

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

22/01016/FUL Approval - Full 10.11.2022 Delegated Decision	Mr Bourne	Proposed detached bungalow.	2 Ash Road Alresford Colchester Essex CO7 8DU
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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 titled 'Proposed Site Plan' (amended version received 29th July 2022), 'Site Location Plan', 'Proposed Floor Plan and Roof Plan' and 'Proposed Elevations'.

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

03 Prior to above ground works of the development hereby approved, a hard and soft landscaping scheme shall have first been submitted to and agreed in writing by the local planning authority, including details of any boundary treatment. Thereafter, the hard landscaping and boundary treatment shall be implemented in accordance with the details which may have been agreed prior to first occupation. Soft landscaping shall be implemented in accordance with the details which may have been approved in the first planting season following substantial completion of the development. Any species planted becoming diseased or dying within 3 years of planting shall be replaced to the satisfaction of the local planning authority.

Reason - In the interests of visual amenity, biodiversity enhancement and landscape protection.

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

Reason - In order to soften and mitigate the visual impact of the development on the remaining open fields beyond having regard to the semi-rural setting of the site.

05 There should be no obstruction above ground level within a 2m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage of the host and proposed dwelling. Such vehicular visibility splays shall be provided before the road junction/access is first used by vehicular traffic and retained free of obstruction above 600mm at all times.

Reason: To provide adequate inter-visibility between users of the access and the public highway in

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the interests of highway safety

- 06 No unbound material shall be used in the surface treatment of each vehicular access throughout.

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

- 07 Prior to occupation of the dwelling each vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be more than 4.5 metres (equivalent to 5 drop kerbs), shall be retained at that width for 5 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

- 08 The existing access for the host dwelling shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge/footway/kerbing immediately the proposed new access is brought into first beneficial use.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

- 09 The proposed dwelling shall not be occupied until such time as the vehicle parking area indicated on the amended site plan (drawing no. 100), has been hard surfaced, and sealed. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

- 10 The Cycle/Powered Two-wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle / powered two-wheeler parking is provided in the interest of highway safety.

- 11 Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

Reason: To ensure that appropriate loading/unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.

- 12 Prior to occupation of the dwelling hereby approved, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by 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.

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22/01073/DETAIL Approval - Reserved Matters/Detailed 10.11.2022 Delegated Decision	Mr and Mrs Glenn Parker	Reserved matters application for the erection of 1no. detached three bed bungalow with detached garage, considering details of access, appearance, landscaping, layout and scale pursuant to outline planning consent 20/00365/OUT.	Land to rear of 1 Coach Road Alresford Colchester Essex CO7 8EA

01 The development hereby permitted shall be carried out in strict accordance with the following approved plans (including materials details):

- 11127-01 P3 Amended Site Layout Plan
- 11127-02 P3 Amended Proposed Floor Plan and Front Elevation
- 11127-03 P3 Amended Proposed Rear and Side Elevations
- 1:500 Block Plan
- 1:1250 Site Plan

Reason - In the interests of proper planning and for the avoidance of doubt.

02 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details drawing number 22.5269.01 A shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure the implementation, retention and maintenance of the approved landscaping scheme for a period of five years in the interests of visual amenity, the quality of the development and the character of the area.

03 No development shall take place, including any ground works or demolition, until a Construction Management Plan and associated site layout plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall provide for:

- safe access to/from the site;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- details of hours of deliveries relating to the demolition and construction of the development;
- details of hours of site clearance or construction;
- a scheme to control noise and vibration during the demolition and construction phase, including details of any piling operations.

The approved plan shall be adhered to throughout the construction period.

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Reason - In the interests of residential amenity and highway safety.

- 04 There should be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of obstruction above 600mm at all times.

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

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

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

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

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

- 07 Prior to the occupation of the dwelling hereby approved, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of Carriageway / Footway / Highway Boundary and provided with an appropriate dropped kerb crossing of the footway/verge.

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.

- 08 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

- 09 Prior to the occupation of the dwelling hereby approved, the vehicle parking and associated turning area shall be laid out, hard surfaced and made available for use in accordance with the approved plans. The parking and turning area shall be retained in this approved form at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that on street parking of vehicles in the adjoining streets does not occur and to ensure vehicles using the site access can do so in a controlled manner, in the interests of highway safety.

- 10 Prior to occupation of the dwelling hereby approved, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack, for sustainable transport, approved by 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.

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

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

12 There shall be no discharge of surface water onto the Highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

13 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the property or its roof, nor shall any buildings, swimming or other pool enclosures be erected within the curtilage, except in accordance with drawings showing the design and siting of such additions, openings or building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - It is necessary for the Local Planning Authority to be able to consider and control further development in order to ensure that the property retains sufficient private amenity space and to ensure residential amenities of the neighbouring and future occupiers are protected.

