

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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### **Aldresford Parish Council**

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| <i>17/00970/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Christina<br/>Wingar</i> | <i>Single storey side and<br/>rear extension.</i> | <i>Lodge Cottage<br/>Ford Lane<br/>Aldresford<br/>Colchester<br/>Essex<br/>CO7 8AZ</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: LC.17.01 and Drawing Number: LC.17.03

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

### **Ardleigh Parish Council**

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| <i>17/00997/FUL<br/>Approval - Full<br/>10.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs Tucker</i> | <i>Proposed detached<br/>garage.</i> | <i>Brimley<br/>Fox Street<br/>Ardleigh<br/>Colchester<br/>Essex<br/>CO7 7PP</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. BFS/1.

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

### **Beaumont Parish Council**

#### **No Determinations**

### **Bradfield Parish Council**

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| <i>17/00992/FUL<br/>Approval - Full<br/>10.08.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Brenda Leek</i>  | <i>Rear single storey extension.</i> | <i>The Old Ram and Hoggett Inn<br/>Heath Road<br/>Bradfield<br/>Manningtree<br/>Essex<br/>CO11 2XH</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: Site Location Plan - Sheet 1, Proposed Ground Floor Plan - Sheet 8, Proposed Side Elevations - Sheet 6, Proposed Rear Elevation - Sheet 5 and Block Plan - Sheet 2.

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

### **Brightlingsea Town Council**

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| <i>17/00306/FUL<br/>Approval - Full<br/>10.08.2017<br/>Committee<br/>Decision</i> | <i>Mr &amp; Mrs S<br/>Redfearn</i> | <i>Demolition of existing garage and the creation of 1 no. dwellinghouse accessed from existing driveway to Regent Road and associated landscape works.<br/>Creation of two new off-road vehicle parking spaces with a new dropped kerb to be associated with 2 Spring Road.</i> | <i>2 Spring Road<br/>Brightlingsea<br/>Colchester<br/>Essex<br/>CO7 0PJ</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: DRG NO PA02\_A, DRG NO PA03\_A and DRG NO PA04\_A.

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

03 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, alterations, additions to the roof, outbuildings, swimming or other pools shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall

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previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that sufficient private amenity space is retained and in the interests of visual amenity and neighbouring amenities.

04 There shall be no alternative use of the integral garage serving the new dwelling hereby approved.

Reason - To ensure that 2 off street parking spaces are retained for the dwelling.

05 Deliveries and on site working hours in connection with the development hereby approved shall only occur between the hours of 08:00 and 18:00 Mondays to Fridays, 08:00 to 13:00 Saturdays with no working of any kind permitted on Sundays or any Public/Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to minimise potential nuisance to nearby existing residents caused by construction works.

06 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 - Trees in relation to design, demolition and construction."

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

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

Reason - To ensure satisfactory implementation of the approved landscaping scheme, so that the development provides a satisfactory setting.

08 No development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwelling hereby approved being first occupied and thereafter be retained in the approved form.

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

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

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

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

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

11 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 17 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

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

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

13 Prior to occupation of the development the vehicular parking facility for both the new dwelling and donor dwelling, 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.

14 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.

15 At no point shall gates be provided at the vehicular accesses of the new or donor dwelling. The accesses shall remain open and free for use in perpetuity.

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

16 No development shall commence until details of existing and proposed levels of the site, finished floor levels and details identifying all areas of cut or fill, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme before the dwelling is first occupied.

Reason - For the avoidance of doubt, in the interests of residential amenities.

17 Prior to the first occupation of the dwelling hereby approved, the rooflight on the north facing elevation serving the first floor bathroom shall be obscure glazed and retained in this approved form in perpetuity.

Reason - In the interests of residential amenities.

- 18 Notwithstanding the provisions of Article 3, 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 additional fences, walls or other enclosures other than those approved, shall be erected except in accordance with drawings showing the design and siting of such enclosure 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.

### **Clacton-on-Sea**

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| <i>17/00670/FUL<br/>Refusal - Full<br/>09.08.2017<br/>Delegated<br/>Decision</i> | <i>Stanfords</i> | <i>Erection of 12 three bed<br/>bungalows and 2 four<br/>bed bungalows.</i> | <i>Land rear of<br/>683 St Johns Road<br/>Clacton On Sea<br/>Essex<br/>CO16 8BJ</i> |
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- 01 The National Planning Policy Framework (2012) states Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Policy HG4 of the Tendring District Local Plan (2007) requires up to 40% of new dwellings on residential schemes of 5 or more units to be provided in the form of affordable housing to meet the needs of people that are unable to access property on the open market. Policy LP5 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017), which is based on more up-to-date evidence of housing need and viability, requires for developments of 10 or more dwellings, the Council expect 30% of new dwellings to be made available to Tendring District Council or an alternative provider to acquire at a discounted value for use as affordable housing, or as an alternative, the Council will accept a minimum of 10% if new dwellings are to be made available alongside a financial contribution toward the construction or acquisition of property for use as affordable housing (either on the site or elsewhere in the district) equivalent to delivering the remainder of the 30% requirement.

