

Alresford Parish Council

<i>17/01013/FUL Approval - Full 16.08.2017 Delegated Decision</i>	<i>Mr Dan Bull</i>	<i>Proposed demolition of existing rear conservatory and construction of single storey rear extension. Construction of first floor extension over existing side garage and internal alterations.</i>	<i>65 Crestlands Alresford Colchester Essex CO7 8AF</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 200, Drawing Number 201 Revision A.

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

Ardleigh Parish Council

<i>17/01049/FUL Approval - Full 18.08.2017 Delegated Decision</i>	<i>Mr Norris</i>	<i>Single storey rear extension and external cosmetic enhancements.</i>	<i>9 Chapel Croft Ardleigh Colchester Essex CO7 7TQ</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. 0116.L.03, 0116.L.004 and 0116.L.006.

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

Beaumont Parish Council

No Determinations

Bradfield Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01065/FUL Refusal - Full 16.08.2017 Delegated Decision</i>	<i>Mr S Patten</i>	<i>Proposed erection of a detached bungalow with associated access.</i>	<i>Land adjacent to Sunset View Windmill Road Bradfield Essex</i>

01 The application site is located outside of the defined Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. The NPPF indicates that development should be plan-led and decisions should be made in accordance with the development plan, unless material considerations warrant making a different decision.

Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Bradfield is categorised in emerging Policy SPL1, along with seventeen other villages, as a 'Smaller Rural Settlement' in recognition of its size and relatively small range of local services. Bradfield 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.

As stated above the application site is located in a rural location, approximately 178m outside the defined Settlement Development Boundary for Bradfield in the saved local plan and adjacent to but still outside the boundary within 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.

As such the site falls within the countryside, and Paragraph 55 of the NPPF states that isolated new dwellings within the countryside requires very special justification, and no such justification has been advanced in this instance.

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

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modest benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

02 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 17 is to always seek to secure high quality design. The NPPF at paragraph 17 also 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.

Saved policies QL9 and EN1 of the Tendring District Local Plan 2007 (Saved Plan) and emerging policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seek to ensure that development is appropriate in its locality and does not harm the character and appearance of the rural landscape.

This section of Windmill Road is characterised by mature roadside hedgerows as the road becomes more rural as it heads northwards away from residential development to the south. The presence of these hedgerows enhance the character of the road and promote a strong rural character. In this instance the required access visibility splays necessitate the removal of a large section of the mature hedgerow to the front of the site. The removal of the hedgerow would erode the rural character of the road and would therefore result in overriding harm to the character and appearance of the surrounding area to its significant detriment and contrary to the aforementioned local and national planning policies.

Brightlingsea Town Council

<i>17/01174/HHPN OT HHPN - Prior Approval Not Required 18.08.2017 Delegated Decision</i>	<i>Mrs J Pardoe</i>	<i>Single storey flat roof rear extension, 3.45m depth and 3.70m height.</i>	<i>66 Chapel Road Brightlingsea Colchester Essex CO7 0HD</i>
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01 Drawing No 778:01.

<i>17/01233/TELLI C Deemed Consent 15.08.2017</i>	<i>Bradley Parker - Programme Manager</i>	<i>Installation of 1no. 0.3 metre dish, fixing bracket/support structure, and cabling.</i>	<i>Telephone Mast Site ESX0420 Sewage Treatment Works Lower Park Road Brightlingsea Essex CO7 0JX</i>
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Clacton-on-Sea

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00029/FUL Application Withdrawn 15.08.2017 Delegated Decision</i>	<i>Mr Vakkas Yilmaz</i>	<i>Change of use from A3 to A5 hot food takeaway - kebab and grill.</i>	<i>196 Burrs Road Clacton On Sea Essex CO15 4LN</i>
<i>17/00826/OUT Refusal - Outline 16.08.2017 Delegated Decision</i>	<i>Lord & Hunt</i>	<i>Hybrid application consisting of: outline planning application for residential development of 34 dwellings and full planning application for the creation of new access road.</i>	<i>Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS</i>

- 01 The proposal for 34 dwellings is contrary to the provisions of The National Planning Policy Framework (2012), Saved Policies QL1, QL9, QL11, HG13 and EN1 of the Adopted Tendring District Local Plan (2007) and Draft Policies SPL1, SPL2, SPL3, LP8 and PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

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 adopted or emerging Local Plans and falls outside of the defined settlement development boundary for the urban settlement of Clacton of both the adopted and the emerging Local Plans. 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 proposal for residential development on this land does not therefore accord with the development plan.

Now that the Council can identify a five-year supply of deliverable housing sites and the emerging Local Plan is 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 which make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The NPPF, at its heart, promotes a presumption in favour of sustainable development that performs an economic, social and environmental role. The environmental role is about contributing to protecting and enhancing our natural, built and historic environment. The site currently forms part (around a fifth) of a larger arable field which adjoins further farmland to the north and west.