14 Prior to occupation of the dwelling hereby approved, the electric vehicle charging point detailed within the agent's email received 13 October 2022 shall be provided and retained in working order.

Reason - In the interests of sustainability to enable charging of plug-in and other ultra-low emission vehicles in a safe, accessible and convenient location.

<u>22/01585/FULHH</u> <i>Approval - Full 09.11.2022 Delegated Decision</i>	<i>Mr and Mrs Rob and Anna Mitchell and Razniak</i>	<i>Proposed single storey rear extension and loft conversion following demolition of existing garden store.</i>	<i>4 Oak Tree Road Alresford Colchester Essex CO7 8DZ</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:

1396-01-03A
1396-01-04A

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

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Ardleigh Parish Council

No Determinations

Beaumont Parish Council

No Determinations

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

<u>22/01398/FULH</u> <u>H</u> Approval - Full 10.11.2022 Delegated Decision	Mr and Mrs Matthias	Proposed works to extend existing dormer.	3 Samsons Close Brightlingsea Colchester Essex CO7 0RP
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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. P01
Drawing No. 2326-P02

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

Clacton-on-Sea

<u>22/01644/FULH</u> <u>H</u> Approval - Full 11.11.2022 Delegated Decision	Mr and Mrs Reynold	Proposed single storey rear extension.	29 Carisbrooke Avenue Clacton On Sea Essex CO15 4SB
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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 plan: RCA-01 A .

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

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Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<u>21/01902/FULH</u> <u>H</u> Approval - Full 11.11.2022 Delegated Decision	Mr and Mrs James	Proposed demolition of existing single storey rear extensions and construction of single storey rear and side extensions, new porch, new pedestrian gate and new windows.	16 Third Avenue Frinton On Sea Essex CO13 9EG
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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 plan(s) and documents.

3547-PA-LOC - Location Plan
PA-10-E - Proposed Floor Plans and Elevations
PA-11-E - Proposed Site Plan

Arboricultural Impact Assessment, Preliminary Method Statements and Appendices, dated 30th October 2021, Reference No. TPSarb5251021

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

03 Prior to the commencement of above ground works samples of all external materials to be used in the development, including but not limited to brick (and pointing), render (including colour), roof tiles, along with full details of windows, doors and rooflights and any other external fixtures must be submitted to and agreed by the Local Planning Authority. The approved materials only are to be used in the development.

Reason - To ensure materials are of a very high quality to respect the Conservation Area

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22/01044/COUN OT Determination prior approval not reqred 11.11.2022 Delegated Decision	Mr John Pearce	Proposed change of use of existing agricultural buildings to 5 No. dwellinghouses.	East of Coles Lane Walton On The Naze Essex CO14 8RE

- 01 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 02 The development must be carried out (b) where prior approval is not required, or where sub-paragraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1), unless the local planning authority and the developer agree otherwise in writing.

Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 03 Reporting of Unexpected Contamination - In the event that contamination is encountered during construction it shall be reported in writing immediately to the Local Planning Authority and the following minimum requirements adhered to:

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.

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11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
- i) re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
 - ii) treatment of material on site to meet compliance targets so it can be re-used;
 - iii) or removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

Reason: To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 04 Should any asbestos containing materials be present on the development site, or used within the original construction of the building in question, it must be safely removed by a qualified contractor, with relevant transfer notes being obtained to confirm safe and responsible removal and disposal.

Reason: to protect the health of site workers and end users

- 05 No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

Reason: In the interests of residential amenity

- 06 No materials produced as a result of the site development or clearance shall be burned on site.

Reason: In the interests of residential amenity

<u>22/01684/TCA</u> Approval - Full 07.11.2022 Delegated Decision	Mr and Mrs Max	1 No. Oak Tree - Reduce by up to 30%	The Homestead 43 Second Avenue Frinton On Sea Essex CO13 9ER
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- 01 The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>22/01754/AGRIC</u> Determination prior approval not reqred 11.11.2022 Delegated Decision	Mr A Brown - Hamford Farming	Prior Approval Application under Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a proposed agricultural farm machinery store, workshop and lean to chemical store.	Dairy House Farm Little Clacton Road Great Holland Frinton On Sea Essex CO13 0EX