In this case although the number of proposed dwellings is less than the minimum trigger point for affordable dwelling provision, which is 15 dwellings, the site is considered to be part of a more substantial development, which includes land immediately adjoining and to the north of the application site, as approved under 15/00899/FUL, which cumulatively provides 28 dwellings, necessitating provision of affordable housing. A completed Section 106 has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

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| <i>17/00761/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Rose-Marie<br/>Warburton</i> | <i>Single storey rear<br/>extension.</i> | <i>92 Madeira Road<br/>Holland On Sea<br/>Clacton On Sea<br/>Essex<br/>CO15 5NF</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. PS 3070 revn. A - dated 9/8/17.

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

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| <i>17/00965/FUL<br/>Refusal - Full<br/>07.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs S<br/>McNair-Wilson</i> | <i>Retrospective planning<br/>application to retain<br/>glazed balcony and spiral<br/>staircase together with<br/>extended section of side<br/>window.</i> | <i>22 Victoria Road<br/>Clacton On Sea<br/>Essex<br/>CO15 6BH</i> |
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01 The National Planning Policy Framework at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Saved Policy QL11 of the Tendring District Local Plan 2007 states that development will only be permitted where it will not have a materially damaging impact on the privacy or other amenities of occupiers of nearby properties. Emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 Publication Draft 2017 carries forward these sentiments.

The proposal is situated within the curtilage of 22 Victoria Road, the proposal will be visible from the private rear garden of No 20 Victoria Road. The development proposes the retention of an elevated balcony from which the occupants would have a view of the private rear garden of the neighbouring property, and the proposal will result in a significantly harmful impact to the ability of those residents to enjoy their garden due to the overlooking and loss of privacy that would result.

It is therefore considered that the proposal will cause a significant impact upon residential amenity, thereby failing to accord with the above policies.

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| <i>17/01003/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mrs Deborah<br/>Stevens</i> | <i>Proposed single storey<br/>rear extension (following<br/>demolition of<br/>conservatory and store<br/>outbuilding).</i> | <i>4 Brentwood Road<br/>Holland On Sea<br/>Clacton On Sea<br/>Essex<br/>CO15 5BS</i> |
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 01.

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

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| <i>17/01007/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr and Mrs B<br/>Gore</i> | <i>Proposed single storey<br/>front extension.</i> | <i>33 Hillcrest<br/>Clacton On Sea<br/>Essex<br/>CO15 4HU</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.

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| <i>17/01008/FUL<br/>Approval - Full<br/>08.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr and Mrs<br/>Oxborrow</i> | <i>Erection of entrance<br/>porch to front of dwelling.</i> | <i>2 Colthorpe Road<br/>Clacton On Sea<br/>Essex<br/>CO15 4PU</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 0713-06, 0713-04 and 0713-05.

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

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| <i>17/01042/LUPR<br/>OP<br/>Lawful Use<br/>Certificate<br/>Granted<br/>09.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Paul Norton</i> | <i>Construction of ground<br/>floor rear extension.</i> | <i>120 Coppins Road<br/>Clacton On Sea<br/>Essex<br/>CO15 3LB</i> |
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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| <i>17/01052/FUL<br/>Approval - Full<br/>09.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Morison</i> | <i>Single storey rear<br/>conservatory extension.</i> | <i>6 Muswell Walk<br/>Clacton On Sea<br/>Essex<br/>CO16 7HA</i> |
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Block/ Site Plan 1:500 and drawing no 20170621/02.

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

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| <i>17/01081/OUT<br/>Approval -<br/>Outline<br/>10.08.2017<br/>Committee<br/>Decision</i> | <i>Mr Tulip</i> | <i>Proposed erection of 5<br/>no. bungalows following<br/>demolition of existing<br/>bungalow.</i> | <i>96 Jaywick Lane<br/>Clacton On Sea<br/>Essex<br/>CO16 8BB</i> |
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01 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.

02 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.

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 dwelling shall not exceed one storey in height, with the eaves at the approximate height of the ground floor window heads, and there shall be no accommodation within the roof.