The settlement development boundary of the emerging Local Plan includes land to the immediate southern boundary. That boundary is consistent with the rear boundary of the neighbouring caravan park and forms a strong physical boundary in the landscape currently marked by a line of Leylandii to the south and open arable land to the north. Development to the north of this strong physical boundary in the landscape, as proposed, would introduce built development into the undeveloped countryside to the serious detriment of the rural character of the surrounding area and there is therefore an objection in principle to residential development of the site as it would fail the environmental dimension of sustainability and therefore does not constitute sustainable development.

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Furthermore Saved Policy HG13 and Draft Policy LP8 relate to backland development and this development does lie behind the line of existing frontage development on St Johns Road; has no frontage to an existing public highway; and it does constitute piecemeal development in that it does not form part of a large area allocated for development. Saved Policy HG13(i) requires backland sites to be within a settlement development boundary which this is not. Saved Policy HG13(vi) and Draft Policy LP8e require the site to not be on the edge of defined settlements and likely to produce a hard urban edge or other form of development out of character in its particular setting and saved Policy HG13(vii) and Draft Policy LP8e require the proposal to not be out of character with the area or set a harmful precedent for other similar forms of development. As stated above the proposal would introduce built development into the undeveloped countryside to the serious detriment of the rural character of the surrounding area and would set a harmful precedent for further development of the arable field to which it forms part.

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.

Saved 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. Draft 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 11 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.

Saved Policy COM26 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. Draft Policy PP12 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 financial contributions towards off-site improvements.

Saved policy COM6 and Draft Policy HP5 state that residential development below 1.5 hectares in size, where existing public open space facilities are inadequate, shall provide a financial contribution towards the provision of new or improved off-site facilities to meet the projected needs of the future occupiers of the development. In this case a financial contribution is requested to improve the nearest play area at Bockings Elms.

A completed Section 106 obligation to secure the relevant contributions towards education, public open space and affordable housing has not been provided and the application is therefore contrary to the above policies.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00862/FUL Approval - Full 14.08.2017 Delegated Decision</i>	<i>Mr T Oliver</i>	<i>Proposed single storey rear extension (following demolition of conservatory).</i>	<i>98 Coppins Road Clacton On Sea Essex CO15 3LF</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.

Elmstead Market Parish Council

<i>17/00866/FUL Approval - Full 14.08.2017 Delegated Decision</i>	<i>FV Conservatories and Windows.</i>	<i>Alterations to existing dwelling, provision of pitched tiled roof in lieu of flat roof to two storey element to front/side of the existing dwelling and retention of existing porch.</i>	<i>The Kloof Colchester Road Elmstead Colchester Essex CO7 7EE</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: 1722/2

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

<i>17/01043/FUL Approval - Full 16.08.2017 Delegated Decision</i>	<i>Mr & Mrs Vincent</i>	<i>Proposed two storey side extension.</i>	<i>2 Hatchcroft Gardens Elmstead Colchester Essex CO7 7AJ</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

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approved plans: Block/Site Plan and Drawing No. VHG-01 Revision A.

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

<i>17/01319/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 6 (Tree Protection) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>
<i>17/01320/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 9 (Ecology) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>
<i>17/01321/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 11 (Archaeology) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01322/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 15 (Vehicle Routing) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>
<i>17/01323/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 17 (Vehicle Monitoring) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>
<i>17/01324/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 31 (Noise Monitoring) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>
<i>17/01325/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 36 (Dust Monitoring) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01326/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 37 (Groundwater Monitoring) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>
<i>17/01327/CMTR To be determined by another Authority 15.08.2017</i>	<i>Terry Burns - Minerals & Waste Planning</i>	<i>Details pursuant to Condition 56 (Landscaping) of planning permission ESS/24/15/TEN - Construction of an irrigation reservoir involving excavation, processing, and removal of sand, gravel, and soils, engineering works and ancillary buildings.</i>	<i>Elmstead Hall Church Road Elmstead Colchester Essex CO7 7AR</i>

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>17/01012/OUT Refusal - Outline 15.08.2017 Delegated Decision</i>	<i>Mr Sawyer</i>	<i>Outline planning application with all mattes reserved for one dwelling in lieu of livery business.</i>	<i>Land South of Hamilton Road Great Holland Essex CO13 0HX</i>
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- 01 The saved Tendring District Local Plan (2007) states that new permanent dwellings will not be permitted outside the defined settlement limits unless supported by Policies HG5, HG12 or HG18. These policies relate to the erection of affordable, replacement or agricultural dwellings.