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

<u>22/01755/NMA</u> Approval Non Material Amendment 11.11.2022 Delegated Decision	Mr and Mrs R Howard	Non Material Amendment to application reference 21/02057/FULHH for omission of green roof finish for the proposed garage, retention of the existing internal layout of stairs, ground floor wc and first floor bathroom. Changes to fenestration on the north flank wall and widening of approved single storey front porch by 1m.	9 Ferndown Road Frinton On Sea Essex CO13 9LS
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Great Bentley Parish Council

<u>22/01621/TPO</u> Approval - Full 07.11.2022 Delegated Decision	Mr Terry Clarke	1 No. Hawthorn - cut back due to safety risk.	Bluebells Sturrick Lane Great Bentley Colchester Essex CO7 8PS
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- 01 The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

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02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

22/01734/TELLI C Deemed Consent 10.11.2022 Delegated Decision	Masrk Braithwaite - Clarke Telecom	Proposed replacement of 3no. antennas, installation of 2no. 300mm transmission dishes, 9no. RRU's, 1no. GPS module and removal and addition of ancillary equipment.	Admirals Farm Heckfords Road Great Bentley Colchester Essex CO7 8RS
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Great Bromley Parish Council

22/01566/FULH H Approval - Full 07.11.2022 Delegated Decision	Mr and Mrs Brownsdon	Proposed demolition of existing attached double garage, conservatory and lean-to. Construction of single and two storey rear and side extensions to provide additional living space, single garage and one bedroom annexe.	Bromley House Harwich Road Great Bromley Colchester Essex CO7 7UL
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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;

- PA-10 - Proposed Floor Plans
- PA-11-A - Proposed Elevations (amended)
- PA-13 - Tree Protection Plan
- PA-12-A - Block Plan (amended)

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

03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window to the first floor side elevations serving bedroom 2 and the bathroom shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

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22/01575/COUN OT Determination prior approval not reqred 07.11.2022 Delegated Decision	Mr P Allam	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of 1no. agricultural building (reference barn 3) to a dwelling house (Class C3) and associated operational development.	Blue Gates Farm Carringtons Road Great Bromley Colchester Essex CO7 7UZ
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- 01 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

Drawing Numbers 201 (Barn 3), 205, 206 and 207.

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

- 03 If during construction/demolition works evidence of potential contamination is encountered, works shall cease, and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- If no contamination has been discovered during the build, then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason - To ensure that any risks from land contamination to the future users of the land and neighbouring land are minimised.

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Great Oakley Parish Council

22/01532/FULH H Refusal - Full 07.11.2022 Delegated Decision	Mr Buckland	Proposed erection of new garage.	White Cross Lodge Back Lane Great Oakley Harwich Essex CO12 5AR
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01 The National Planning Policy Framework 2021 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. Paragraph 130 of the Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. 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.

Adopted Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Adopted Policy SPL3 of Section 2 of the 2013-33 Local Plan also requires, amongst other things, that the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features.

The local area comprises of a mixture of different dwellings varying in design, size and materials. These houses also differ in terms of their positions on their respective plots, with the application site property and its neighbour set back, whilst others within the area have small plots with houses sited very close to their front boundaries. Many of the nearby houses have existing outbuildings which again vary in size with many being publicly visible from Back Lane. These nearby outbuildings are often finished in dark boarding and can be found either to the side or rearward of their host dwellings.

The proposal would be set forward of the main house and would therefore be a noticeable and prominent feature when viewing it from Back Lane. The existing house has a forward facing gable featuring decorative render detailing which will be interrupted by the introduction of the varying pitched/flat roof design of the new garage, thereby removing part of this character of the host dwelling. Furthermore, the timber cladding would appear inconsistent with the existing render finish on the host dwelling and would therefore exacerbate its prominence and harmful impact upon Back Lane.

Therefore, due to the forward siting of the garage and its incongruous design it is considered the proposal would appear as a prominent and unattractive addition to the existing house and would significantly take away part of the existing character of the host dwelling. This would further be exacerbated by the use of differing materials and fenestration styling out of character with the existing property, and as a result the new garage would appear as a noticeably incongruous feature within the site failing to preserve the character and appearance of the host dwelling and locale.

The proposed new outbuilding is therefore considered to be contrary to the above mentioned policies as it does not reflect the character of the locality and causes significant harm to the appearance and character of White Cross Lodge and its respective streetscene. The proposal

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is deemed to have a significant adverse effect on visual amenity and the character of the surrounding area contrary to the above policies and the NPPF.

- 02 Policy PPL8 of the Tendring District Local Plan 2013-2033 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.

Furthermore, policy PPL9 concerns listed buildings and states that proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric. Where a proposal will cause harm to a listed building, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused.