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Reason - In order to ensure an appropriate level of residential amenity for the occupants of existing and the proposed dwellings, and to ensure that the development is in character with surrounding development.

05 No development or preliminary ground works can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Planning Authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to the Local Planning Authority.

No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority.

Following completion of the archaeological fieldwork, the applicant will submit to the Local Planning Authority a post excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Planning Authority) which will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason - The Tendring Historic Environmental Characterisation project and Essex HER show that the proposed development is located within an area with potential for below ground archaeological deposits. The development could result in harm to non-designated heritage assets with archaeological interest.

06 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 Local Planning Authority. The scheme should include but not be limited to:

- o Limiting discharge rates to 1l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- o Final modelling and calculations for all areas of the drainage system.
- o The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

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.

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07 The hereby permitted development shall not be occupied until a fibre optic broadband connection installed on an open access basis and directly accessed from the nearest British Telecom exchange, incorporating the use of resistant tubing, has been installed at the site, in accordance with details that shall be submitted and approved in writing by the Local Planning Authority. If the applicant is unable to achieve this standard of connection, and can evidence through consultation with British Telecom, that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 24mbps) wireless service will be considered acceptable.

Reason - In the interests of achieving sustainable development for this scheme.

08 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 70 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

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

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

10 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.

11 Prior to the first occupation of the development, the proposed private drive shall be constructed as a 6 metre wide shared use access to the satisfaction of the Local Planning Authority.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

12 Prior to the first occupation of the development, the proposed private drive shall be constructed as a 6 metre wide shared use access to the satisfaction of the Local Planning Authority.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

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13 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.

14 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. 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.

### **Elmstead Market Parish Council**

**No Determinations**

### **Frating Parish Council**

**No Determinations**

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

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| <i>17/00571/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>HSN Care - Mr<br/>Gould</i> | <i>A two storey enabled<br/>living facility providing 16<br/>apartments for<br/>profoundly disabled<br/>adults.</i> | <i>Former Martello Caravan Park<br/>Kirby Road<br/>Walton On The Naze<br/>Essex<br/>CO14 8QP</i> |
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01 The development hereby permitted shall be begun before 12 September 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on drawing numbers and technical reports:

#### **Architectural Drawings**

- o 0105 - REV C1 Proposed Wider Context Site Plan
- o 0111 - REV C5 Proposed Site Plan
- o 0112 - REV CO5 Site Plan - Proposed Levels
- o 0120 - REV C4 Floor Plans - General Arrangement
- o 0130 - REV C4 Elevations - General Arrangement
- o 0135 - REV CO4 Proposed Elevations Showing External Works
- o 0850 - REV CO5 Isometric View Overall Site
- o 0851 - REV CO5 Site Views
- o 13748 : SKO1 Swept Path Analysis

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- o 15628SE - 01 REV B Topographical Survey
- o 2823/ECO3 Habitats and Ecological Features Plan
- o 13748 : 01 Amended Engineering Layout
- o 13748 : 01 Amended Surface Finishes
- o 13748 : 03 REV A Drainage Details Sheets 1 of 2
- o 13748 : 04 REV A Drainage Details Sheets 2 of 2
- o 13748 : 05 REV A Amended Permeable Paving Details

Reports and Technical Information

- o Design & Access Statement - Edwards Architecture
- o Heritage Assessment - Ettwein Bridges Architects December 2013
- o Flood Risk Assessment - Colin Buchanan 2011
- o Archaeological Evaluation and Trench Report Archaeology South East December 2015 (Figure 1 - Trench Location Plan; Figure 2 - Trench 2; Trench Summary)
- o Ecological Assessment - Aspect Ecology January 2012
- o Geo Environmental Report - Enzygo Environmental Consultants December 2015

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

- 03 No development or preliminary groundwork's (excluding the erection of security hoarding's and site vegetation strip) shall commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation, which shall have first been submitted to and approved in writing by the Local Planning Authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation, monitoring and/or preservation in situ through re-design of the development, shall be submitted to the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason - To protect and preserve any below ground heritage assets.

- 04 No development or preliminary groundwork's (excluding the erection of security hoarding's and site vegetation strip) shall commence on those areas of the development site that will affect archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy in condition 3 above, which has been approved in writing by the Local Planning Authority.

Reason - To protect and preserve any below ground heritage assets.

- 05 Following completion of the archaeological fieldwork, the developer will ensure the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report where applicable.

Reason - To protect and preserve any below ground heritage assets.

