

<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

<u>22/01570/FULHH</u> Approval - Full 15.11.2022 Delegated Decision	Ms Barrett	Proposed single storey front porch extension, comprising of internal and external alterations.	48 Station Road Alresford Colchester Essex CO7 8BU
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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. HPA.102
Drawing No. HPA 105
Drawing No. HP 106 A

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

Ardleigh Parish Council

<u>21/02164/FUL</u> Refusal - Full 18.11.2022 Delegated Decision	Bellway Homes	Proposed construction of 14 dwellings, new access, landscaping and associated works.	Land South West of Crockleford Grange Bromley Road Ardleigh Colchester Essex CO7 7SE
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01 The application site lies outside of the Settlement Development Boundaries defined on the Policies Map and Local Maps of the adopted Tendring District Local Plan 2013-2033 and Beyond Section 2 (TDLPS2). The Settlement Development Boundaries give effect to the overall spatial strategy for future growth in the Local Plan as described in Policy SP3 of the Section 1 Local Plan (TDLPS1) for North Essex and the settlement hierarchy in Policy SPL1 of the TDLPS2.

TDLPS Section 2 Policy SPL2 states that to encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in SPL1 (with the exception of the Tendring Colchester Borders Garden Community) is defined within a 'Settlement Development Boundary' as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans. Because the application site lies beyond the Settlement Development Boundary, the general presumption in favour of new development described in Policy SPL2 does not apply.

Policy SPL2 provides that outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the

Settlement Hierarchy in Policy SPL1 and any other relevant policies in this Plan.

The application site falls within the broad location of the proposed Tendring Colchester Borders Garden Community. Policy SPL3 explains that the Garden Community will be the subject of a separate Development Plan Document (DPD) containing its own policies designed to guide the location of development in the defined broad location. Policy SP8 states no planning consent for development forming part of the garden community will be granted until the DPD has been adopted. The DPD is emerging through the plan-making process and is yet to be completed and adopted. Until work on the DPD has concluded and the spatial layout and allocation of different areas of land is confirmed, the proposed use of the land forming the application site, in the context of a comprehensively planned Garden Community is yet to be determined.

If permitted, the proposed development would represent piecemeal development at odds with the comprehensive and holistic approach to planning required for the Tendring Colchester Borders Garden Community. Furthermore, there is no exceptional justification for a departure from this approach on housing supply grounds as the Council is, at the time of this decision, able to identify a supply of deliverable housing sites well in excess of the five year requirement, with the relevant buffer, as required by the National Planning Policy Framework.

Having regard to the spatial strategy and settlement hierarchy this would not be an appropriate site for additional housing and is therefore contrary to TDLP Policies SP3, SP8, SPL1 and SPL2.

02 Adopted Local Plan Policy PPL9 states that new development affecting a listed building or its setting will only be permitted where the development will protect special architectural or historic interest. Paragraph 199 of the NPPF requires great weight to be given to the conservation of heritage assets. In this instance, the scale of harm that would result from the development is recognised as being at the lower end of 'less than substantial'. In accordance with Paragraph 202 of the NPPF, this harm should be weighed against the public benefits of the proposal.

The Council are able to demonstrate a healthy housing land supply in excess of 6 years and a policy compliant affordable housing provision of 30% is secured. The weight attributed to the benefits of the scheme from the delivery of new housing in the form of market and affordable housing is therefore diminished and the weight given to the conservation of the heritage assets takes precedence.

The site currently contributes positively to the wider setting and significance of the heritage assets and non-designated heritage asset. The harm resulting from the introduction of the proposed development onto historically undeveloped land and the change of use of the wider setting of the heritage assets is not outweighed by the public benefits. This setting is already in the process of been altered by the construction of the associated much larger development along Bromley Road. The cumulative impact of this development is also a consideration as the site currently offers an appropriate buffer to help mitigate the impact of the larger residential development on the setting of the farmyard complex.

For these reasons, the harm resulting from the proposed development is contrary to adopted Local Plan Policies SP7, SPL3 and PPL9 as well as Paragraphs 127, 199 and 202 of the NPPF. The identified harm is not outweighed by any public benefits.