The application site is located outside of the defined Development Boundary as defined by the Saved Tendring District Local Plan 2007, within the identified Local Green Gap - which is protected by Policy EN2, and outside the settlement development limits as identified in Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft Document (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. Emerging Policy SPL1 contains a similar settlement hierarchy based on sustainable principles.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Great Holland is categorised in emerging Policy SPL1, along with sixteen other villages, as a 'Smaller Rural Settlement' in recognition of its modest size and restricted range of local services, and the site is divorced from that settlement. The smaller rural 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 and within the identified development boundaries.

The application site is located in an isolated location, outside the defined Settlement Development Boundary for Great Holland 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.

The National Planning Policy Framework states at paragraph 55, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

The site lies outside the defined settlement limits of both the saved Local Plan and the emerging Local Plan and the site is therefore considered to lie in an unsustainable location isolated from local shops, services and facilities with no justification that the proposal relates to an agricultural need, rural housing need or exceptional quality of design. The proposal is therefore contrary to the provisions of the National Planning Policy Framework, and the above mentioned saved and draft Local Plan policies resulting in an unsustainable form of development.

In terms of the social dimension of sustainability, Great Holland is a small rural settlement with limited services and facilities, the village store has now closed. The site is also located a significant walk from the core of the village which contains the public house and village hall. The occupiers of the proposed dwelling are therefore likely to use a private vehicle for a high proportion of trips including their day to day needs and therefore fails to meet the social dimension of sustainable development with regard to travel patterns. The principle of

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residential development on this site is therefore unacceptable as it would not represent a sustainable development with occupiers being reliant on private transport for a high proportion of trips.

- 02 Saved Policy TR1a states that development affecting highways should seek to reduce and prevent hazards and inconvenience to traffic. Draft Policy CP1 states development proposals will only be acceptable if it is sustainable in terms of transport and accessibility, including access to sustainable modes of transport. Draft Policy CP2 indicates that new development which contributes to the provision of safe and efficient transport and offers a range of sustainable transport choices will be supported and that proposals which would have an adverse transport impact would not be granted planning permission unless these are able to be resolved by specific mitigation measures that are guaranteed to be implemented.

The National Planning Policy Framework states decisions should take account of whether safe and suitable access to the site can be achieved for all people.

Hamilton Road and Westbury Road are both classified as Private Roads. Hamilton Road is effectively a narrow and unmade farm track. Whilst it is proposed to extinguish the existing use of the land for horse-related activities, to mitigate the traffic flow from the proposed dwelling, the applicant has not advanced any mechanism for how this would be achieved, nor demonstrated what the use of the remaining land and buildings would consist of.

As far as can be determined from the submitted plans the proposal would therefore lead to the intensification of use of a sub-standard access by reason of insufficient vehicular visibility splays contrary to the interests of highway safety and contrary to the policies quoted above.

<i>17/01038/FUL Approval - Full 16.08.2017 Delegated Decision</i>	<i>Ashridge Estates Ltd</i>	<i>Demolition of existing commercial building and erection of new building containing 8 No. flats and 1 No. retail unit (Use Classes A1, A2 and A3), with associated parking, cycle and bin- stores</i>	<i>27-31 High Street Walton On The Naze Essex CO14 8BN</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 - AR1 01- Location and Block Plan;

Drawing Number - AR1 50 - Ground and First Floor Plans;

Drawing Number - AR1 51 - Second Floor and Roof Plan;

Drawing Number - AR1 52 - Proposed Elevations, and

Drawing Number - CCL01913.CE48-R1 - Desk-top Study by Crossfield consulting dated July 2017

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and addendum.

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

- 03 Prior to the commencement of any A3 - Use Class [as defined in the Town and Country Planning (Use Classes) Order 1987 (As Amended)] within the Retail Shop Unit hereby approved, full details of the flue or extract unit for the kitchen serving that use, shall be submitted to and approved in writing by the Local Planning Authority, and the use shall not be operated until the approved extract system has been provided in accordance with the approved details. The approved system shall thereafter be so maintained in the agreed form, and no other extract system shall be used.

Reason - In the interest of the visual amenity of the locality, and to ensure the protection of the residential amenities of the occupants of the nearby flats and surrounding residential property.

- 04 Notwithstanding the submitted plans and details, the windows and doors within the residential element of the development (including cycle and bin-stores) shall be of painted timber construction, and thereafter retained in the agreed form.

Reason - In the interest of the visual amenity and sensitive nature of the locality.

- 05 Other than the door and window openings shown on the approved plans and notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order), no new window or door openings shall be installed in the building, and the roof balconies and surrounding screen walls and amenity areas shown on the submitted plans, shall be provided in the agreed form prior to occupation of the flats to which they relate, and thereafter shall be retained in the approved form.