Paragraph 197 c) of the NPPF also outlines that local planning authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal site is a late 20th century bungalow within the Great Oakley Conservation Area and in close proximity to Grade II Listed Florence Cottage. Great Oakley is a small, compact and predominantly residential conservation area. White Cross Lodge was extended in the early 2000s with the conversion of the original garage to the side into study and utility and the construction of a conservatory to the front elevation.

As a result of its forward location and incongruous design and materiality, it is considered that the proposal would appear as a prominent and unattractive feature when viewed from within the Conservation Area and the setting of the nearby designated heritage asset known as Florence Cottage. It is therefore considered that due to such an impact that the proposal fails to either protect or enhance the character and appearance of the conservation area and adversely impacts upon the setting and significance of Florence Cottage. The development is therefore contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Furthermore, the proposal would also fail to preserve those elements of the setting which make a positive contribution to the significance of Florence Cottage as a designated heritage asset contrary to the aforementioned policy PPL9 and Paragraph 206 of the NPPF, which states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

The current proposal would therefore fail to preserve or enhance the character and appearance of the Conservation Area and would harm the setting of the nearby listed building, resulting in a low degree of less than substantial harm to their significance, as per paragraph 202 of the NPPF. There are insufficient public benefits to outweigh this harm and the proposal is therefore contrary to the above-mentioned policies of the Tendring District Local Plan 2013-33 and the relevant sections of the NPPF.

Harwich Town Council

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22/01352/FULH H Approval - Full 09.11.2022 Delegated Decision	Mr and Mrs Bradley-Gavan	Proposed two storey side extension to form utility room and bedrooms, and single storey rear kitchen extension.	682 Main Road Harwich Essex CO12 4LT
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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 plan: 682/MRD/2

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

03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window to the first floor side elevation serving the en-suite shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

22/01509/ADV Approval - Advertisement Consent 09.11.2022 Delegated Decision	Corporation of Trinity House	Proposed 3x hoarding signs, each 6000mm x 625mm affixed to railings.	Trinity House Buoy Yard The Quay Harwich Essex CO12 3JW
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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

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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;

Block Plan: - Received 7th September 2022

Proposed installation of three interpretation signs on Trinity House buoy yard railings - Received 7th September 2022

Proposed Signage Details 1 - Received 7th September 2022

Proposed Signage Details 2 - Received 7th September 2022

Proposed Signage Details 3 - Received 7th September 2022

Planning Statement - Received 7th September 2022

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

<u>22/01520/FULH</u> <u>H</u> Approval - Full 09.11.2022 Delegated Decision	Mr and Mrs Stockwell	Proposed single storey rear extension to existing granny annex and alterations to front elevation.	139 Fronks Road Dovercourt Harwich Essex CO12 4EF
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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 plan: 139/FRD/2.

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

<u>22/01582/FULH</u> <u>H</u> Approval - Full 11.11.2022 Delegated Decision	Mr Darren and Mrs Emma Law	Proposed two storey rear extension.	7 Military Way Dovercourt Harwich Essex CO12 5FD
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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02 The development hereby permitted shall be carried out in accordance with the following approved plan: 28-2022-04P and 28-2022-03P.

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

03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window to the first floor side elevation serving bedroom 3 shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

Lawford Parish Council

No Determinations

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

No Determinations

Little Oakley Parish Council

No Determinations

Manningtree Town Council

<u>22/01535/LUPR OP</u> Lawful Use Certificate Granted 07.11.2022 Delegated Decision	Ms Faye Barber	Proposed loft conversion including new rear dormer and velux windows.	4 Lushington Road Manningtree Essex CO11 1EF
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015. This definition is subject to the conditions set out therein, namely that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Mistley Parish Council

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No Determinations

Ramsey & Parkeston Parish Council

<u>22/01655/TPO</u> Approval - Full 07.11.2022 Delegated Decision	Mr Tom Fairley	3 No. Willow - re-pollard back to main stem, removal of 1 stem leaning on sheds and 1 stem leaning on fence line and pushing fence out.	1 Lucas Cottages The Street Ramsey Harwich Essex CO12 5HN
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- 01 The work authorised by this Decision Notice must be completed within two years of the date of this Notice. If the work is not completed within this period, for whatever reason, the authority to proceed expires.

REASON: To ensure that the permitted works are arboriculturally appropriate.

- 02 All works permitted by this decision shall be implemented in accordance with guidance set out in the British Standards publication BS 3998: Recommendations for Tree Work.

REASON: In the interests of good arboriculture and avoidance of detrimental impact on the tree/s.