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<u>22/01340/FUL</u> Approval - Full 17.11.2022 Delegated Decision	Mr Richard Triolo	Creation of a new access onto Old Ipswich Road to serve The Freight Centre Loading Dock	Systematic Business Park Freight Centre Old Ipswich Road Ardleigh Essex CO7 7QL

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 2237-1101-P1, 2237-1102-P1, 2237-1103-P2, 2237-1104-P2, and the document titled 'Stage 1 Road Safety Audit'.

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

03 Prior to first use of the new access hereby approved, the road junction / access at its centre line shall be provided with a visibility splay with dimensions of 2.4m x 120m to the north and 2.4 metres x 100 metres to the south, as measured from and along the nearside edge of the carriageway. 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 and below 2 metres at all times.

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

04 The areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring shall be provided clear of the highway and retained thereafter for that sole purpose.

Reason: To ensure that appropriate loading / unloading facilities are available in the interest of highway safety.

05 No unbound material shall be used in the surface treatment of the vehicular access throughout.

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

06 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.

07 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

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highway and in the interests of highway safety.

22/01623/FULH H Approval - Full 18.11.2022 Delegated Decision	Mr and Mrs Castle	Proposed rear extension, loft conversion and alterations.	Birchwood John De Bois Hill Ardleigh Colchester Essex CO7 7PH
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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:

2264.02 B
2264.03

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

Beaumont Parish Council

No determinations

Bradfield Parish Council

No determinations

Brightlingsea Town Council

No determinations

Clacton-on-Sea

22/01110/FUL Approval - Full 15.11.2022 Delegated Decision	Orwell Build (Clacton) Ltd	Proposed new 4 storey side extension on Station Road to create 4 x 2 bedroom flats - amendment to apartment layouts and relocation of dormer window and the discharge of external construction material in accordance with Condition 7 of planning approval 21/01573/FUL	Mayfield Chambers 93 Station Road Clacton On Sea Essex CO15 1TW
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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:- A105, A114 B, C101, C102, C103, C104, P101 B, P103 B, P202 B, P203, P204 B and SK002 A (received 30th June 2022), 5170_P410-B (received 9th October 2022) and P401-D (received 8th November 2022).

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

03 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 retained 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.

04 As indicated on drawing no. P401 Rev. D and as per the Essex Parking Standards (Parking Standards: Design and Good Practice, Sept 2009) 6 metres should be provided behind each parking space to allow for manoeuvring.

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

05 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning 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 and that appropriate parking is provided.

06 As indicated on drawing no. P401 Rev. D each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

07 Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason - In the interests of the setting of the Listed Building.

08 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

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

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09 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 amenities.

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

Reason - In the interests of neighbouring amenities.

<u>22/01416/OUT</u> <i>Refusal - Outline 14.11.2022 Delegated Decision</i>	<i>Mr Carpenter</i>	<i>Outline planning permission with all matters reserved for 1no. new dwelling.</i>	<i>5 Sheppard Close Clacton On Sea Essex CO16 8YA</i>
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01 Section 1 Policy SP7 of the 2013-33 Local Plan requires that all new development should protect and enhance assets of historical or natural value. As views of the left hand third of the curtilage listed barn would be completely obscured by the new dwelling; the siting of the dwelling materially harms the setting of this curtilage listed building. For this reason the proposal fails to protect an asset of historical value, contrary to Section 1 Policy SP7 of the 2013-33 Local Plan.

02 By reason of the siting of the proposed dwelling significantly obscuring both long and short views of the curtilage listed barn and for failing to preserve those elements of the setting that make a positive contribution to the identified heritage asset, or which better reveal its significance the proposal is contrary to Section 2 Policy PPL9 of the 2013-33 Local Plan and Paragraph 206 of the National Planning Policy Framework 2021.

03 In the absence of a unilateral undertaking in accordance with the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD, the Council cannot be certain that the proposal would not harm habitat sites of ecological interest. The proposal is therefore contrary to adopted Policy SP2 and Section 15 of the National Planning Policy Framework.

