 02.08.2017 Delegated Decision</i>	<i>Mr Ross Evershed</i>	<i>Proposed two storey side extension.</i>	<i>The Gables Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF</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 632/1, 632/2, 632/3, 632/4 and the untitled site location plan.

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

Wix Parish Council

<i>17/00699/DETAI L Approval - Reserved Matters/Detailed 02.08.2017 Delegated Decision</i>	<i>Ashcroft Ltd</i>	<i>Reserved matters application for 4no. proposed detached dwellings and change of use of land from agricultural to domestic use.</i>	<i>The Granary Barn Bradfield Road Wix Manningtree Essex CO11 2SH</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: amending drawing number's DRG NO 3254-04 Revision No. C (Plots 2 and 4), DRG NO 3254-04 Revision C (plots 1 and 4), DRG NO 3254-04 Revision No. C (Landscaping Plan) and DRG NO 3254-04 Revision No. C (Block Plan, Materials and Street Scene details) all received on 7th July 2017.

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

02 The approved scheme of landscaping shown on approved drawing DRG NO 3254-04 Revision No. C received on 7th July 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.

<i>17/00958/FUL Approval - Full 04.08.2017 Delegated Decision</i>	<i>Mr Steve Harmer - P and S Developments Ltd</i>	<i>Erection of 2 No. 3 bed detached dwellings and 2 No. 2 bed semi-detached dwellings.</i>	<i>Land adjacent Clay Cottage Harwich Road Wix Essex CO11 2SA</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 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 - The development is publicly visible and therefore sympathetic materials are a visually essential requirement.

03 The approved scheme of landscaping shown on drawing no. 17.2005/LS-01 REV D (received 31/07/2017), 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.

04 The boundary treatment as shown on approved drawing no. 17.2005/BT-01 REV D (received 31/07/2017) shall erected prior to first occupation of the approved dwellings and retained

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thereafter as approved.

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

- 05 Prior to occupation of the development the vehicular parking and turning facilities, as shown on the submitted plan no. 17.2005/SL-03 REV E (received 31/07/2017) shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

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

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

- 07 Prior to occupation of the development, the accesses at their centre lines shall be provided with a clear to ground visibility splays with dimensions of 2.4 metres by 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 accesses are first used by vehicular traffic and retained free of any obstruction at all times.

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

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

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

- 09 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A 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 provision of fences, walls or other enclosures, shall be erected on the southern and eastern boundaries of the site except in accordance with drawings approved as part of this application or through the submission of drawings showing the design and siting of such enclosures which shall previously have been submitted to and approved, in writing, by the Local Planning Authority by way of a planning application.

Reason - In the interests of visual amenity and to preserve the character of the surrounding area.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans: 17.2005/SL-02 REV D (received 31/07/2017), 17.2005/BT-01 REV D (received 31/07/2017), 17.2005/HTA-01 REV D, 17.200/HTB-01 REV C, 17.2005/HTA-02 REV D, 17.200/HTB-02 REV C, 17.2005/GAR-01 REV A, 17.2005/SL-03 REV E (received 31/07/2017), 17.2005/LS-01 REV D (received 31/07/2017), 17.2005/LS-02 REV C and 17.2005/SE-01 REV D.

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

Wrabness Parish Council

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Decision
Date of Decision
Conditions/Reasons

No Determinations