Reason - In order to protect the amenity of adjacent residential occupiers and to maintain the character of the building.

- 06 No ventilation, extraction or chiller units shall be installed within or on the premises, until full, details of the proposed installations, have been submitted to and agreed in writing by the Local Planning Authority.

Reason - In order to protect the amenity of adjacent residential occupiers and to maintain the character of the building.

- 07 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 11 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.

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

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

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09 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.

10 The cycle parking facilities as shown on the approved plan are to be provided prior to the first occupation of the development and retained at all times.

Reason - To ensure appropriate bicycle parking is provided.

11 Before commencement of the development hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) a scheme of landscaping, which shall include all proposed soft planting areas, and treatment of all hard surfaces
- b) details of all walls and fences
- c) a schedule of proposed plant species, size and density and planting locations and
- d) 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 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, unless the Local Planning Authority gives written consent to any variation.

Reason - In the interest of the appearance of the area.

<i>17/01162/TPO Approval - Full 17.08.2017 Delegated Decision</i>	<i>Mr D Eagle</i>	<i>1 No. Sweet Chestnut - dead wood. 1 No. Oak - dead wood. 1 No. Ash - dead wood, remove branch overhanging house.</i>	<i>The Old Rectory Rectory Road Great Holland Frinton On Sea Essex CO13 0JP</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

<i>17/01160/TCA Approval - Full 17.08.2017 Delegated Decision</i>	<i>Mr A Briggs</i>	<i>Remove dying May tree in front garden</i>	<i>Roundwood 3 Ashlyns Road Frinton On Sea Essex CO13 9ET</i>
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Great Bentley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00456/FUL Approval - Full 14.08.2017 Committee Decision	Mr G Bradfield	Erection of eight two-storey dwellings following demolition of and alteration to existing buildings.	Sturricks Farm Sturrick Lane Great Bentley Colchester Essex CO7 8PT

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 1096 II.L.004 A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 012A, 017A, 018 and 019; and GARDEN REFERENCE.

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 a satisfactory appearance in the interests of visual amenity and maintaining the character of the surrounding area, as insufficient details are provided with the application.

04 Prior to occupation of the development the vehicular parking and turning facilities, as shown on drawing number 1096 II. L.004A, 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.

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

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

06 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 - This is a publicly visible site where an appropriate landscaping scheme is a visually essential requirement.

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

<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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(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 the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the surrounding area.

08 No development shall commence, 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:

- o the parking of vehicles of site operatives and visitors
- o loading and unloading of plant and materials
- o storage of plant and materials used in constructing the development
- o the erection and maintenance of security hoardings
- o wheel washing facilities
- o measures to control the emission of dust and dirt during construction
- o noise monitoring
- o construction site lighting
- o a scheme for storing; recycling and disposing of waste resulting from demolition and construction works

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 and users of the Public Right of Way.

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

Reason - In the interests of visual and residential amenity.

10 The two buildings to be retained shall be altered as shown on drawing numbers 1096II.L.019 prior to occupation of any of the hereby approved dwellings.

Reason - To ensure a satisfactory redevelopment of the site following demolition of the adjoining buildings.

11 No development shall take place until the existing trees have been protected as detailed within the Arboricultural Impact Assessment (contained within the Design and Access Statement). The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - To minimise disturbance to and help to ensure the satisfactory retention of the trees.

12 No development shall take place until an Arboricultural Method Statement has been submitted

<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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to and approved in writing by the Local Planning Authority to demonstrate how the recommendations contained within the Arboricultural Impact Assessment (contained within the Design and Access Statement) will be implemented during the construction phase of the development. Development shall be carried out in accordance with the approved details.

Reason - To minimise disturbance to and help to ensure the satisfactory retention of the trees.

- 13 Prior to commencement of development including demolition, a phase 2 site investigation shall have been carried out, as outlined in the desk study contamination report compiled by Provectus Remediation Limited, report number 100994/001/DS to establish whether any remedial works are required. If the investigations reveal contamination of the site, a further scheme shall be submitted to and agreed in writing by the Local Planning Authority, setting out measures to ensure that the entire area of the site, in relation to soil conditions resulting from such contamination, will not be harmful or detrimental to human health, animal health, normal plant health or growth, to buildings, building surfaces or amenities. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

Reason - To ensure any existing contamination is remediated to make the site appropriate for residential occupation.

- 14 No demolition or construction works shall be carried out outside the following times: 08:00 - 18.00hrs Monday to Friday, 08.00 - 13.00hrs Saturdays and Sundays. No demolition or construction works are permitted on Public Holidays.

Reason - In the interests of residential amenity for nearby dwellings at Sturricks and along Sturrick Lane.