<u>22/01503/FULH</u> <u>H</u> <i>Approval - Full 15.11.2022 Delegated Decision</i>	<i>Mr and Mrs Charlton</i>	<i>Proposed pitched roof to No 258 and 260. Proposed loft conversion to No 258 including 2 velux rooflights, side window and rear flat roof dormer.</i>	<i>258 and 260 Burrs Road Clacton On Sea Essex CO15 4LW</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.

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02 The development hereby permitted shall be carried out in accordance with the following approved plan; Drawing No. 01 A

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

22/01594/FUL Approval - Full 14.11.2022 Delegated Decision	ESNEFT	Proposed new single storey extension to existing hospital to provide additional endoscopy procedure room.	Clacton and District Hospital Tower Road Clacton On Sea Essex CO15 1LH
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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 5405-9600 P02, 5405-9602 P02, 5405-9603 P02, 5405-9604 P02, 5405-9605 P02, and the document titled 'Design and Access Statement'.

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

03 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i. vehicle routing,
- ii. the parking of vehicles of site operatives and visitors,
- iii. loading and unloading of plant and materials,
- iv. storage of plant and materials used in constructing the development,
- v. wheel and underbody washing facilities.

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

04 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.

05 No vehicle connected with the works shall arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours must be between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted

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on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

Reason - In the interests of protecting the amenities of neighbouring residents.

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

Reason - In the interests of protecting the amenities of neighbouring residents.

07 Prior to the occupation of the development, the external plant shall be subject to a noise risk assessment which shall be made in accordance with BS4142. The noise levels shall be determined at all boundaries near the noise sensitive premises. This shall be carried out by a competent person and confirmation of the findings of the assessment shall be provided in writing to the local planning authority for written approval.

Reason: The use of any unit is not causing loss of amenity to nearby residential properties.

<u>22/01648/FULH</u> <u>H</u> Approval - Full 18.11.2022 Delegated Decision	Mr Gary Otley	Proposed installation of a step lift at front door of property.	100 Meadow Way Jaywick Clacton On Sea Essex CO15 2SE
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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;

Existing and Proposed Elevations - Scanned 30 September 2022

Proposed Floor Plan - Scanned 30 September 2022

Site Plan and Block Plan - Scanned 30 September 2022

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

<u>22/01685/FULH</u> <u>H</u> Approval - Full 14.11.2022 Delegated Decision	Mr Rose	Proposed new porch.	50 Tewkesbury Road Clacton On Sea Essex CO15 3NY
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plan: 1038_A_SC_05.

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

<u>22/01760/TELLI</u> <u>C</u> Deemed Consent 16.11.2022 Delegated Decision	BDUK Planning Team - Openreach	Proposed installation of fixed line broadband electronic communications apparatus.	Outside 87 Hereford Road Holland On Sea Essex CO15 5SU
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<u>22/01803/TELLI</u> <u>C</u> Deemed Consent 17.11.2022 Delegated Decision	Planning Team - Openreach	Proposed installation of fixed line broadband electronic communications apparatus.	Outside 37 Norman Road Holland On Sea Essex
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<u>22/01861/TELLI</u> <u>C</u> Deemed Consent 17.11.2022	FTTP Planning Team - Openreach	Proposed installation of fixed line broadband electronic communications apparatus.	Outside 93 Cypress Close Clacton On Sea Essex CO15 4RB
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Elmstead Market Parish Council

No determinations

Frating Parish Council

No determinations

Frinton & Walton Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
22/00861/FUL Approval - Full 14.11.2022 Delegated Decision	Mr Darren Harkin - Waltham Forest Council	Proposed removal of existing roof on bungalow and replace with new roof to provide two additional bedrooms.	Brick Barn Residential Care Home 106 Walton Road Kirby Le Soken Frinton On Sea Essex CO13 0DB

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:- 4953-113 PL4 (received 8th September 2022).

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

03 The residential accommodation to which this application relates ("the bungalow") shall only be occupied as accommodation for sibling children within a family unit solely in connection with the main care home building known as Brick Barn Residential Care Home, and shall not be used as a separate or unrelated unit of residential accommodation.