- 06 Notwithstanding the details submitted with the application, no development shall commence (excluding operations consisting of archaeological investigations; investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and ground works) until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection, which shall comply with the recommendations set out in the

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British Standards Institute publication "BS 5837: 2012 - Trees in Relation to design, demolition and construction."

Reason - In order to ensure the satisfactory development of the site in terms of visual impact as the landscaping scheme is considered to play an important part in integrating the development with the surrounding development.

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

Reason - In order to ensure the satisfactory development of the site in terms of visual impact as the landscaping scheme is considered to play an important part in integrating the development with the surrounding development.

08 Notwithstanding the details submitted with the application, no development shall commence (excluding operations consisting of archaeological investigations; investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and groundworks) until precise details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a. CCTV
- b. All external lighting
- c. The provision, siting, design and materials of all boundary treatments
- d. Existing and proposed levels of the site, finished floor levels and eaves/roof levels and identifying all areas and volumes of cut or fill (and volumes of exported or imported materials)
- e. External facing and roofing materials and details of the colours to be used/applied in construction

The approved details shall be constructed/implemented and adhered to therein after, unless otherwise agreed in writing with the Local Planning Authority prior to occupation of any part of the development and thereafter be retained in the approved form.

Reason - In order to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties and to ensure the satisfactory development of the site in terms of visual impact as the use of boundary treatments and external materials is considered to play an important part in integrating the development with the surrounding development. In the interests, also, of protecting the setting of the Martello Tower.

09 No works shall take place (excluding operations consisting of archaeological investigations; investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and groundworks) 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 Local Planning Authority. The scheme should include but not be limited to :

- o Limiting discharge rates to 2.2 l/s in combination with the development granted planning

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- o permission under Local Planning Authority Reference 14/01303/FUL for all storm events
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event
- o Final modelling and calculations for all areas of the drainage system
- o The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753
- o Detailed engineering drawings of each component of the drainage scheme
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy

The scheme shall subsequently be implemented prior to occupation.

Reason

- o To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site
  - o To ensure the effective operation of SuDS features over the lifetime of the development
  - o To provide mitigation of any environmental harm which may be caused to the local water environment
  - o 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.
- 10 No works shall take place (excluding operations consisting of archaeological investigations; investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and groundworks) until a scheme to minimise the risk of off-site 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 NPPF paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute towards 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 run-off 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 development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

- 11 No works shall take place (excluding operations consisting of archaeological investigations; investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and groundworks) 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.

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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.

Failure to provide the above required information before commencement of works may result in the installation of the system that is not properly maintained and may increase flood risk or pollution hazard from the site.

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

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

13 No development shall commence (excluding operations consisting of archaeological investigations; investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and ground works) until a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out/constructed in accordance with the approved foul water drainage scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that an adequate and satisfactory means of foul drainage is provided to prevent environmental and amenity problems arising and to prevent pollution of the water environment.

14 No development shall commence (including any operations consisting of investigations for the purposes of assessing ground conditions; remedial work in respect of any contamination or other adverse ground conditions; diversion and laying of services; and ground works but excluding the erection of security hoardings; site vegetation strip and archaeological investigations) until a Construction Method Statement 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. the erection and maintenance of security hoardings
- v. wheel washing facilities
- vi. HGV Routing plan
- vii. measures to control the emission of dust and dirt during construction
- viii. noise monitoring
- ix. construction site lighting
- x. a scheme for storing; recycling and disposing of waste resulting from demolition and construction works
- xi. construction working hours

Reason - To control the construction phase in order to ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and to protect the amenities of the occupiers of nearby residential properties.

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15 No occupation of the development shall take place until the highway works granted planning permission under reference 11/00244/FUL (as amended and added to by planning permission under reference 14/01085/FUL) and the site access arrangements attached to planning permission 14/01303/FUL have been completed.

Reason - To protect highway efficiency of movement and safety.

16 The hereby permitted development shall be accessed via the site access arrangements approved under planning permission reference 14/01303/FUL only.

Reason - To protect highway efficiency of movement and safety.

17 The development shall not be occupied until such time as the car parking area, indicated on the approved plans, including any spaces for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The parking spaces/vehicular hardstandings shall be constructed to minimum dimensions of 5.5m x 2.9m and 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.

18 Notwithstanding the details submitted with the application, no development shall commence until precise details of a contaminated land remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and adhered to therein after, unless otherwise agreed in writing with the Local Planning Authority prior to occupation of any part of the development.

Reason - To ensure the future occupants of the site are not put at risk of pollution.

19 Other than the staff rooms/offices shown on the approved plans, the enabled living facility hereby permitted shall be occupied by persons that are in need of care or assistance (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended). The development shall not be occupied for any other purpose including any other purpose in C2 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), including as a secure hospital or secure care facility, without the express permission of the Local Planning Authority.

Reason - A secure hospital or care facility (Class C2a use) would have an impact on residential amenity over and above that of an enabled living facility by reason of the additional security means required.

20 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.

21 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.

Reason - To ensure appropriate cycle parking is provided in the interest of highway safety and



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amenity.

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| <i>17/01002/FUL<br/>Approval - Full<br/>08.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Adam Powell</i> | <i>Single storey rear and<br/>side extension.</i> | <i>3 Thornhill Close<br/>Kirby Cross<br/>Frinton On Sea<br/>Essex<br/>CO13 0SY</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: 1017/01 and 1017/03.

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

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| <i>17/01093/HHPN<br/>OT<br/>HHPN - Prior<br/>Approval Not<br/>Required<br/>08.08.2017<br/>Delegated<br/>Decision</i> | <i>Blowers</i> | <i>Erection of rear<br/>conservatory 4 metres<br/>deep and 2.8 metres<br/>high.</i> | <i>14 Audries Estate<br/>Walton On The Naze<br/>Essex<br/>CO14 8TB</i> |
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- 01 Block Plan 1:200, Proposed Plan Scale 1:50 and Extension Elevations received with this notification.

### **Great Bentley Parish Council**

**No Determinations**

### **Great Bromley Parish Council**

**No Determinations**

### **Great Oakley Parish Council**

|   |                     |  |   |
|---|---------------------|--|---|
| <i>17/01024/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr N Daniels</i> | <i>Removal of condition 4<br/>(Remotely Operated<br/>Gates) of planning<br/>permission<br/>16/01686/FUL.</i> | <i>Larch House<br/>Queen Street<br/>Great Oakley<br/>Harwich<br/>Essex<br/>CO12 5AS</i> |
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- 01 Within 6 months from 9th June 2017, the development hereby permitted shall be completed in its approved form unless otherwise agreed in writing by the Local Planning Authority.

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Reason - To ensure that the agreed rebuild is carried out in the interests of the character and appearance of the conservation area and the setting of the listed building.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no: 1739/01 revision: F and drawing no: 1739-02 revision: B.

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

03 No unbound material shall be used in the surface treatment of the development within 6 metres of the highway boundary.

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

04 Any gates provided at the vehicular access shall be sideways opening only and shall be set back a maximum of 0.5 metres from the back edge of the highway.

Reason - To ensure the gate or any foundation required does not obstruct land covered by highway rights in compliance with the Highways Act 1980.

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

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

06 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.

07 Other than the re-used bricks and copings from the existing wall, any reclaimed bricks and copings to be used in the construction of the replacement wall shall match in colour, texture and form.

Reason - To ensure that the agreed rebuild is carried out in the interests of the character and appearance of the conservation area and the setting of the listed building.

### **Harwich Town Council**

|   |  |  |   |
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| <i>17/01009/FUL<br/>Approval - Full<br/>10.08.2017<br/>Committee<br/>Decision</i> | <i>Mr Barry Eldridge<br/>- Tendring District<br/>Council</i> | <i>Removal of existing<br/>undercroft garages and<br/>conversion of these<br/>spaces into a two<br/>bedroom residential unit<br/>and a community liaison<br/>office.</i> | <i>Churchill Court<br/>Parkeston Road<br/>Dovercourt<br/>Essex<br/>CO12 4NU</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: File Ref: TDCCHC-IW-XX-XX-DR-A-2100 Version: P2, TDCCHC-IW-XX-XX-DR-A-2201 Version: P1 and TDCCHC-IW-XX-XX-DR-A-2200 Version: P1.

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

03 On site working hours in connection with the development hereby approved shall only occur between the hours of 08:00 and 18:00 Mondays to Fridays, 08:00 to 13:00 Saturdays with no working of any kind permitted on Sundays or any Public/Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to minimise potential nuisance to nearby existing residents caused by construction works.

04 There shall be no vehicle connected with the development hereby approved arriving on site prior to 07:30 or leaving after 19:00 unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to minimise potential nuisance to nearby existing residents caused by construction works.

#### **Lawford Parish Council**

#### **No Determinations**

#### **Little Bentley Parish Council**

#### **No Determinations**

#### **Little Bromley Parish Council**

|   |                          |   |   |
|---|--------------------------|---|---|
| <i>17/01094/FUL<br/>Approval - Full<br/>09.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs Lamb</i> | <i>Proposed single storey<br/>side extension to form<br/>living room.</i> | <i>Barlon House<br/>Barlon Road<br/>Little Bromley<br/>Essex<br/>CO11 2PP</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: BH/LB/2.