- 15 Prior to development commencing on site details of bridleway signs to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The signs as approved shall be erected prior to occupation of any of the hereby approved dwellings.

Reason - To make users aware of public bridleway no 2 (Great Bentley) in the interests of highway safety.

Great Bromley Parish Council

<i>17/01020/OUT Refusal - Outline 16.08.2017 Delegated Decision</i>	<i>T J and R A Chalmers</i>	<i>Outline application for up to 2 No. dwellings.</i>	<i>Land at Frating Road Balls Green Great Bromley Colchester Essex CO7 7JU</i>
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- 01 The application site is located outside the Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no

requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

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

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

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

Great Oakley Parish Council

<i>17/00587/FUL Approval - Full 16.08.2017 Committee Decision</i>	<i>Mr Hugh Morris - Galloper Wind Farm Ltd</i>	<i>Temporary helipad facility including a new temporary porta-cabin, a new fuel storage tank and refuelling facility, lighting and additional car parking.</i>	<i>Great Oakley Lodge Harwich Road Great Oakley Essex CO12 5AE</i>
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01 The use hereby granted planning permission shall commence on the 1st November 2017 and shall last for a period of 2 years or upon the relocation of the use by Galloper Wind Farm Limited to its permanent base in Harwich (whichever date is sooner), at which date the

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
		development hereby permitted shall be removed and the land restored back to its former condition.	
		Reason - This application proposes a temporary time period of 2 years commencing in November 2017 until such time that a permanent base is established in Harwich.	
02		The development hereby permitted shall be carried out in accordance with the following approved plans: 002414733-02 Revision 02 and Flight Avoidance Plan Revision 01.	
		Reason - For the avoidance of doubt and in the interests of proper planning.	
03		The use of the airfield by Galloper Wind Farm Limited helicopters shall be in accordance with the submitted Flight Avoidance Plan Revision 01 (received 15th June 2017). A copy of the Flight Avoidance Map as approved shall be displayed prominently in the airfield club house/cabin at all times the airfield is in use and within Pilot's Handbooks.	
		Reason - To ensure the approved flight avoidance plan is adhered to in the interests of residential amenity and ecological concerns.	
04		The use of the airfield by Galloper Wind Farm Limited helicopters shall be in accordance with The Great Oakley Airfield Pilot Handbook published June 2012 (Issue 2), or any amendment to or replacement of the Handbook which may be approved subsequently, in writing, by the Local Planning Authority, so that pilots using the airfield are made aware of the Flight Protocol information contained therein.	
		Reason - In the interests of residential amenity and ecological concerns.	
05		There shall be no more than 310 movements by Galloper Wind Farm Limited helicopters per month between the dates of 1st August - 31st May with the daily maximum not exceeding 20 movements.	
		Reason - In the interests of residential amenity.	
06		There shall be no more than 45 movements by Galloper Wind Farm Limited helicopters per month between the dates of 1st June - 31st July with the daily maximum not exceeding 20 movements.	
		Reason - In the interests of residential amenity.	
07		There shall be no helicopter movements by Galloper Wind Farm Limited helicopters outside the flight times stipulated within the table included at section 1.2.4 of the updated Planning Application Supporting Statement (updated June 2017).	
		Reason - In the interests of residential amenity.	
08		There shall be no additional external lighting installed other than that shown on the approved plans, unless otherwise agreed in writing with the Local Planning Authority.	
		Reason - In the interests of visual amenity in this rural location.	
09		All helicopters using the airfield shall have a noise rating no greater than for the Bell 206 Long Ranger used in the noise assessment which accompanied the planning application.	
		Reason - To ensure that all helicopters using the airfield are no noisier than the helicopter used in the noise assessment, so as to not cause an unacceptable impact upon local or residential	

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amenities from noise disturbance which may result from the airfield being used by noisier helicopters.

- 10 Other than for any necessary routine servicing and maintenance of helicopters visiting the airfield, or in the case of emergency repair, the airfield and premises shall not be used as a base for the servicing, maintenance or repair of helicopters.

Reason - For the avoidance of doubt and to ensure that servicing, maintenance and repair activities are limited to those necessary for helicopters visiting the airfield.

- 11 A record of all Galloper Wind Farm Limited helicopter landings and take-offs at the airfield shall be kept and made available to the Local Planning Authority upon request.

Reason - To allow the Local Planning Authority to monitor and confirm all such movements, consistent with the requirement of Conditions 5 & 6 of this planning permission, including in the event of a complaint being received about alleged unauthorised use by helicopters.

- 12 The permitted use of the airfield for helicopter flights shall not include use for helicopter flying training.

Reason - The use of the airfield by helicopters is acceptable as otherwise set out in the conditions of this planning permission, as visiting helicopters arrive and depart whereas helicopter flying training would include hovering over fixed points and slow flying speeds which would result in an unacceptable level of noise disturbance, harmful to local and residential amenity.