Reason - For the avoidance of doubt as to the extent of the permission.

22/01508/DETAI L Approval - Reserved Matters/Detailed 17.11.2022 Delegated Decision	Atlantic Spa Ltd	Reserved matters application for the erection of 5no. detached dwellings, considering details of appearance, landscaping, layout and scale, pursuant to outline planning consent 19/01054/OUT.	Land to The rear of 185 Thorpe Road Kirby Cross Essex CO13 0NH
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01 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers DB22003/001 (Location Plan), DB22003/005 (Block Plan & Landscaping), DB22002/101 (Plot 1), DB22002/102 (Plot 2), DB22002/103 (Plot 3), DB22002/104 (Plot 4), DB22002/105 (Plot 5), 001A (Drainage Strategy General Arrangement), 002A (Infiltration Construction Details), 003A (Collect & Clean Construction Details), and the documents titled 'Transport Statement', 'Preliminary Ecological Assessment' and 'Technical Note - Drainage Strategy'.

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

02 Prior to the occupation of the development the internal layout and off-street parking shall be provided in principle and accord with drawing number:

- DB22002/005 Block plan and landscaping

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

- 03 Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, shall be provided on both sides of each 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.

- 04 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay and retained free of obstruction above 600mm at all times.

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.

- 05 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.

- 06 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.

- 07 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.

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22/01556/LUPR OP Lawful Use Certificate Granted 15.11.2022 Delegated Decision	Mr and Mrs Austen	Proposed single storey rear elevation, rear elevation dormer and roof light to front elevation.	55 Branscombe Close Frinton On Sea Essex CO13 9LE
01	The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes A, 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.		
22/01573/FULH H Approval - Full 15.11.2022 Delegated Decision	Gary Fletcher	Proposed first floor side extension.	277 Walton Road Walton On The Naze Essex CO14 8LS
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. 1 B Block Plan - Scanned 20 September 2022			
Reason - For the avoidance of doubt and in the interests of proper planning.			
22/01821/TELLI C Deemed Consent 15.11.2022 Delegated Decision	Noah Kendrew - Beacon Communications	Proposed addition of 2 cabinets on proposed concrete base and ancillary works thereto.	Frinton Community Centre Soken House Triangle Shopping Centre Frinton On Sea Essex CO13 0AU

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
22/01822/TELLI C Deemed Consent 15.11.2022 Delegated Decision	Noah Kendrew - Beacon Communications	Proposed addition of 1 cabinet within existing equipment room, removal of 3 existing antennas to be replaced with 3 new antennas and ancillary works thereto.	Kings House The Esplanade Frinton On Sea Essex CO13 9AS

Great Bentley Parish Council

22/01626/LUPR OP Lawful Use Certificate Granted 17.11.2022 Delegated Decision	Mr and Mrs R Brown	Proposed erection of a garden room in accordance with Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)	White Lodge Weeley Road Great Bentley Colchester Essex CO7 8PD
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00 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Great Bromley Parish Council

No determinations

Great Oakley Parish Council

No determinations

Harwich Town Council

22/01826/TELLI C Deemed Consent 15.11.2022 Delegated Decision	FOTP Planning Team - Openreach	Proposed installation of fixed line broadband electronic communications apparatus.	Outside 23 Hordle Street Dovercourt Essex CO12 3PY
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Lawford Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<u>22/01583/FULH</u> <u>H</u> Approval - Full 16.11.2022 Delegated Decision	Mr Peter Crabtree	Proposed single storey rear extension.	7 - 8 Riverview Villas Colchester Road Lawford Manningtree Essex CO11 2BE

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_01
Drawing No. PA_02
Drawing No. PA_03
Document Titled Design and Access Statement

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

Little Bentley Parish Council

<u>22/01721/FULH</u> <u>H</u> Approval - Full 17.11.2022 Delegated Decision	Mr Stclair	Proposed single storey rear extension.	4 Jubilee Cottages Rectory Road Little Bentley Colchester Essex CO7 8SN
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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: P01 and P02, received 11th October 2022.