St Osyth Parish Council

<u>22/01542/FULH</u> <u>H</u> Approval - Full 07.11.2022 Delegated Decision	Mr K Savage	Proposed construction of kitchen extension to the rear of the dwelling, construction of new extension to cart-lodge to provide extra ancillary accommodation to Oak Lodge and the installation of a gazebo to form covered external seating/dining area. Resubmission of application 21/01352/FUL.	Oak Lodge Rectory Road Weeley Heath Clacton On Sea Essex CO16 9BH
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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: 2110/08, 2110/20, 2110/21 and 2110/22.

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

- 03 The hereby approved extension to the cartlodge shall not be occupied at any time other than

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for purposes ancillary to the residential use of the dwelling known as Oak Lodge, Rectory Road, Weeley Heath, CO16 9BH and shall not be independently occupied.

Reason - To ensure that the additional accommodation is not severed from the main dwelling to provide a self-contained dwelling unit, since this would be out of character with the area, and contrary to the provisions of the Council's adopted 2013-33 Local Plan.

04 The development hereby permitted shall be carried out in accordance with the Arboricultural Report including Arboricultural Implications Assessment by Kirsten Bowden and associated Tree Protection Plan (Drawing Title Appendix 3 - Tree Protection Plan) unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the protection of retained trees in the interests of visual amenity and good arboricultural practice.

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

<u>22/01388/FULH</u> <u>H</u> Approval - Full 11.11.2022 Delegated Decision	Mr Alex Mitchell	Proposed works to replace existing conservatory with a cladded front and solid flat roof with a lantern and re-cladding works to the study and en-suite.	19 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0LG
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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 plan;

Proposed Floor Plan and Elevations - Scanned 16 Aug 2022

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

<u>22/01534/OUT</u> Refusal - Outline 08.11.2022 Delegated Decision	Mr and Mrs Green	Outline Planning Application with all matters reserved for the proposed erection of one self-build dwelling.	Land adjacent 18 Frinton Road Thorpe Le Soken Clacton On Sea Essex CO16 0HP
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01 Policy SP3 of Section 1 of the 2013-2033 Local Plan sets out the spatial strategy for North Essex and directs growth towards existing settlements. The application site lies outside of the

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defined settlement boundary for both Thorpe-le-Soken (approximately 650 metres to the west) and Kirby Cross (approximately 1,100 metres to the east) within the 2013-2033 Local Plan. The proposed development would therefore extend beyond the area planned to provide growth for this settlement.

Adopted Local Plan Policy LP7 states the Council will consider, on their merits, proposals for small developments of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to, settlement development boundaries, where they will still support a sustainable pattern of growth in the District and are brought forward by individuals or associates of individuals who will occupy those homes. All new dwellings on such developments must either:

- a) be safely accessible on foot within 600 metres of the edge of the settlement development boundary of one of the District's 'strategic urban settlements', or 'smaller urban settlements' .
- b) be safely accessible on foot within 400 metres of the edge of the settlement development boundary of one of the District's 'rural service centres'; or
- c) involve the redevelopment of vacant or redundant previously developed land that can be shown, with evidence, to be unviable for employment use.

The application site lies outside of the defined settlement boundary for both Thorpe-le-Soken (approximately 650 metres to the west), which is designated as a 'rural service centre' and Kirby Cross (approximately 1,100 metres to the east) which is designated as a 'smaller rural settlement' within the 2013-2033 Local Plan. In addition both of these settlements are not safely accessible on foot. The proposed development therefore falls in excess of 400 metres outside of a rural service centre and fails to comply with the requirements of criterion a) or b). Furthermore, no evidence has been provided with the submission to demonstrate that the application site is vacant or redundant previously developed land that is unviable for employment use, and therefore criterion c) is also not met. The proposal is therefore contrary to Adopted Policy LP7.

02 Paragraph 108 of the National Planning Policy Framework 2021 seeks to ensure that safe and suitable access to a development site can be achieved for all users. Paragraph 111 of the Framework states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy SPL3 (Part B) of the Adopted Local Plan seeks to ensure that access to a new development site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and provision is made for adequate vehicle and cycle parking. Adopted Local Plan Policy CP2 states proposals will not be granted planning permission if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

The site is situated on the B1033 Frinton Road that is subject to a de-restricted speed limit. The proposed development fails to demonstrate adequate visibility splays in accordance with current safety standards for the proposed residential development, and the application is not accompanied by a speed survey to justify the use of reduced visibility splays. The intensified use of the existing access and interference resulting from the development would lead to a deterioration in the efficiency of the through road as a traffic carrier to the detriment of highway safety.

As such, the proposal is contrary to the above-mentioned national and local plan policies as the application fails to demonstrate that safe and suitable access to the development site can be

achieved for all users.

Thorrington Parish Council

No Determinations

Weeley Parish Council

No Determinations

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations