

Alresford Parish Council
No determinations

Ardleigh Parish Council
No determinations

Beaumont Parish Council

<i>17/01148/FUL Approval - Full 05.09.2017 Delegated Decision</i>	<i>Mr & Mrs A Bignell</i>	<i>Single storey extension.</i>	<i>Swan House Swan Road Beaumont Clacton On Sea Essex CO16 0AN</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. BSH-17/01 Revision B.

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

Bradfield Parish Council
No determinations

Brightlingsea Town Council

<i>17/01102/FUL Approval - Full 05.09.2017 Delegated Decision</i>	<i>Mr and Mrs Potter</i>	<i>Proposed single storey rear extension including loft conversion and extension.</i>	<i>6 Samsons Close Brightlingsea Colchester Essex CO7 0RP</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. PA.004, PA.002 Revision B and PA.003 Revision C.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01126/FUL Approval - Full 04.09.2017 Delegated Decision</i>	<i>Mr Ashley Bell</i>	<i>Single storey side and rear extension.</i>	<i>4 Upper Park Road Brightlingsea Colchester Essex CO7 0JP</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: Drwg.No. 785:01

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

Clacton-on-Sea

<i>17/00861/FUL Approval - Full 05.09.2017 Delegated Decision</i>	<i>Mr Neil Smith - Haven Veterinary Practice</i>	<i>Proposed ground and first floor extensions to create new entrance and reception area, accessible toilet and additional office space/consulting rooms.</i>	<i>Haven Veterinary Practice 35 Holland Road Clacton On Sea Essex CO15 6EH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 1618/01, 1618/03, 1618/04, 1618/05, 1618/06 and 1618/07.

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

<i>17/01141/FUL Approval - Full 04.09.2017 Delegated Decision</i>	<i>Mr & Mrs Seago</i>	<i>Proposed single storey rear extension to form living room and study.</i>	<i>The Eagles 46 Spenser Way Jaywick Clacton On Sea Essex CO15 2QU</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.

<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 The development hereby permitted shall be carried out in accordance with the following approved plans: 46/SWJ/17/1.

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

<i>17/01143/FUL Approval - Full 07.09.2017 Delegated Decision</i>	<i>Mr & Mrs R Woodfine</i>	<i>Alterations and conversions to existing dwellinghouse.</i>	<i>9 Queensway Holland On Sea Clacton On Sea Essex CO15 5JG</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. 7 Revision A, Drawing No. 8 Revision A, Drawing No. 9 Revision A, Drawing No. 10 Revision B, Drawing No. 11 Revision A, Drawing No. 12 Revision A and Drawing No. 14 Revision A.

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

<i>17/01167/FUL Approval - Full 04.09.2017 Delegated Decision</i>	<i>Mr & Mrs T Sharpe</i>	<i>Proposed single storey rear extension.</i>	<i>4 St Vincent Road Clacton On Sea Essex CO15 1NA</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: 01.

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

<i>17/01173/FUL Approval - Full 08.09.2017 Delegated Decision</i>	<i>Mrs Jill Dart</i>	<i>Proposed two storey side extension to form new garage and utility at ground floor and a bedroom with wet room en-suite facility at first floor.</i>	<i>35 St Annes Road Clacton On Sea Essex CO15 3NF</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 No. MR/02/17.

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

<i>17/01191/FUL Approval - Full 07.09.2017 Committee Decision</i>	<i>Flying Trade Group PLC</i>	<i>Change of use from A1 (Shops) to D1 (Non- residential institutions).</i>	<i>16 Pallister Road Clacton On Sea Essex CO15 1PG</i>
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01 The premises shall be used solely for the purpose and use as described within the letter provided by the Applicant dated 08/08/2017 as a professional massage service for sports injuries, muscle pain and fatigue and other traditional Chinese therapies and for no other form of use including any other use within Class D1 of the Town and Country Planning Use Classes Order 2015 as amended.

Reason - To ensure that the use is appropriate to the locality and to safeguard the character of the area. The Local Planning Authority wish to be able to review alternative uses before being imposed on the area.

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

09:00 to 19:00 Monday to Saturday
10:00 to 16:00 Sunday and Bank Holidays

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

Elmstead Market Parish Council

<i>17/00945/FUL Approval - Full 05.09.2017 Delegated Decision</i>	<i>Mr Ian Gatens</i>	<i>Single storey utility room and WC.</i>	<i>23 Lucerne Road Elmstead Colchester Essex CO7 7YB</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed floor plan with annotated measurements, proposed front elevation with annotated measurements, proposed side elevation with annotated measurements and proposed rear extension with annotated measurements.

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

03 The extension hereby approved shall be finished in facing materials that match those used in the existing property.

Reason - To ensure a satisfactory from of development in terms of visual amenity.

**Frating Parish Council
No determinations**

Frinton & Walton Town Council

<i>17/00964/DETAI L Approval - Reserved Matters/Detailed 05.09.2017 Delegated Decision</i>	<i>Mr & Mrs Brown</i>	<i>Reserved matters application for the development of three dwellings.</i>	<i>Larges Farm Rectory Road Great Holland Frinton On Sea Essex CO13 0JP</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: -

- Drawing Number - 1390 - PL01 Rev E - Plot 1;
- Drawing Number - 1390 - PL02 - Plots 2 and 3;
- Drawing Number - 1390 - PL03 - Location and Block Plan, and;
- Drawing Number - 1390 - CON04 Rev A - Revised Landscaping Proposals.

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

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

Reason - In order to ensure that materials appropriate for the sensitive nature of the site, on the edge of the settlement are approved in the interest of the visual amenity of the locality.

03 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 walls, fences or other means of enclosure (other than those shown on the submitted plans), shall be erected/constructed on the site without first obtaining planning permission.

Reason - In order to ensure that the form of any enclosures are appropriate for the sensitive nature of the site, on the edge of the settlement are approved in the interest of the visual amenity of the locality.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01064/FUL Approval - Full 07.09.2017 Delegated Decision</i>	<i>Mr D McGowan</i>	<i>Proposed first floor rear extension including juliet balcony.</i>	<i>Hill House Little Clacton Road Great Holland Frinton On Sea Essex CO13 0EX</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 Revision A.

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

<i>17/01078/ADV Approval - Advertisement Consent 07.09.2017 Delegated Decision</i>	<i>Bill Hassell</i>	<i>3 x non-illuminated fascia signs and 1 x non-illuminated projecting hanging sign.</i>	<i>78 - 84 Connaught Avenue Frinton On Sea Essex CO13 9PT</i>
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01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

<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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number 108 Rev 04, Drawing Number 109 Rev 02 and Drawing Number 109 Rev 01.

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

<i>17/01099/FUL Approval - Full 07.09.2017 Delegated Decision</i>	<i>Bill Hassell</i>	<i>Amalgamation of existing units into one retail unit with the additional of 27 square metres of floor space. Alterations to existing shop front. Change of use of unit 84 from A3 to A1. Change of use of unit 84A on the first floor from D1 to ancillary A1 (retail staff accommodation and stock areas).</i>	<i>78 - 84 Connaught Avenue Frinton On Sea Essex CO13 9PT</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 108 Rev 04, Drawing Number 112 Rev 00, Drawing Number 106 Rev 03 and Drawing Number 113.

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;

Monday to Saturday 09.00 am to 05.30 pm
Sunday and Bank Holidays 11.00 am to 05.00 pm

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

<i>17/01149/FUL Approval - Full 05.09.2017 Delegated Decision</i>	<i>Mr & Mrs Wilson</i>	<i>Proposed single storey and part two storey rear extension.</i>	<i>79 Fourth Avenue Frinton On Sea Essex CO13 9DY</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

<i>17/01259/ADV Approval - Advertisement Consent 04.09.2017 Delegated Decision</i>	<i>Mr Matthew Pavey</i>	<i>2no. fascia signs with overhanging canopy lights.</i>	<i>110 Connaught Avenue Frinton On Sea Essex CO13 9PT</i>
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01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Shop front facing Connaught Avenue West Facing, Side Elevation Shop Front North Facing, Shop front facing Connaught Avenue Canopy Troff Light and Side Elevation Shop Front Canopy Troff Light.