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

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**Little Clacton Parish Council**

**No Determinations**

**Little Oakley Parish Council**

**No Determinations**

**Manningtree Town Council**

**No Determinations**

**Mistley Parish Council**

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| <i>17/00534/OUT<br/>Refusal - Outline<br/>10.08.2017<br/>Committee<br/>Decision</i> | <i>Mr Winsborough -<br/>Tendring Farms<br/>Ltd</i> | <i>Variation of condition 4 of<br/>15/00761/OUT to change<br/>parameter plans.</i> | <i>Land to The South of Long Road<br/>and to West of Clacton Road<br/>Mistley<br/>Essex<br/>CO11 2HN</i> |
|---|--|--|--|

- 01 Policy QL9 of the Saved Tendring District Local Plan 2007 states that 'all new development should make a positive contribution to the quality of the local environment and protect or enhance local character. Planning permission will only be granted if amongst other criteria, the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials and the development respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features.' Furthermore, Policy EN1 of the Tendring District Local Plan 2007 states that 'the quality of the district's landscape and its distinctive local character will be protected and, where possible, enhanced. Any development which would significantly harm landscape character or quality will not be permitted'. These criteria are also contained within Policies SPL3 and PPL3 of the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

The above policies are consistent with the National Planning Policy which states at paragraph 17 that one of the core principles of planning is to 'contribute to conserving and enhancing the natural environment and reducing pollution'.

This development will frame the southern extent of the settlement and is prominent in views from the south. It is within the Bromley Heaths Landscape Character Area (LCA); an exposed and windswept plateau that corresponds with the highest part of the district. The development has the potential to be highly visible over long distances.

Substantial boundary and integral landscaping, as well as the sensitive use of varied building heights will be necessary to produce a development to blend with the landscape in scale, colour and design and address the juxtaposition of the built development with the local landscape character of this exposed rural setting. The landscape and building height parameters proposed would fail to ensure that the development would protect the district's landscape as required by policies QL9, EN1, SPL3 and PPL3 cited above.

The application site has extant outline permission for up to 300 dwellings and 2Ha employment development. The permission (15/00761/OUT) is conditioned to comply with parameters plans that accommodate this development while providing significantly more landscaping and a more appropriate approach to building heights that would ensure the development relates well

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to its site and surroundings and better protect the distinctive local landscape character.

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| <i>17/01034/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Peter Wright</i> | <i>Proposed two storey extension and proposed garage.</i> | <i>2 Jubilee Cottages<br/>Clacton Road<br/>Horsley Cross<br/>Manningtree<br/>Essex<br/>CO11 2NS</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 numbers P01A, P02A and P03A.

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

### **Ramsey & Parkeston Parish Council**

#### **No Determinations**

### **St Osyth Parish Council**

|   |                              |  |  |
|---|------------------------------|--|--|
| <i>17/00937/FUL<br/>Approval - Full<br/>09.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Richard<br/>Barlow</i> | <i>Proposed single storey front extension and porch.</i> | <i>41 Dumont Avenue<br/>St Osyth<br/>Clacton On Sea<br/>Essex<br/>CO16 8JP</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. 01

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

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| <i>17/01040/FUL<br/>Approval - Full<br/>09.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr &amp; Mrs B<br/>Chapman</i> | <i>Single storey rear extension.</i> | <i>11 Longfields<br/>St Osyth<br/>Clacton On Sea<br/>Essex<br/>CO16 8QN</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 CLF-01.

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

### **Tendring Parish Council**

#### **No Determinations**

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

|   |                      |  |  |
|---|----------------------|--|--|
| <i>17/00903/FUL<br/>Approval - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Lee Pearce</i> | <i>Variation of Condition 2<br/>of 16/00860/FUL -<br/>Amend drawings to show<br/>changes to the roof,<br/>parapet, and roof lantern<br/>and changes to the side<br/>door to two windows.</i> | <i>Ash Tree<br/>Station Road<br/>Thorpe Le Soken<br/>Clacton On Sea<br/>Essex<br/>CO16 0HF</i> |
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: ASHT17-IW-XX-00-DR-A-2100 Version C2 – Proposed Ground Floor Plan, ASHT17-IW-XX-02-DR-A-2101 Version C” – Proposed Roof Plan, ASHT17-IW-XX-XX-DR-A-2200 Version C2 Proposed Elevations 1 of 2, ASHT17-IW-XX-XX-DR-A-2200 Version C2 Proposed Elevations 2 of 2 and ASHT17-IW-XX-XX-DR-A-2300 Version C2 Proposed Cross Sections.

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

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| <i>17/01131/TPO<br/>Approval - Full<br/>08.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Frost</i> | <i>1 No. Yew - Reduce<br/>back overhang and<br/>reduce sides to balance</i> | <i>Hollies<br/>New Thorpe Avenue<br/>Thorpe Le Soken<br/>Clacton On Sea<br/>Essex<br/>CO16 0LP</i> |
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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### **Thorrington Parish Council**

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| <i>17/00733/FUL<br/>Approval - Full<br/>08.08.2017<br/>Delegated<br/>Decision</i> | <i>Mr Steven<br/>Mycock</i> | <i>Replace the existing<br/>conservatory with garden<br/>room complete with<br/>insulated flat roof and<br/>glazed roof lantern.</i> | <i>Thors Park<br/>Brightlingsea Road<br/>Thorrington<br/>Colchester<br/>Essex<br/>CO7 8JJ</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, titled 'Location Plan (1:2500)', 'Location Plan (1:1250)', 'Block Plan', 'Existing Ground Floor GA', 'Existing Elevations', 'Proposed Ground Floor GA', 'Proposed Elevations' and 'Existing and Proposed Plans'.

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

### **Weeley Parish Council**

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| <i>16/00762/FUL<br/>Refusal - Full<br/>11.08.2017<br/>Delegated<br/>Decision</i> | <i>Kays Properties</i> | <i>Demolition of motor<br/>vehicle workshop and<br/>change of use of land<br/>from agriculture to open<br/>space to be used in<br/>conjunction with<br/>proposed residential<br/>development.</i> | <i>Land South of Gutteridge Hall<br/>Lane and at Hillside Motors<br/>Clacton Road<br/>Weeley<br/>Clacton On Sea<br/>Essex<br/>CO16 9DN</i> |
|--|------------------------|---|--|

- 01 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The application site which forms part of a larger development for residential development, is not allocated for any form of development in the Tendring District Local Plan (2007) (the 'adopted Local Plan') and falls outside of the defined settlement development boundary for Weeley. Outside of the settlement development boundaries, Policy QL1 of the adopted Local Plan states that only development which is consistent with countryside policies will be permitted. The development of the proposed open space along with 120 dwellings considered under 16/00764/FUL does not therefore accord with the development plan.

The site also falls outside of the proposed settlement development boundary for Weeley as defined in the Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017 (the 'emerging Local Plan'). Policy SPL2 in the emerging Local Plan states that planning permission for development outside of the settlement boundaries should be refused unless a site is allocated for a specific form of development or it meets specific criteria within that policy. The proposed development on this land is also contrary to the emerging Local Plan.

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i>     | <i>Applicant's Name</i> | <i>Proposal</i>  | <i>Location</i>   |
|---|-------------------------|--|---|
| <i>16/00764/OUT<br/>Refusal - Outline<br/>10.08.2017<br/>Delegated<br/>Decision</i> | <i>Kays Properties</i>  | <i>Outline planning<br/>application for proposed<br/>relocation of motor<br/>vehicle workshop,<br/>provision of new access<br/>road and for the erection<br/>of 120 residential units<br/>with all matters reserved.</i> | <i>Land adjacent and to rear of<br/>Hillside Motors<br/>Clacton Road<br/>Weeley<br/>Clacton On Sea<br/>Essex<br/>CO16 9DN</i> |

01 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The application site is not allocated for any form of development in the Tendring District Local Plan (2007) (the 'adopted Local Plan') and falls outside of the defined settlement development boundary for Weeley. Outside of the settlement development boundaries, Policy QL1 of the adopted Local Plan states that only development which is consistent with countryside policies will be permitted. The development of 120 dwellings on this land does not therefore accord with the development plan.

The site also falls outside of the proposed settlement development boundary for Weeley as defined in the Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017 (the 'emerging Local Plan'). Policy SPL2 in the emerging Local Plan states that planning permission for development outside of the settlement boundaries should be refused unless a site is allocated for a specific form of development or it meets specific criteria within that policy. The development of 120 dwellings on this land is also contrary to the emerging Local Plan.

02 The National Planning Policy Framework (2012) states Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Policy HG4 of the Tendring District Local Plan (2007) requires up to 40% of new dwellings on residential schemes of 5 or more units to be provided in the form of affordable housing to meet the needs of people that are unable to access property on the open market. Policy LP5 of the Tendring District Local Plan Preferred Options Consultation Document (2016), which is based on more up-to-date evidence of housing need and viability, requires for developments of 10 or more dwellings, the Council expect 30% of new dwellings to be made available to Tendring District Council or an alternative provider to acquire at a discounted value for use as affordable housing, or as an alternative, the Council will accept a minimum of 10% if new dwellings are to be made available alongside a financial contribution toward the construction or acquisition of property for use as affordable housing (either on the site or elsewhere in the district) equivalent to delivering the remainder of the 30% requirement. A completed Section 106 has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

Policy COM26 of the Tendring District Local Plan states where necessary planning permission will only be granted for residential developments of 12 or more dwellings if land and/or financial contributions are made to provide the additional school places that will be needed to service the development. Policy PP12 of the Tendring District Local Plan Preferred Options Consultation Document (2016) states planning permission will not be granted for new residential development unless the individual or cumulative impacts of development on education provision can be addressed, at the developer's cost, either on-site or through



| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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financial contributions towards off-site improvements. Essex County Council Education Services have identified the need for financial contributions toward primary and secondary education provision. A completed Section 106 obligation to secure these contributions has not been provided prior to the application determination date and the application is therefore contrary to the above policies.

Policy COM6 of the adopted Local Plan requires that if the on-site open space is to be transferred to Tendring District Council for future maintenance, an additional financial contribution towards maintenance will also need to be secured through a s106 legal agreement. A completed Section 106 obligation to secure these contributions has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

Policy QL12 of the adopted Local Plan requires that in granting planning permission the Council may seek planning obligations to secure, amongst other matters, community and educational facilities including contributions to healthcare provision. A completed Section 106 obligation to secure these contributions has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

|   |                     |   |  |
|---|---------------------|---|--|
| <i>17/00507/FUL<br/>Approval - Full<br/>10.08.2017<br/>Committee<br/>Decision</i> | <i>Mr T Buckley</i> | <i>Change of use to one<br/>gypsy pitch comprising<br/>one mobile home, one<br/>touring caravan, one day<br/>room and associated<br/>works.</i> | <i>Land to The South of<br/>Gutteridge Hall Lane<br/>Weeley<br/>Essex<br/>CO16 9AS</i> |
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01 The period of this permission shall expire on 10 August 2019 at which date the development hereby permitted shall be removed and the land restored to a grazing paddock, to the satisfaction of the Local Planning Authority.

Reason - Permanent permission would not be granted in this location, and the temporary consent has only been granted due to the personal circumstances advanced by the applicant.

02 This permission shall be personal to the applicant, Mr T. Buckley and shall not enure for the benefit of the land.

Reason - The development hereby permitted is contrary to the general policy of the Local Planning Authority and is granted solely in recognition of the situation and circumstances of Mr T. Buckley.

03 This permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers, as defined in Annex 1 of D.C.L.G - Planning policy for traveller sites - August 2015.

Reason - The development hereby permitted is contrary to the general policy of the Local Planning Authority and is granted solely in recognition of the situation and circumstances of Mr T. Buckley.

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

Drawing Number -TB17-SLP Location Plan;

Drawing Number 16110/02A - Proposed Site Layout;

| <i>Application No.<br/>Decision<br/>Date of Decision<br/>Conditions/Reasons</i> | <i>Applicant's Name</i> | <i>Proposal</i> | <i>Location</i> |
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Drawing Number 16110/03 - Dayroom Plans and Elevations, and

Drawing Number - Tricel Nove EN6-50 - Water Treatment Plant.

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

05 There shall be no more than 1 pitch on the site hereby approved. No more than two caravans shall be stationed at any time, of which only one caravan shall be a residential mobile home as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968

Reason - In order to define the terms of the development and for the avoidance of doubt and in the interests of proper planning.

06 Before the occupation of the caravans hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) a scheme of landscaping, which shall include an implementation programme.
- b) a refuse storage scheme
- c) foul and surface water drainage and manner of disposal

The approved scheme and the parking/hardstanding areas shown on the submitted plan shall be provided prior to occupation of the caravans.

Reason - In the interests of the appearance of the area, the provision of parking, drainage and refuse facilities.

07 No commercial activities shall take place on the land, including the storage of materials.

Reason - In the interest of the appearance of the area and highway safety on the adjacent highway.

08 No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.

Reason - In the interest of the appearance of the area and highway safety on the adjacent highway.

09 Other than low-level domestic lighting, the site shall not be floodlit or artificially illuminated in any way.

Reason - In order to avoid dazzle and distraction to road users and in the interests of the amenity of the area and to avoid light pollution.

### **Wix Parish Council**

**No Determinations**

### **Wrabness Parish Council**

**No Determinations**