- 13 Prior to the first commencement of the use approved a programme of monitoring the helicopter flight impacts upon Special Protection Areas (to be agreed in liaison with the Royal Society for the Protection of Birds) shall be submitted to and approved in writing by the Local Planning Authority. The programme of monitoring shall then be undertaken in accordance with the approved details.

Reason - To assess and monitor the impacts of the use of helicopters upon bird populations in the area.

- 14 Prior to the first commencement of the use approved a signage and fencing scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall show warning signage along the nearby public right of way and the provision of fencing in between the right of way and helipad. The approved signage and fencing shall be erected prior to the commencement of the approved use and retained for the duration of this temporary planning permission.

Reason - To safeguard users of the nearby public right of way and to warn them of the use of helipad in the interests of health and safety.

Harwich Town Council

<i>17/01041/FUL Approval - Full 18.08.2017 Delegated Decision</i>	<i>Mr Aaron Ratcliffe</i>	<i>Proposed rear dormer and hip to gable enlargement to facilitate a loft conversion.</i>	<i>20 Kings Road Dovercourt Harwich Essex CO12 4DS</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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the 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 1609.4, 1703.3/0, 1703.3/1, 1703.3/3A, 1703.3/4A and 1703.3/9A.

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

Lawford Parish Council

<i>17/01015/HHPN OT HHPN - Prior Approval Not Required 18.08.2017 Delegated Decision</i>	<i>Mr Karl Amoss</i>	<i>Proposed single storey rear extension.</i>	<i>36 Cotman Avenue Lawford Manningtree Essex CO11 2HB</i>
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01 Drawing No's. 17/009/201 and 17/009/0500 A.

<i>17/01019/FUL Approval - Full 14.08.2017 Delegated Decision</i>	<i>Mr Todd Horwood</i>	<i>Two storey side extension, additional dormer, pitched roofs to existing dormers.</i>	<i>56 Harwich Road Lawford Manningtree Essex CO11 2LS</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-976-7 and Drawing No-976-6.

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

Little Bentley Parish Council

<i>17/00955/FUL Approval - Full 15.08.2017 Committee Decision</i>	<i>Mr Rose</i>	<i>Two proposed dwellings and gardens.</i>	<i>Land adjacent Carbria Tendring Road Little Bentley Essex CO7 8SH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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the 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 'Materials Schedule', 'Location Plan', and drawing numbers 1142/06A, 1142/07, 1142/01C, 1142/02B, 1142/03B, 1142/04C, 1142/05B, 10867/01 Revision D and 10867/02 Revision B.

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

03 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

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

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

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

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

06 Prior to the first occupation of the development, the proposed private drive shall be constructed to a width of 5.5 metres in a manner to have been previously agreed in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

07 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 - In order to protect the visual amenity of the surrounding area.

08 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

<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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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 protect the visual amenity of the surrounding area.

09 The removal of all vegetation shall only be carried out outside of the bird nesting season (March to August inclusive).

Reason - To ensure the protection of birds potentially nesting on site.

10 Prior to completion of the development either continued grazing or regular cuts shall be undertaken to maintain the grassland to a low sward height as detailed within the Phase 1 Habitat Survey submitted under 16/01373/OUT, unless otherwise agreed in writing.

Reason - To ensure reptiles are not attracted to the area and to prevent the need for further habitat surveys.

11 Any hedgerows to be lost within the development should be replaced with full details to be provided under Condition 7 landscaping.

Reason - To protect the biodiversity of the site.

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

No Determinations

Little Oakley Parish Council

<i>17/01085/FUL Approval - Full 15.08.2017 Delegated Decision</i>	<i>Mr Gary Rowe</i>	<i>Variation of condition 4 of 16/01722/FUL, to replace all references in paperwork of Thursdays as matchday to Friday.</i>	<i>Little Oakley Memorial Club Lodge Road Little Oakley Harwich Essex CO12 5ED</i>
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01 The proposed floodlights shall be shielded by fitted cowls in perpetuity as to direct light for their intended purpose.

Reason - To ensure that glare and dazzle does not result in any adverse impact on the surrounding area of residential amenity.

02 No variation to the floodlighting scheme hereby approved shall be made, nor shall any further floodlighting be installed without express written planning permission.

Reason - In the interests of residential amenity.

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03 The floodlights are only to be used on Tuesdays, Fridays and Saturdays within football season and not at all outside of football season, in accordance with the following operating times;

The maximum annual usage allowance for the floodlights is as follows:

- No more than 10 days per year on any given Tuesday.
- No more than 10 days per year on any given Friday.
- No more than 10 days per year on any given Saturday.

The maximum floodlight timings are to be as follows:

- On Tuesdays and Fridays to be in use no longer than 6pm to 10pm.
- On Saturdays to be in use no longer than 2pm to 7pm.

Reason - To safeguard the amenity of neighbouring residents in respect of light disturbance.

04 The cycle storage facilities shall be erected in accordance with the details approved under planning reference - 17/00272/DISCON. The approved facility shall be retained as approved thereafter.

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

05 Outside of match times the 4.5m high twinbar fencing on rollers and a section of the 1.1m high perimeter spectator fencing shall be removed as to allow for access to the field.

Reason - To allow for general public access to the field outside of match times.

06 The development hereby permitted shall be carried out in accordance with the following approved plans/documents: 151-2_PL_004 R 2, 151-2_PL_005 R 2, 151-2_PL_006 R 2 and the submitted SJB Floodlighting Ltd Grass Pitch Report dated 12-07-2016.

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

Manningtree Town Council

<i>17/01046/FUL Approval - Full 18.08.2017 Delegated Decision</i>	<i>Mr Rose - Rose Builders</i>	<i>Change of use from B2 to B8.</i>	<i>Former Railex Systems Units C2 - C4 Riverside Business Centre Riverside Avenue East Manningtree Essex CO11 1DZ</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 use hereby permitted shall be carried out in accordance with the following approved

<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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plans: Drawing No. 10844/01.

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

03 The use hereby permitted shall only be open during the following times;

06:00 to 22:00 Monday to Friday
 06:00 to 22:00 Saturdays
 With no Sunday or Bank Holiday opening

Reason - To ensure the use of the site is appropriate to the locality.

Mistley Parish Council

No Determinations

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

<i>16/01985/FUL Refusal - Full 16.08.2017 Committee Decision</i>	<i>Mr M Skeels</i>	<i>Proposed replacement dwelling following demolition of existing.</i>	<i>138 Colne Way Point Clear Bay St Osyth Clacton On Sea Essex CO16 8LU</i>
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01 Saved Policies QL9, QL10 and QL11 of the adopted Tendring District Local Plan (2007) seek to ensure that new development relates well to its site and surroundings and the size, scale, design and appearance of new development are in keeping. Emerging policy SPL3 of Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) states that new buildings should be well designed and maintain or enhance local character and distinctiveness and should relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials.

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

In this instance the proposed replacement building would be excessive in terms of its bulk and mass and would comprise of a design that is out of character with the traditional style of surrounding development. The width, depth and overall height of the building along with its high eaves line and boxy style design would appear wholly out of character in this section of the street to the significant detriment of the character and appearance of the area. The siting of the building set forward within the plot and on the corner of Colne Way and New Way would further exacerbate the visual impact of the building in longer views.

Overall the design approach and the excessive bulk and mass of the building would not promote local distinctiveness and would therefore be contrary to the aforementioned local and national planning guidance.

<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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02 Saved policy HG9 of the adopted Tendring District Local Plan (2007) states that 2 bedroom properties should be served by a minimum of 75 sqm of private amenity space. The preamble to the policy confirms that it is important that private amenity space is a useable space appropriate to the size of the dwelling, its surroundings and adequately screened to ensure privacy.

In this instance the property would be served by a small rear garden area equating to 66 sqm and a non-private balcony area to the front elevation. Consequently, the proposed private amenity space would be below the 75 sqm threshold and due to its orientation and siting to the rear of a 3 storey property would be in shadow for the majority leaving it largely unusable.

The provision of private amenity space is therefore contrary to the requirements contained within the aforementioned local plan policy.

<i>17/01045/FUL Approval - Full 14.08.2017 Delegated Decision</i>	<i>Mr Vince Jordan</i>	<i>Proposed erection of a summer house outbuilding.</i>	<i>14 Point Clear Road St Osyth Clacton On Sea Essex CO16 8EP</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. PA-02 and Drg no. PA-03.

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

Tendring Parish Council

<i>17/00932/FUL Refusal - Full 17.08.2017 Delegated Decision</i>	<i>Mr Dee Patel - Brick Wood Care Ltd</i>	<i>Erection of building (House in Multiple Occupation - Use Class C4) comprising 6 assisted-living en-suite bedrooms with communal facilities; first floor staff accommodation, and with associated car- parking served from existing access.</i>	<i>Land adjacent Vancouver Shair Lane Tendring Clacton On Sea Essex CO16 9AE</i>
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01 The application site is located outside of the defined Development Boundary of any recognised settlement as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft Document (June 2017). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with

countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. The application site is within an open countryside location, isolated from any settlement boundary, and where Paragraph 55 of the N.P.P.F states that:-

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

The application site is located in an isolated location within the open countryside, outside the defined Settlement Development Boundary for Great Bentley (the nearest settlement), 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 development proposes a shared-occupancy dwelling that should be located within a sustainable location close to services, facilities and public transport. The site is isolated on a narrow rural lane with no street lighting or footways, and the development would therefore be totally dependent up on the private motor car, and the isolated location would be unsustainable.

Criterion (ii) (a) of Policy COM5 of the Saved Tendring District Local Plan 2007 requires that residential institutions of this nature should not be located away from existing settlement Development Boundaries, and a similar Policy LP11 within the emerging local plan calls for H.I.M.O - type dwellings to be located within identified town centres.

Policy LP10 (which relates to Care-homes and Independent Assisted Living) indicates that such developments should be within settlement development boundaries, and care-homes (C2 uses) can be permitted outside of those limits where they support a sustainable pattern of growth and are:-

Safely accessible on foot within 800m of strategic urban centres, smaller urban settlements or strategic rural service centres, or within 400m of rural service centres.

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 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

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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.

It constitutes an unsustainable development that would be contrary to the aims of the Framework and the Development plan Policies listed above.

02 Saved Policies QL9 and EN1 of the Tendring District Local Plan 2007 and Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft Document (June 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 a new dwelling-type unit into what is open countryside would have an adverse impact on the character and appearance of the locality and would set an undesirable precedent. The dwelling would be prominent in the landscape when viewed from the adjacent rural lane.

The works to the access to create the visibility splays required by the Highway Authority for highway safety purposes, would result in the loss of mature trees and hedgerows, to the detriment of the existing rural character.

The proposed property would result in the unplanned advance of urbanisation into the countryside eroding the open and rural character of the locality, constituting a significant encroachment which would have a detrimental impact upon the rural appearance of the area. As such the proposal is contrary to the above-mentioned local and national policies.

Thorpe-le-Soken Parish Council

<i>17/01161/TCA Approval - Full 17.08.2017 Delegated Decision</i>	<i>Dr A Mackenzie</i>	<i>Rear Garden. 1 No. Large Monterey Pine - fell. 1 No. Cedar - fell.. 1 No. Sycamore - boundary with bowls club - fell. 6 No. Sycamores - fell</i>	<i>The Limes High Street Thorpe Le Soken Clacton On Sea Essex CO16 0EA</i>
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Thorrington Parish Council

No Determinations

Weeley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00430/OUT Refusal - Outline 18.08.2017 Delegated Decision</i>	<i>Mr & Mrs White</i>	<i>Outline planning application with all matters reserved for the residential development of three detached self- build or custom-built houses.</i>	<i>Land adjacent 2 Barnfields Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF</i>

- 01 The application site is located outside of a defined Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan also 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, and whilst this site is located adjacent to Little Clacton, which is classed as a Rural Service Centre in emerging policy SPL3, the application site is not however located within the defined settlement development boundary both within the existing and the emerging Local Plans. These boundaries aim 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. With this in mind, the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) settlement development boundary for Little Clacton has been extended. The growth envisaged for Little Clacton over the plan period has already been allowed for within the extended defined boundary but does not include this site. As such the location is considered to be amongst one of the least sustainable locations for growth where development will only serve to increase the number of people having to rely on cars to go about their everyday lives failing to meet the socially sustainable strand of sustainability.

As such the site falls within the countryside, and Paragraph 55 of the NPPF states that isolated new dwellings within the countryside requires very special justification, and no such justification has been advanced in this instance.

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

<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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02 Saved Policy EN1 of the Tendring District Local Plan (2007) relates to landscape character and states, inter alia, that development control will seek in particular to conserve features which contribute to local distinctiveness, which includes important hedgerows and trees. Emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) states at Part A (d) that the design and layout of the development should maintain or enhance important existing site features of the landscape value.

The site is affected by a number of trees along the northern boundary which make a positive contribution to the appearance of the area and to the rural character of the site location.

In order to assess the extent to which the trees are a constraint on the development of the land, the applicant has submitted an indicative site plan to demonstrate the Root Protection Area's for each tree. In order to show the extent of the constraint that the Oaks place on the development potential of the land and to show how the development could take place without causing harm to them, a Tree Survey and Report should be submitted. In this instance no such report has been submitted to demonstrate the development would not result in any harm to the trees present on the site. As such the application is contrary to the afore-mentioned local plan policies.

Wix Parish Council

No Determinations

Wrabness Parish Council

<i>17/00922/FUL Approval - Full 18.08.2017 Delegated Decision</i>	<i>Mr Ian Hilton</i>	<i>Single storey side extension to replace garage.</i>	<i>Ness House Ash Street Wrabness Manningtree Essex CO11 2TG</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's. IMH/2, IMH/3 R A and IMH/4.

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