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

03 The maximum luminance of the sign shall not at any time exceed the standards contained within the Institution of Lighting Professionals Technical Report PLG05 The Brightness Of Illuminated Advertisements, for zone E4 locations, which in this case is 600 Candelas per square metre (600 cd/m²) for signs less than 10m², and 300 Candelas per square metre (300 cd/m²) for those over 10m².

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

<i>17/01337/TCA Approval - Full 07.09.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>1 No. Birch - reduce by 30%</i>	<i>1 Audley Way Frinton On Sea Essex CO13 9PG</i>
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<i>17/01357/TCA Approval - Full 07.09.2017 Delegated Decision</i>	<i>Mr Peter Edmondson</i>	<i>5 No. Conifers - Remove. 2 No. Lime - Reduce by 35%.</i>	<i>Meadow Brook First Avenue Frinton On Sea Essex CO13 9EY</i>
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<i>17/01358/TCA Approval - Full 07.09.2017 Delegated Decision</i>	<i>Mr Steven Mycock - The Danshell Group</i>	<i>Prune 2 No. trees.</i>	<i>Yew Trees Nursing Home 12 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EE</i>
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<i>17/01359/TCA Approval - Full 07.09.2017 Delegated Decision</i>	<i>Mr Max Cochrane</i>	<i>2 No. Conifer - Remove.</i>	<i>2 Upper Third Avenue Frinton On Sea Essex CO13 9LJ</i>
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Great Bentley Parish Council
No determinations

Great Bromley Parish Council
No determinations

Great Oakley Parish Council

<i>17/00923/OUT Approval - Outline 08.09.2017 Delegated Decision</i>	<i>Mr G Thompson - George Thompson (Great Oakley) Ltd</i>	<i>Variation of Condition 2 of planning permission 15/01080/OUT - to permit changes to the layout and design of the surgery/shop.</i>	<i>Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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01 The development hereby permitted shall be begun before the 31st March 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 be carried out in accordance with the following approved plans:

194_3.02.1.1
 194_3.02.1.2
 BT170601 H S1 BLOCK PLAN
 194_3.02.1.4
 194_3.02.1.8
 194_3.02.1.9
 194_3.02.1.10
 194_3.02.1.11
 194_3.02.1.12
 BT170601 H S1 GF GROUND FLOOR
 BT170601 H S1 FF FIRST FLOOR
 BT170601 H S1 GF ROOF PLAN
 BT170601 H S1 ELE NORTH AND EAST ELEVATIONS
 194_3.02.1.21
 194_3.02.1.22 (Village Hall Only)
 194_3.02.1.23 (Village Hall Only)
 194_3.02.1.24
 BT170601 H S1 ELE SOUTH AND WEST ELEVATIONS

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

03 Notwithstanding the provisions of Schedule 2, Part 3, Classes C, D, G, J and M of the Town and Country Planning (General Permitted Development) (England) Order 2015 the Village Shop hereby permitted shall be used as an A1 retail unit only and for no other purpose.

Reason - To ensure the retention of community facilities, in the interests of sustainable development.

04 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.

05 Application for approval of the reserved matters shall be made to the Local Planning Authority before the 31st March 2019.

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

06 Details of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason - The application as submitted does not provide sufficient particulars for consideration of these details.

<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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07 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 181_3.01.1.1
- 181_3.01.1.2
- 181_3.01.1.3_1

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

08 The maximum number of dwellings to be contained in the development shall not exceed 51.

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

09 No occupation of the development shall take place until residential travel information packs have been provided.

Reason - To ensure the proposed site is accessible by more sustainable modes of transport, such as public transport, cycling and walking.

10 No development shall be commenced until samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

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

11 No occupation of the development shall take place until the following have been provided or completed:

- a) A priority junction off Beaumont Road to provide access to the proposal site as shown in principle on the planning application drawings
- b) Two new bus stops adjacent the proposal site access off Beaumont Road OR upgrading of existing bus stops with the highest frequency of services which would serve the proposal site. For either option, stops shall be provided or upgraded to current Essex County Council specification
- c) Widening to a minimum width of 2 metres of the existing footway along the south side of Beaumont Road between the Public Right of Way mentioned in d) below and the service road located north-east of Red Barn Lane
- d) Improvements to the Public Right of Way which runs along the proposal site's western boundary between Beaumont Road and Woodlands (details shall be agreed with the Local Planning Authority prior to commencement of the development)
- e) Residential Travel Information Packs

Reason - To protect highway efficiency of movement and safety and to ensure the site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

12 The development hereby permitted shall be carried out in accordance with the Landscape Masterplan and Strategy as shown on Drawing Nos. 1694 01 F, 1694 02 G and 1964 03 E unless otherwise agreed in writing by the Local Planning Authority.