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

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
22/01600/FULH H Approval - Full 16.11.2022 Delegated Decision	Mrs Bagnall	Proposed single storey rear extension, following demolition of conservatory.	161 Harwich Road Little Clacton Clacton On Sea Essex CO16 9NL

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; Drawing No. 01 A

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

Little Oakley Parish Council

No determinations

Manningtree Town Council

22/01650/LBDIS C Approval - Discharge of Condition 15.11.2022 Delegated Decision	Mr Tim Adams	Discharge of conditions 3 (Schedule of Repairs), 4 (Door Details), 5 (Built-in Joinery Details) and 6 (External Features) of application 22/00536/LBC.	The Crown 51 High Street Manningtree Essex CO11 1AH
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Mistley Parish Council

22/00773/NMA Approval Non Material Amendment 17.11.2022 Delegated Decision	Tendring Farms Ltd	_Non-material amendment sought to 21/00197/DETAIL to add minor adjustments to the layout and some housetypes to offer design enhancements and to relocate the electricity sub station. (Phase 1 only).	Land South of Long Road Mistley Essex CO11 2HN
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01 The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos, for Phase One only:

002 -Site Layout Rev O

<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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005-Massing Plan Rev Q
006 - Refuse and Cycle Plan Rev Q
007-Garden Areas Plan Rev Q
008-Parking Plan Rev Q
009-Materials Plan Rev T
010-Boundary Treatments Plan Rev P
011-Affordable Housing Location Plan Rev K
012-Street Scenes Rev G
015-Back to Back Distances Plan Rev D
2446-LLA-GF-00-DR-L-0001-P13-Landscape Strategy Plan

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

Ramsey & Parkeston Parish Council

<u>20/00518/FUL</u> Approval - Full 18.11.2022 Delegated Decision	<i>L Buchan</i>	<i>Changes to the external walls comprising the installation of weatherboarding; replacement of all windows and door frames with uPVC frames, Juliette balconies to first floor flank elevations, removal of chimney and new front porch. Internal wall removal. Demolition of dilapidated shed and use of two-storey coach-house as ancillary accommodation. Retrospective.</i>	<i>Windmill House The Street Ramsey Harwich Essex CO12 5HW</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans All received 21 Sep 2022 and Ref , 1376 - P01.1. 1376 - P02.1 , 1376 - P03.1, 1376 - P04.1 and 1376 - P05.1. Red line plan is 1376 - P06.1.. and BLOCK PLAN & ORDNANCE SURVEY

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

St Osyth Parish Council

<u>22/01121/FUL</u> Approval - Full 16.11.2022 Delegated Decision	<i>H Carter</i>	<i>Proposed retention of stables and associated menage.</i>	<i>High Birch Farmhouse High Birch Road Weeley Clacton On Sea Essex CO16 9BU</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 carried out in accordance with the following approved plans:

DWG. NO. P01d, P03b, P04, P05b and document titled Waste Management Plan.

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

02 The stables and manege hereby approved shall be used solely in connection with private stabling of horses and no business or commercial use including livery or riding school activities shall be carried on from the site whatsoever.

Reason - To prevent the generation of unnecessary traffic in the interests of highway safety, local amenity, and character and appearance of the area.

03 There shall be no burning of horse manure on the site at any time.

Reason - The site is in the proximity of residential dwellings and therefore suitable control is necessary in order to protect the amenities of residents of such properties.

04 Effluent originating from the shelter floor must be considered foul water and thus conveyed and disposed of in the same manner as domestic foul water.

Reason - To ensure that an adequate and satisfactory means of foul drainage.

05 No floodlighting or other means of external lighting shall be installed at the site except in accordance with details (to include position, height, aiming points, lighting levels and a polar luminous diagram) which shall have previously been submitted to and agreed in writing by the Local Planning Authority.

Reason - To secure an orderly and well designed development sympathetic to the character of the area and in the interests of residential amenity.