Reason - To soften and enhance the appearance of the development in the interests of visual amenity.

13 No development approved by this planning permission shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of

<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 hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall be subsequently be implemented in accordance with the approved details in the Addendum to Indicative SuDS Scheme, reference 10085-R03-02, August 2015, Terra-Consult (South) Ltd. The Detailed Drainage Strategy shall include the following:

- The discharge and run-off from the development shall be based on a flow rate of 3.0l/s/ha (11.1ls/3.65ha). The discharge rate into the ditches shall be restricted to this greenfield rate and based on the impermeable areas contributing to the detention pond along the southern boundary of the site.
- The sizing of the detention pond shall be designed to accommodate run-off within the contributing area of the development for all events up to and including the 1 in 100 year plus 30% uplift for climate change.
- Micro-drainage calculations on the sizing of storage crates and how any overflow for the critical design event up to the 1 in 100 year event will be controlled within the development.
- The drainage strategy shall clearly provide details of the connectivity of the drainage ditch, south western detention pond and the roadside drainage ditch along Red Barn Lane. this will include any works proposed at West Brook.
- A topo-survey showing the levels around the site to indicate/justify the direction of the exceedance flow paths.
- Indicate the location of the blind ditches and the areas that will be piped.
- Provide details of the adoption and maintenance of the scheme for the lifetime of the development.

Reason - To prevent flooding on the proposed site and the local area by ensuring the satisfactory storage of/disposal of surface water in a range of rainfall events and ensure the system operates as designed for the lifetime of the development.

14 The development hereby permitted shall be carried out in accordance with the Extended Phase 1 Ecology Survey produced by DF Clark dated 27.03.2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the proposal does not have an adverse impact on protected species.

15 Prior to commencement of the development details of a wheel cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The wheel cleaning facility shall be provided prior to commencement and during construction of the development

Reason - To protect highway efficiency of movement and safety.

16 The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment produced by DF Clark Bionomique Ltd, dated 12th June 2015 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

17 No development shall take place, including any ground works or demolition, 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

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

<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 interests of highway safety.

Harwich Town Council

<i>17/01134/FUL Approval - Full 04.09.2017 Delegated Decision</i>	<i>Mr & Mrs Rowse</i>	<i>Rear Conservatory.</i>	<i>121 Heron Way Harwich Essex CO12 3FD</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 Plan 1:500, Proposed Site Plan and Proposed Roof in Scale 1:100, Proposed Elevations Scale 1:100

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

<i>17/01137/FUL Approval - Full 04.09.2017 Delegated Decision</i>	<i>Mr & Mrs Spencer Brown</i>	<i>Single storey rear and side extension.</i>	<i>22 Gordon Road Dovercourt Harwich Essex CO12 3TL</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 50-2017-01P, 50-2017-02P and 50-2017-03P.

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

<i>17/01164/FUL Refusal - Full 04.09.2017 Delegated Decision</i>	<i>Mr & Mrs Daniel Smith</i>	<i>Erection of garage block.</i>	<i>55 Oakley Road Dovercourt Harwich Essex CO12 4QT</i>
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- 01 The National Planning Policy Framework ("the Framework") attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Paragraph 64 of the

Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. "Emerging" Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.

Due to its siting to the front of the property the proposal will clearly be visible from the street scene and naturally impact upon the character of the surrounding area. The existing street scene is well defined, is linear and with a fixed building line. It is considered that due to the height and bulk of the proposal and there being no other nearby examples of structures in the front curtilages, the proposal will neither protect nor enhance the areas existing character and would set a harmful prominence within the area and would also set an undesirable precedent to the detriment of the character of the area.

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

Lawford Parish Council

<i>17/01155/FUL Approval - Full 07.09.2017 Delegated Decision</i>	<i>Mr Glenn Rothwell</i>	<i>Erection of cart lodge.</i>	<i>The Kings Arms Wignall Street Lawford Manningtree Essex CO11 2JL</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Drawing Number - Un-numbered 1/1250 Scale Location Plan;

Drawing Number - 21614/10 - Site Layout and Block Plan, and;

Drawing Number - 21614/11 - Proposed Elevations.

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.

<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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Reason - In order to ensure that the appearance and details for the building are acceptable in view of the sensitive nature of the surroundings.

Little Bentley Parish Council

Little Bromley Parish Council
No determinations

Little Clacton Parish Council

<i>17/01157/FUL Approval - Full 05.09.2017 Delegated Decision</i>	<i>Mr Lee Bilsby</i>	<i>Erection of new single storey side extension (following demolition of existing side extension).</i>	<i>21 Hazelwood Crescent Little Clacton Clacton On Sea Essex CO16 9PB</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: Plans and Elevations - As Proposed 02 Feasibility Issue.

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

Little Oakley Parish Council

<i>17/01292/HHPN OT HHPN - Prior Approval Not Required 04.09.2017 Delegated Decision</i>	<i>Mr Colin Savage</i>	<i>Flat glass roofed conservatory 7.12 metres deep and 2.45 metres high.</i>	<i>11 Mayes Lane Ramsey Harwich Essex CO12 5EH</i>
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01 Proposed floor plan and proposed elevations.

Manningtree Town Council
No determinations

Mistley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
15/01787/FUL Approval - Full 07.09.2017 Committee Decision	Mr Sharer and Glausiusz	Proposed development of 25 two and three bedroom bungalows.	Site to South of Pound Corner Harwich Road Mistley Essex CO11 2DA

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: 710/20 B, 710/22, 710/19 B, 710/18, 710/17 Rev A, 710/16, 710/14, 710/12, 710/21 A, 710/11 A, 710/15 B, 710/13 A and 710/10 E.

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 - This is a publicly visible building where materials are a visually important design element.

04 No development shall take place until precise details of the provision, siting, height, design and materials of all boundary walls and fences which face onto public spaces/highways or private drives have been submitted to and approved in writing by the Local Planning Authority. The boundary walls and fences so approved shall be erected prior to the building/s to which they relate being first occupied and shall thereafter be retained in their approved form.

Reason - To ensure a satisfactory development in terms of appearance and functionality, in the interests of amenity.

05 Prior to the commencement of any work a full method statement in respect of piling works shall be submitted to and approved in writing by the Local Planning Authority, this will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.

Reason - In the interests of residential amenity.

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 (including the existing hedgerows and the mature trees on the eastern boundary shown to be retained on drawing no. 710/10 Rev. E), 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." The development shall be carried out in accordance with these approved details.

Reason - In order to ensure the satisfactory development of the site in terms of visual impact as the

<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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landscaping scheme is considered to play an important part in integrating the development with the surrounding development and to ensure the existing mature trees and identified hedgerows are safeguarded during construction and retained in the interests of visual amenity.

- 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 the interests of visual amenity and the character of the area.

- 08 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved in accordance with the details and timescales in the plan.

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

- 09 No development shall commence until details of existing and proposed levels of the site, finished floor levels and 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 development is first occupied.

Reason - In the interests of visual and residential amenity.

- 10 The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). Prior to occupation the carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands' to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a mews) from the occupation of such dwelling.

Reason - To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

- 11 All off street car parking shall be in precise accord with the details contained within the current Parking Standards.

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

- 12 Prior to occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable

<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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transport approved in liaison with Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

13 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class B or C 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 windows shall be inserted in the roof slope of the dwellings except in accordance with drawings 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 neighbouring residential amenity.

14 Prior to the first use of the new road and footway connection to Harwich Road, Mistley, visibility splays of 17m by 2.4m by 17m as measured along, from and along the nearside edge of the carriageway or footway, shall be provided on both sides of the centre line of the FP N07 (Mistley) and shall be maintained in perpetuity free from obstruction clear to ground.

Reason - To ensure adequate intervisibility between drivers of vehicles using the proposed highway and those on the Public Right of Way, in the interests of highway safety. (Required at both crossing points of the new carriageway and footway).