<u>22/01625/FULH</u> <u>H</u> Approval - Full 17.11.2022 Delegated Decision	Mr and Mrs Richard Freeman	Proposed roof conversion to form extra living accommodation, with side dormer for stair case.	147 Clacton Road St Osyth Clacton On Sea Essex CO16 8PT
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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; Drawing No. RF-PP-01

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

Tendring Parish Council

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

Thorpe-le-Soken Parish Council

22/01316/OUT Refusal - Outline 14.11.2022 Delegated Decision	Mr Stanley Clark	Outline application with all matters reserved for the erection of a single storey dwelling.	Land to The South of 4 Edward Road Thorpe Le Soken Essex CO15 0HJ
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- 01 Section 1 Policy SP3 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 any defined settlement boundary in the 2013-2033 Local Plan. The proposed development would therefore extend beyond the area planned to provide growth.

In view of the housing land supply position, the Council does not need to look beyond identified settlements to meet its housing requirement. The proposal therefore gives rise to harm through failing to comply with a statutory plan-led approach to the location of future housing. In view of this, the proposal's conflict with policy gives rise to a significant degree of harm. The spatial strategy of Policy SP3 and place shaping principles of Policy SP7 reflect the National Planning Policy Framework (2021) sustainable development objectives and the proposal's conflict with both is given full weight. The principle of development is therefore not acceptable in this location.

- 02 By reason of the siting of the proposed dwelling being on the south, undeveloped side of Edward Road, the proposed development would demonstrably be out of character within its surroundings as it sits outside the prevailing pattern of development and having no visual or functional relationship with dwellings on the north side of the Edward Road. The proposal is contrary to Paragraph 130 of the Framework and Section 1 Policy SP7, Section 2 Policy SPL3 and Section 2 Policy LP4 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context.
- 03 The siting of proposed development would be harmful to the local landscape character which is one that is wooded and semi natural, and that provides the visual amenity and outlook for residents on the north side of Edward Road. The proposed development would erode the quality of the character of the landscape and have an urbanising effect along the riverside location that contributes the wider context, contrary to Section 2 Policy PPL3 of the Tendring District Local Plan 2013-2033
- 04 Development in a Conservation Area is required to enhance or at least preserve the character and appearance of that conservation area. By introducing development on land to the south side of Edward Road where currently there is none this would conflict with the historical pattern of development along Edward Road as specifically described in the Conservation Area Appraisal; as such the development would neither enhance nor preserve the character and appearance of the conservation area. The proposal is therefore contrary to Paragraph 197 of the National Planning Policy Framework 2021 and adopted Section 1 Policy SP7 and Section 2 Policy PPL8 of the 2013-33 Local Plan.

Thorrington Parish Council

No determinations

Weeley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<u>22/01439/FULH</u> <u>H</u> Approval - Full 15.11.2022 Delegated Decision	Mr and Ms Terry and Crowson	Proposed erection of detached building to form guest annex.	76 The Street Weeley Clacton On Sea Essex CO16 9HH
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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: 76/TSW/1, received 23rd August 2022.

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

03 All construction and associated works, vehicles and personnel required for this development to be erected and thereafter be used/maintained/serviced or replaced shall not access the site at any time from Weeley Bypass.

Reason - To safeguard neighbouring amenity, safeguard highway safety and for the avoidance of any doubt.

Note - This condition imposes a restriction to prevent any potential vehicular and pedestrian access in association with this approved development. Furthermore, planning permission is required for any vehicular access to the Weeley Bypass for both the existing use and proposed development by reason of being a Classified Road. Further to the planning requirement, consent from Essex Country Council would also be required for any access for any reason as they are the responsible Highway Authority.

<u>22/01851/TELLI</u> <u>C</u> Deemed Consent 17.11.2022	Wasim Patel - Clarke Telecom	The removal of the existing 3no. antennas and the installation of 3 no. replacement antennas. The removal of existing 300mm dish and the replacement of 1 no. 300mm dish and additional 1 no. 600mm dish and ancillary development thereto including the installation of 9 no. Remote Radio Heads (RRHs) and 3 no. BOBs.	Land adjacent to Church of St Andrew Church Lane Weeley Essex CO16 9AT
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Wix Parish Council

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

No determinations

Wrabness Parish Council

No determinations