15 Prior to the occupation of the proposed development, the proposed new road and footway connection to Harwich Road, Mistley shall be provided as shown detailed in Drawing Numbered 710/10/Revision E.

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

16 Prior to the first occupation of any of the proposed dwellings the applicants shall provide a new bus stop (eastbound) in the vicinity of the junction with Harwich Road, the precise location to be agreed with the Highway Authority, including the provision of level entry kerbing, new post and flag, timetables, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway channel being provided entirely at the applicant/developer's expense to the specifications of the Highway Authority.

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

17 Prior to the first occupation of any of the proposed dwellings the applicants shall provide a new bus stop (westbound) in the vicinity of the junction with Harwich Road, the precise location to be agreed with the Highway Authority, including the provision of level entry kerbing, new post and flag, timetables, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway channel being provided entirely at the applicant/Developer's expense to the specifications of the Highway Authority.

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities

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

- 19 Prior to commencement of the proposed development, a vehicular turning facility for delivery vehicles of at least size 3 dimensions and of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction in perpetuity.

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

- 20 Each internal estate road junction shall be provided with a clear ground level visibility splays with dimensions of 25m by 2.4m by 25m on both sides. Such visibility splays shall be provided before the road is first used by vehicular traffic and shall be retained free from obstruction clear to ground.

Reason - To ensure a reasonable degree of intervisibility between drivers of vehicles at and approaching the road junction, in the interests of highway safety.

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

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

- 22 Prior to the proposed accesses being brought into use, a 1.5m. x 1.5m. pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction clear to ground. These splays must not form part of the vehicular surface of the access.

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

- 23 No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary/throughout.

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

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

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

<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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25 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. The applicant or any successor in title shall maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

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

Reason - The National Planning Policy Framework paragraph 103 states that Local Planning Authorities should ensure flood risk is not increased elsewhere by development. 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 top soils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

27 No works shall take place until a detailed surface water drainage scheme for the site, based on the approved drainage strategy in line with sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. 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.

28 The development shall be carried out in accordance with the recommendations contained in the submitted "Bat Activity and Reptile Survey" prepared by Geosphere Environmental Ltd. The enhancements shall be implemented in accordance with the recommendations in the survey before occupation of the hereby approved development.

Reason - To preserve and enhance the biodiversity of the site.

29 The working hours in connection with the use/building(s) hereby permitted, shall only be between 07:00hrs and 19:00hrs Monday to Saturday (finishing at 13:00hrs on a Saturday); and no work shall be carried out on Sundays, or Public Holidays, or outside the specified hours, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interest of residential amenity.

30 Before the development is commenced details of a scheme of demolition of any existing building shall be submitted to and approved in writing by the Local Planning Authority unless

<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 Local Planning Authority otherwise first gives written approval. The scheme shall include details of the methods of demolition; time of demolition; plant and machinery to be used; means and place of disposal; dust suppression measures and; the date for completion. The demolition works shall be completed in accordance with the approved scheme unless the Local Planning Authority first gives written approval to any variation.

Reason - In the interests of residential amenity and to control pollution.

31 The development hereby approved (including any site stripping or preparation and/or demolition), shall only be carried out outside of the wild bird nesting season - from 31 March - 1 September (dates as advised by ecology consultation), unless the Local Planning Authority first gives written approval to any variation subsequent to the submission of satisfactory evidence that the development of the site in the specified date range will not have an adverse impact on nesting birds.

Reason - In the interest of wildlife protection.

<i>17/00893/FUL Refusal - Full 07.09.2017 Delegated Decision</i>	<i>Mr Timothy Garth Curtis</i>	<i>Retrospective planning application for perimeter fence.</i>	<i>32 Harwich Road Mistley Manningtree Essex CO11 1LH</i>
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01 The Local Planning Authority has a statutory duty to preserve or enhance the character and appearance of Mistley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Saved policy EN17 of the adopted Tendring District Local Plan (2007) seeks to ensure that development within a conservation area preserves and enhances the conservation area setting. Emerging policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) seeks to ensure that any new development within a designated conservation area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of: scale and design, particularly in relation to neighbouring buildings and spaces; materials and finishes.

Saved policy QL9 of the Tendring Local Plan 2007 states that all new development should look to make a positive contribution to the quality of the local environment and protect or enhance local character. Emerging policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.

The character of this section of the Mistley Conservation Area is low walls and fences supplemented by vegetation. The frontage boundaries are modest in character and do not dominate within the street scene. Despite some variants there is an overall consistency, which contributes to the character of the area.

The close boarded fencing, by virtue of its height and siting dominates within the street scene and creates an incongruous feature to the serious detriment of visual amenity. The siting of the fencing hard up against the public footpath ensures that any planting to soften its appearance cannot be considered. As such the fencing fails to preserve the character or appearance of the conservation area and would appear out of character with the prevailing pattern of development to the significant detriment of the Mistley Conservation Area and the

<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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aforementioned policies.

<i>17/01356/TCA Approval - Full 07.09.2017 Delegated Decision</i>	<i>Janette Iverson</i>	<i>1 No. Himalayan Birch - Fell. 1 No. Holly - Trimmed/Shaped.</i>	<i>33 Kiln Lane Mistley Manningtree Essex CO11 1HQ</i>
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Ramsey & Parkeston Parish Council

<i>17/01165/FUL Approval - Full 04.09.2017 Delegated Decision</i>	<i>Mr & Mrs J Burnham</i>	<i>Erection of two storey front extension, single storey side extension (following demolition of existing), single storey rear extension and alterations (internal/external) to existing dwelling.</i>	<i>East Newhall Farm Cottage Ray Lane Parkeston Harwich Essex CO12 5HD</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 17/53/04 and 17/53/03.

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

St Osyth Parish Council

<i>17/01170/FUL Refusal - Full 08.09.2017 Delegated Decision</i>	<i>Mr M Berry</i>	<i>New dwelling with cart lodge and associated parking.</i>	<i>Land adjacent Linley Farm Greenland Grove St Osyth Clacton On Sea Essex CO16 8JE</i>
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01 The application site is located outside of a defined Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 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.

<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 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. Point Clear is not even categorised in emerging Policy SPL1, as a 'Smaller Rural Settlement' in recognition of its small size and limited range of local services, and that much of the area comprises holiday chalet development. The smaller villages and groups of dwellings such as Point Clear are considered to be the least sustainable settlements for growth and development should be considered in relation to policies for new dwellings in the countryside.

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

Paragraph 55 of the N.P.P.F states that isolated new dwellings within the countryside requires very special justification, and no such justification has been provided in this instance.

Whilst the N.P.P.F includes a presumption in favour of sustainable development, the proposal has very few such credentials, and would not therefore amount to material considerations to warrant making a different decision.

<i>17/01334/TPO Approval - Full 07.09.2017 Delegated Decision</i>	<i>Ms J Byrne</i>	<i>T1 Magnolia - reduce by 30%</i>	<i>Tan Cottage Daltes Lane St Osyth Clacton On Sea Essex CO16 8RZ</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. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/01336/TPO Approval - Full 07.09.2017 Delegated Decision	Mr J Dawson	T2 - Magnolia - reduce by 30%	The Old Cottage Daltes Lane St Osyth Clacton On Sea Essex CO16 8RZ

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.

Tendring Parish Council
No determinations

Thorpe-le-Soken Parish Council
No determinations

Thorrington Parish Council
No determinations

Weeley Parish Council

17/01062/FUL Approval - Full 07.09.2017 Delegated Decision	Mr Blake Davies	Proposed two storey side extension and first floor rear extension. Amended scheme subsequent to 14/01862/FUL	May Villa Thorpe Road Weeley Clacton On Sea Essex CO16 9JL
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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. 1410.1/0A, 1705.1/3, 1705.1/4 and 1705.1/5.

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

Wix Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/01382/AGRIC Determination prior approval not required 05.09.2017 Delegated Decision</i>	<i>Mr James Blyth</i>	<i>Erection of an agricultural store.</i>	<i>Dixey Field Bradfield Road Wix Manningtree Essex CO11 2SP</i>

- 01 The proposed store building complies with Town and Country Planning (General Permitted Development) England Order 2015, Schedule 2, Part 6 Agricultural and Forestry and the Council's prior approval is not required for the siting, design or external appearance of the development as proposed.

Wrabness Parish Council
No determinations